



PAARL VALLEIJ
LIFESTYLE ESTATE & FARM

INFORMATION GUIDE

1 CORE VALUES

1.1 | SAFE & SECURE

A profound understanding that safety and security is vital to all residents.

- Technologically advanced security measures
- Regular and unplanned security stress testing
- Physical barriers consisting of a 2-metres-high fully electrified fence and anti-dig razor wire
- Thermal cameras perimeter protection (total area coverage)
- Biometric access control and cell phone mobile access tags
- Intelligent video analytics
- Supporting electrical and IT network infrastructure
- Fibre Optic Connection (FTTX) 25MB upload and download capacity

- Off-site monitoring centre, video recording and analysis
- Biometric homeowner, contractor and visitor access control
- Personal Access Code (PAC) entry system for authorised tenants and resident's visitors
- Handheld integrated electronic scanning and decrypting of visitor vehicle license discs and driver's licenses
- Restricted access times and areas for contractors and other controlled visitors
- Contractor criminal record checks
- On-site security reaction teams
- Tactical armed reaction units operating inside the borders of the estate
- Medical emergency service

- Community safety involvement – intelligence gathering and sharing with SAPS, Paarl-Franschhoek valley patrolling and monitoring with neighbouring partners
- Speed limit of 40km/h
- Strict pet rules and enforcement
- Internal Intelligent Video Analytics (IVA) cameras



Security
Emergency
Mobile

086 006 1002
071 507 2807



Security and
Risk Manager

Louis De Jager:
security@paarlvalleij.co.za

1.2 | CLOSE TO NATURE

43_{HA}

1,15_{KM}

of the Berg River flows alongside the estate, supplying most of its irrigation

6.4_{HA}

Nature park

- Children's play parks
- 6.4 ha nature park
- A wide variety of protected fynbos
- Abundant birdlife
- 5.8 ha of vineyards
- Padel court
- Waterways
- 0.7 ha fynbos park
- Sports field
- 0.7 ha nature reserve that is home to a herd of springbok
- Clubhouse
- Picnic and braai areas
- Running, dog walking and baby stroller pathways
- 0.6 ha dog park



1.3 | SOCIO-ENVIRONMENTAL ETHOS

Paarl Valleij Lifestyle Estate & Farm embraces a responsible and nurturing social environmental ethos.

Public Benefit Organisations:

A 1% contribution of all Paarl Valleij Lifestyle Estate & Farm developer sales and 5% of the HOA levies will be allocated to assist with the upliftment of the disadvantaged communities in the Winelands area surrounding the Development through public benefit organisations (PBO). Such PBO's will be nominated by the Developer during the Development Period and thereafter by the Association.

Biodiversity conservation in conjunction with the Department of Environmental Affairs and Cape Nature Conservation:

- Conserving nature for a sustainable future
- More than 100 fynbos species
- 175+ bird species
- Endangered mammals including the Cape grysbok

Recycling:

- Responsible water management
- Rehabilitation of the Berg River
- Residents encouraged to recycle with weekly collections
- To collect your refuse bin contact the Municipality at 021 8074708 or Karen.Fredericks@drakenstein.gov.za

Energy preservation:

Estate-wide future-proofing measures ensure that no power is no problem.

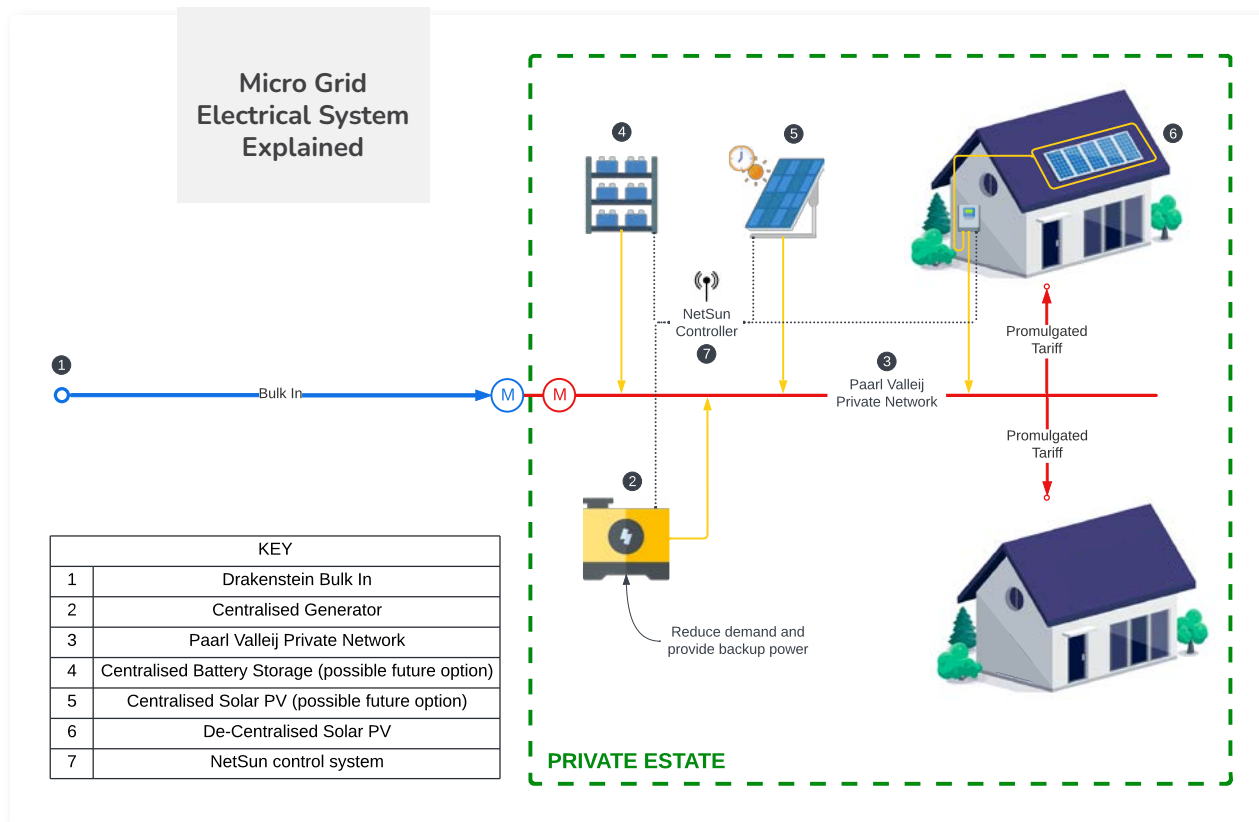
- Estate generators

- LED lighting
- A 5kW inverter with lithium battery back-ups is installed in each property as standard (Owned by the homeowner)
- Solar energy as part of the Micro Grid Electrical System (Owned by the developer or nominee)
- Revolutionary energy management via a centralised Liquefied Petroleum Gas (LPG) gas system ensures low costs to homeowners for powering geysers, gas stoves, braais and fireplaces.

Water Security:

Water utilisation on the estate is sensitively managed and dispersed via a central computerised system.

Licensed groundwater usage is also centrally managed, prohibiting any private boreholes. Groundwater extraction occurs well within the parameters of the sustainable 50-year yield of the aquifer.



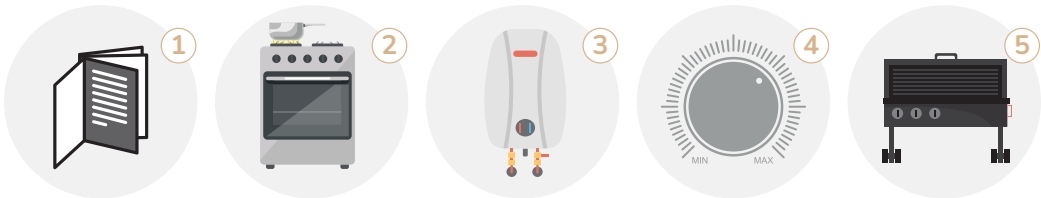
Liquid petroleum gas (lpg) pipeline

The LPG Pipeline on Paarl Valleij Lifestyle Estate & Farm is a convenient energy solution that delivers gas directly to your home, eliminating the hassle of refills and storage of gas cylinders. LPG powers various appliances including geysers, stove tops, ovens, braais and fireplaces. Benefits include cost-effective energy that leads to long-term savings. Additionally, LPG remains unaffected by power outages or weather conditions. Prepaid gas metering allows you the flexibility to manage your gas usage conveniently through online platforms. These gas pipeline supplies are very safe and have been widely used across America, Europe, and Australia for the last 50 years. As an additional safety measure, all homes on the estate will be equipped with gas leak detectors. All installations will be handled by our trusted partner, GPS (Gas Piping Services), with over 42 years of experience.

General Gas safety

Paarl Valleij Lifestyle Estate & Farm supplies residents with a Liquefied Petroleum Gas (LPG) system for powering geysers, gas stoves, braais and fireplaces. This brochure serves as a guide to ensure the safe and efficient use of gas in your home.

1. Read and follow the instructions and warning provided with your gas appliance.
2. Remember that cooking with LPG is faster than electric stoves, so never leave the hob or braai unattended during cooking.
3. Gas geysers are installed outside your home and require no adjustment. For hot water technical assistance, please contact Val de Vie Construction.
4. Our geysers do not have a water storage as gas heats the water immediately upon opening the hot water tap. Each geyser is equipped with a temperature adjustment dial for your convenience. The default setting is the most efficient level.
5. If you have a gas braais, please remember that it needs regular cleaning.



Gas safety Emergency

1. If you suspect a gas leak, immediately switch off the appliance and the gas valve at the appliance.
2. If reachable, close the gas supply valve outside.
3. Contact your local gas technician or Val de Vie Construction.
4. Avoid smoking and using electrical equipment or switches.
5. To detect gas leaks, use a soap spray and look for bubbles when spraying on pipes or valves.



Important do's and don'ts



Never leave your gas appliance unattended when in use.

Report any suspected gas leaks immediately.

Regularly clean and maintain your appliances.

Keep young children away from heating appliances.




During power failures, you can use a lighter to ignite your hob. Gas geysers are independent of electricity.



Remember, gas is safe when used properly. If you encounter any issues, please contact Val de Vie Construction.

1.4 | A SENSE OF PLACE



Family and community enrichment

Paramount value on family lifestyle

Provides a safe and secure environment



Education on-site:

Pre-school for 2- to 5-year-olds planned

Access to some of the best schools in South Africa right on your doorstep:

- Noord-Eind Primary School • 3 mins
- Paarl Gimnasium • 5 mins
- Paarl Gimnasium Primary School • 8 mins
- Noorder Paarl High School • 9 mins
- Labori High School • 9 mins
- Paarl Boys' High School • 11 mins
- Paarl Girls' High School • 11 mins
- La Rochelle Girls' High School • 13 mins
- Hoër Landbouskool Boland • 16 mins

Tertiary Education

- Stellenbosch University • 37 mins
- University of Cape Town • 60 mins
- Boston City Campus • 8 mins

The Clubhouse located on Paarl Valleij Lifestyle Estate & Farm includes the following facilities:

- Coffee shop and deli planned
- Function facilities

1.5 | SUSTAINABLE FINANCIAL RETURN



Paarl Valleij Lifestyle Estate and Farm Home Owner's Association (HOA):

- Amari Property Management has been appointed as the managing agent for Paarl Valleij Lifestyle Estate & Farm. Amari is a dynamic firm specialising in managing and administrating property developments.
- Regular infrastructure replacement studies
- Preventative infrastructure maintenance

Finances:

- Estimated annual capital growth based on secure residential estates in Paarl of 10% +
- Estimated net rental return in year one of 3-4%

1.6 | PLANNING FOR THE FUTURE

VAL DE VIE MANAGEMENT (PTY) LTD

Paarl Valleij Lifestyle Estate & Farm is a Val de Vie Management project, with all infrastructure and building work implemented by Val de Vie Construction. The Val de Vie brand is synonymous with quality and attention to detail, as well as offering excellent investment and capital growth opportunities.

Val de Vie Management brings over 20 years of award-winning knowledge and expertise to Paarl Valleij Lifestyle Estate & Farm – with a commitment to innovation and excellence.

Val de Vie Management Profiles:

MARTIN VENTER

Director of Paarl Valleij Developments, as well as Founder and Director of the Val de Vie Group of Companies

With his sufficient experience and knowledge he leads the development and professional team for the conceptualisation and implementation of any size of property development.

Martin Venter is the Executive Chairman and Founder of Val de Vie Management that has developed, amongst others, Val de Vie Estate. His qualifications include BLC (Law), LLB (UP), Hons, MBA (US) and R.E.E.S, Private Equity and Venture Capital (Harvard Business School). Martin is also an Admitted Attorney of the High Court of South Africa.

Martin initially built his career as a commercial attorney in litigation and garnered extensive experience in property development and property investment as one of the founding directors in Atterbury Property Cape (Pty) Ltd. As developer, he has completed many successful residential and commercial property developments in excess of R3 billion. He was awarded the ABSA Entrepreneur of the Year in 1994. He is also an annual guest lecturer at UCT for their MSc Property Studies programme.

RENIER SWART

Director of Paarl Valleij Developments, as well as Director of the Val de Vie Group of Companies

Renier Swart is the Sales Director of the Val de Vie Group of Companies, Managing Director of Val de Vie Construction, Director of Evergreen Holdings and Chairman of the MyRide Group.

His qualifications include BCom Accounting Honours and CTA (University of Pretoria), BProc (UNISA), CA (SA), PPRE and MPRE. Renier joined Nissan SA in 1996 after completing his articles with PWC. He successfully started a number of franchise vehicle dealerships and is a multiple franchise dealer of the year award winner. He also served and chaired a number of vehicle franchise dealer councils. His entrepreneurial skills were acknowledged in 2001 with the Pretoria Business Chamber Business of the Year award.

Before joining the Val de Vie Group of Companies, Renier successfully completed several large commercial property developments. His Valentia Manor house won the prestigious Best Residential Property in Africa award for 2016/17.

MORNÉ BOSCH

Managing Director

Morné Bosch is the Managing Director of Val de Vie Management, a private company which performs property development management, project management and property management services.

Morné's field of expertise are business development and operations management. He completed his articles at PricewaterhouseCoopers, and obtained his CA (SA) and MBA (USA).

SAREL ROSSOUW

Financial Director

Sarel Rossouw is the Group Financial Director of the Val de Vie entities. He has a background in auditing and worked for PricewaterhouseCoopers until December 2007 where after he joined Val de Vie. Sarel is a qualified CA (SA). He has a wide range of business expertise, both in the capacity as auditor, director and shareholder in various entities in different market segments. He is Chief Financial Officer in developments with an aggregate value in excess of R1 billion and is skilled in development feasibility, financing, sales and investment in property and related aspects.

RYK NEETHLING

Marketing & Brand Director

Ryk Neethling has played an instrumental role since his appointment in 2009 as the Marketing Director & Shareholder of the Val de Vie Group of Companies.

Ryk's business career started while he spent time in the real estate industry in the USA, assisting in the development, management and sales of various commercial properties in Arizona and California. This experience equipped him in establishing Cape Winelands Properties, the official on-site property agency for Val de Vie Estate, with his business partners.

His strategic approach to implementing brand and marketing plans is evident in the numerous successfully sold-out developments of the Val de Vie Group of Companies. Under Ryk's leadership, the Val de Vie brand has internationally been positioned as pioneering in the world of luxury property development. Ryk holds a BA degree in Psychology and Business from the University of Arizona. He is a Laureus Sport for Good Foundation Ambassador, founder of Learn to Swim Academies, three-time World Champion and an Olympic Gold Medalist.

2 LOCATION & DEMOGRAPHIC



LOCATION

For many years, the ground on which Paarl Valleij Lifestyle Estate & Farm is situated has been cultivated by generations of family farmers. Previously comprising four separate farms, it will now be a place for families to flourish. The surrounding landscape is not only beautiful, but offers the simple pleasure of a life lived outdoors. The estate is also conveniently located near many of the best schools, medical facilities, restaurants and shops. Paarl is the third oldest town in South Africa and was established in 1657.



HEALTH

- Mediclinic Paarl • 5 mins
- Paarl Provincial Hospital • 6 mins
- Spescare Paarl • 9 mins
- Cure Day Clinic • 2 mins



DISCOVER

- Windmeul • 8 mins
- Wellington • 16 mins
- Riebeeck-Kasteel • 34 mins
- Malmesbury • 36 mins
- Stellenbosch • 37 mins
- Franschhoek • 45 mins
- Cape Town International Airport • 46 mins
- Ceres • 61 mins
- Langebaan • 89 mins



SHOP, WINE & DINE

- Optenhorst Village • 2 mins
- Spar • 2 mins
- Lounah Café • 4 mins
- Rembrandt Mall • 6 mins
- Under Oaks Wine Estate • 7 mins
- Nederburg Wine Estate • 8 mins
- Blacksmith's Kitchen • 9 mins
- Rhebokskloof Wine Estate • 9 mins
- Paarl Mall • 13 mins
- Drakenstein Sentrum • 13 mins
- Val de Vie Estate • 20 mins
- Cape Gate Lifestyle Centre • 34 mins

3 **ADVICE FOR POTENTIAL BUYERS**

When considering investment in any residential estate, buyers should be well informed on the development and consider factors such as:

Safety and Security

Conduct your own research and contact the local SAPS and enquire about the estate's incident history, study the HOA's Security strategy, spend and quality checks.

The Home Owners Association

Enquire about HOA cash reserves, any history of special levies and any long-term plans, who the trustees are and what their contribution is to the social needs of the area.

The Developer

It is advised to do a background check on the developer's track record. Find out if there are any outstanding bank debts and if all the promised improvements have been done and transferred to the HOA.

Property Sales

Capital growth / sales price inflation history is crucial as well as the rental history of the estate (any vacant stands, number of vacant stands in the market, how many houses available to rent etc.).

HOA Rules and Regulations

This, as well as the estate's constitution, is important as it affects your everyday living on the estate.

General Information

Enquire about general facilities and amenities available to residents on the estate. If possible make coffee

appointments with residents to hear their first-hand experience and gather as much information in order to make an informed decision.

Location and Public Services

The location of Paarl Valleij Lifestyle Estate & Farm as well as the public services that are available in close vicinity such as schools, hospitals (health care), amenities and public transport make it a highly desirable place to live.



4 COST OF LIVING

Apart from the varying prices of actual home and land prices across the country, there is also a variance in the cost of living between certain areas and different provinces.

These variances depend on factors such as municipal and public service standards, private service standards, natural resource availability, proximity to the coast and, when considering security estate property, the level of service and facilities offered by the estate's HOA. When investing in property, it is important to consider not only the costs of purchase, instalments and applicable taxes, but also the everyday cost of living. Below are estimated and quoted costs of several service providers in the Cape Winelands:

HOA Levy of Paarl Valleij Lifestyle Estate & Farm is R3 000 per month and includes:

- Access to the Estate's sporting facilities such as the Padel court, sports field etc.
- Security infrastructure, the upkeep and maintenance thereof, the security guards and perimeter patrol
- Estate landscaping and facilities maintenance including driveways, play parks, vineyards, roadside gardens etc.
- An uncapped internet connection of 50Mbps is provided to all residents

Pre-schools

- Future pre-school on Paarl Valleij Lifestyle Estate & Farm:
Price TBC



Schools

- Noord-Eind Primary School | R25 700 per annum
- Paarl Gimnasium | R42 100 per annum
- Paarl Gimnasium Primary School | R25 920 per annum
- Labori High School | R28 200 per annum
- Paarl Boys' High School | R40 840 per annum
- Paarl Girls' High School | R42 560 per annum
- La Rochelle Girls' High School | R43 400 per annum
- Hoër Landbouskool Boland | R41 720 per annum

Stellenbosch University Fees

E.g. BCom | From R57 000 per annum

University of Cape Town Fees

E.g. BCom | From R72 680 per annum

Boston City Campus

E.g. BCom | R38 525 per annum

5.1 | CAPE WINELANDS PROPERTIES FINANCE

We offer assistance:

- We offer assistance to clients in obtaining home loan finance
- Affiliated with all the major banks, including some Private Banks such as Investec and RMB
- Structure quality application for banks to make informed discussions
- Handle the application and all administration on behalf of the client/s
- Negotiate with banks on rates and conditions
- Compare different options
- The service is free of charge

For any queries regarding this finance service:



Rika Swart
(Bond Originator)

E: rika.swart@valdevie.co.za
T: +27 21 863 6146

5.2 | FOREIGN BUYERS

Residence Permits

For overseas clients wanting to invest and reside in Paarl Valleij Lifestyle Estate & Farm, various immigration options present themselves for them and their accompanying families, depending on the different case scenarios.

If you have any uncertainty about what is most appropriate for your specific situation, the team of immigration experts at IBN Immigration & Business Solutions is at your service to discuss the best option for you and your loved ones, depending on your short, medium and long-term plans.



Lumari
Hattingh

T: +27 (0)21 100 3410
E: lhattingh@globalreachgroup.com

5.3 | REFERENCES



Contact
details

E: property@paarlvalleij.co.za
W: paarlvalleij.co.za





GET CONNECTED WITH IBITS INTERNET

A Basic connectivity service @R399 for 50Mbps uncapped internet is provided to all residents and paid via the HOA Levies. This ensures that the internet service can be delivered to every home at best in class price.

For Higher Packages The Customer will only have to pay the residual amount balance from his selected higher package.

Example: FOR A 200MBPS SERVICE @R599

HOA Pay – R399 Incl. Vat. – 50Mbps.

Customer Pay – R200 Incl. Vat. – 200Mbps service when account is paid up to date, fallback to 50Mbps if debit order is unpaid.

HOW TO SIGN UP

(Ensure you have an email address and cellphone number)

- 1. Go to our website** www.ibitsinternet.com
Once you've entered our website, scroll down until you see the Fibre icon and click on it.
- 2. Check Coverage**
'Click Check Coverage' Now click on the icon "check coverage" and enter installation address, then drag the drop point on to your building and click on confirm location. Once this is done you'll proceed to the next page.

3. Choose your Fibre package

Now you can scroll through our Fibre packages and select a package that suits your needs. Once you've decided on your package, click the "select product" and proceed to the next page. Then enter your mobile number. OTP will be sent via sms to your cellphone, then enter OTP.

4. Time for details

Now click on the "create new account". Next, fill in all your details. Once you've completed everything, click "create account". Complete payment method (debit order mandate).

- Confirm payment method.
- Order summary (description of your order).
- Service details: Check that all fields have been completed.
- Upload RICA Documents.
- Tick accept terms and conditions.
- Sign online application.
- Accept terms and conditions and place order.
- You will receive X reference number and A account number.

CLIENT CONNECTIONS IF CUSTOMER CONNECTS UP WITH IBITS:

- Customer must sign up with IBITS directly.
- No Installation Fee for the SLA part.
- Only for secondary add-ons billed separately
- Free to use Gigabit Wi-Fi router while with IBITS.

- Scalability to change his package from 50Mbps up to 1000Mbps as he wishes monthly (Not tied into a specific product)
- 1 month calendar notice for termination.
- Public IP per connection IPv4 & IPv6
- Usage graph and access to our customer portal
- Access to support and customer Portal payment options
- Best pricing

PACKAGES

The standard package of 50Mbps will be covered by the HOA You only pay the difference.

PRICES	PACKAGES
R399	50Mbps
R499	100Mbps
R599	200Mbps
R699	500Mbps
R899	1000Mbps



021 020 0200 | www.ibits.co.za



SCAN QR FOR DIRECT ACCESS



REFUSE BIN APPLICATION PROCESS

Please take note that it is the responsibility of each owner to order their own refuse bin. The below stipulated information will be required to facilitate the order:

- Name and surname of owner and tenant (if applicable)
- Municipal account number
- Erf number
- Physical Address
- Contact Details
- Copy of ID must accompany the application

The estimated turnaround time for the delivery of refuse bins by Drakenstein Municipality is approximately two - three weeks from the date of application. Alternatively, to expedite the process, refuse bins may be collected directly from the municipality once the application is submitted.

Each owner will be billed individually for the refuse bin on their Drakenstein municipal account. Please note that a once-off deposit of R963.70 (excluding VAT) is payable. Additionally, the monthly refuse collection fee is R347.40 (excluding VAT). The deposit and monthly collection fee will be billed to each owner's individual municipal account.

For future reference; should your refuse bin be damaged in any way, please send an email with photos to Drakenstein Municipality at Veliswa.klaas@drakenstein.gov.za or Karen.Fredericks@drakenstein.gov.za. Alternatively, please contact the Waste Services Department on 021 807 4708 should you have any further questions relating to the application of ordering or replacing a refuse bin.

Additionally, with regard to refuse collection, each resident is required to take their respective refuse bin to the main gate by 07:00 on Thursdays for municipal collection until further notice.



PAARL VALLEIJ

LIFESTYLE ESTATE & FARM

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YOUR LIFE, LIVED WELL

Paarl Valleij Lifestyle Estate & Farm invites
you to a life you always imagined.

+27 (76) 237 2380 paarlvalleij.co.za



your dream home awaits

PART OF THE VAL DE VIE GROUP