

Threefold Debt and Property Solutions CC 2006/055230/23 t/a Threefold Property Group
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Dear Prospective Purchaser/Tenant

Welcome at Rosedon Place.

1. **ROSEDON EXIT (VEHICLES):** The Developer has installed a loop underneath the paving in front of the exit gate. Please halt your vehicle within a metre from the gate for a few seconds and remain static while the gate is opening to full capacity. Should one not do and the vehicle moves, the loop will send up a signal to the gate that would prompt the gate to stop and to start closing again. The secret therefore is to be patient and to wait till the gate is completely open before exiting as the gate will grant you sufficient time to exit.
2. **Designative parking** – your allocated **shaded** parking bay would be the parking reflecting the number of your apartment. **Only one vehicle per apartment can be accommodated in this development** and a vehicle tag will be handed to you to facilitate and monitor vehicle access. Should you be in need for an additional parking, we can liaise with the Managing Agent to procure on your behalf, should there be any availability, in which event you would have to conclude a rental agreement with the Managing Agent at a price tag of R220.00 per month. Visitors have to park outside as access will be facilitated and monitored by means of a pedestrian gate Gate-keeper system. Your visitors have to announce their arrival to you directly whether it would be by means of sms, missed call, call etc. You contact the gate-keeper by calling **082 388 6162** (gate nearest to the bridge) or **082 946 6483** (gate furthest from the bridge). The line will ring twice and you will be cut off (free call) where after the pedestrian gate will open automatically. Kindly ensure that visitors do close the gate when entering. Crucially important... We will only add cell numbers of occupants as per signed leased/ concluded OTP for security purposes and we hereby request you not to open the gate on behalf of any other occupant in the complex as the system does register and record all pedestrian gate activity. Should you therefore initiate access on behalf of another tenant, the initiation will reflect accordingly on the system. The system will prompt us online should the gate be left open and we would be able to determine who the culprit is as we will be notified of each and every activity with regard to the pedestrian gate. Visitors/Occupants who want to exit by means of pedestrian gate can also make use of the release buttons that have been installed against the refuse room walls facing parking F1 and A1 respectively. Should you for some or other reason not be able to initiate the gate, please inform us asap,

enabling us to attend and please do see that you do close the gate when leaving or entering or else your safety could be in jeopardy.

3. **Prepaid electricity.** You have to cater for your own electricity supply. You can purchase electricity from various outlets in the immediate area such as fuel service stations, supermarkets etc. or else you could opt for the online route such as www.easypay.co.za. Each meter has a unique numeric code, you as occupant have to hand the outlet at time of purchase. **Excellent news..** Rosedon Place hot water is supplied by Heat Pumps ensuring constant hot water feed to all apartments and no hot water cylinders are therefore fitted in the respective apartments. The lack of these geysers is generating you as tenant, whopping electricity savings as your prepaid electricity will go exceptionally far as it will only cater for internal domestic usage such as fridge, washing machine, oven etc.
4. **DSTV / TELKOM**
TV antennas/dishes and Telkom cabling have been installed and you would notice sockets and Telkom connection points in your apartment. However, you have to apply at your own cost at Multichoice and/or Telkom should you require these facilities. Rosedon Place's global erf number is 173341 Lansdowne, Cape Town and you have to furnish Telkom with this erf number accompanied by your physical address as per clause 15 below.
5. The developer has provided for a carwash parking, right in the corner at the back of Block B – feel free to utilise. The refuse rooms are adjacent to Block A and F and we hereby request you to put all litter in plastic bags before disposing.
6. **Nuisance / Concerns:** Any concerns relating to your unit or the development to be addressed directly to us (Threefold Property Group) as we are constantly communicating with the appointed Managing Agent and/or Landlord/Seller in an attempt to ensure that all Rosedon occupants will experience a pleasant stay.
7. Please see that you do insure your household content at all times
8. All ground floor apartments are secured with safety gates and burglar bars while other apartments will be fitted with a safety gate and burglar bars to opening windows, facing the walkway.
9. Dimensions/Measurements:
 - Fridge:** 192cm (h) x 64cm (w)
 - Washing machine (Front Loading only):** 86cm (h) x 69cm (w)
 - Curtain rails: Living area:** (corner units have 2 of these windows):
150cm (w) x 220cm (h)
 - Bedroom patio door:** 250cm (w) x 220cm (h)
 - Second bedroom:** 150cm (w) x 220cm (h)
 - Bathroom:** 100cm (w) x 100 – 130cm (h)

10. Tenants: At day of hand over, we will hand you one vehicle tag as well as one set of keys. Should you require duplicates, it can be arranged, but you to be billed for round about R200,00.
11. Tenants: At time of occupation, we will inspect the property in your presence where after you would sign incoming inspection report. Once done, we will hand you your keys. Routine inspections (access to be arranged with you) will be done during the course of your lease, with final inspection to be done prior to vacating day. The core purpose of these inspections to ensure that the property is reinstated at time of vacation to the condition at time of hand over.
12. **A friendly hint:** Please leave at least one or two windows open at all times or else mould build-up could manifest.
13. **Please take care:** Only 60W light bulbs to be used or else meltdown could realise in which event you will be held liable for repair/replacement.
14. **Postal Address** would be (add unit number), Rosedon Place, 7 Rosedon Road, Rondebosch East 7780.

We are looking forward to a great business association.

Warm regards

Susan

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