

The Wahlberg Levy and Rates & Taxes Estimate

THE WAHLBERG LEVY ESTIMATE	Phase 1	Phase 1 & 2
	15 Units	23 Units
Insurance	1 000	1 500
Repairs & Maintenance		
Roads, Landscaping & Park Area	1 000	1 500
General Maintenance	4 000	6 000
Security Systems	7 000	7 800
Managing Agent		
Managing fee	6 000	6 000
Admin Fee	3 000	3 000
Electricity - Common Area	5 000	7 500
Water- Common Area	4 000	7 000
Professional Fees	2 000	2 000
Consumeables	2 000	3 000
Caretaker/Gardner	10 000	10 000
Internet Fees	1 000	1 000
Other	3 000	3 000
TOTAL	R49 000	R59 300
HOA Levy (per stand)	3 267	2 578
SSRA Levy (security levy)	3 400	3 400
TOTAL ESTIMATED LEVY PER UNIT	R6 667	R5 978

THE WAHLBERG RATES & TAXES ESTIMATE	Market Price (Rand)	Rates & Taxes per month
Stand 1 - Type E house	10 490 000	R6 810
Stand 2 - Type A house	5 950 000	R3 761
Stand 3 - Type A house	5 950 000	R3 761
Stand 4 - Type B house	6 850 000	R4 365
Stand 4 - Type C house	7 376 650	R4 719
Stand 5 - Type B house	6 850 000	R4 365
Stand 5 - Type C house	7 376 650	R4 719
Stand 6 - Type B house	6 950 000	R4 432
Stand 6 - Type C house	7 476 650	R4 786
Stand 7 - Type D house	8 995 000	R5 806
Stand 8 - Type D house	8 790 000	R5 668
Stand 9 - Type D house	8 790 000	R5 668
Stand 10 - Type D house	8 790 000	R5 668
Stand 11 - Type D house	8 810 000	R5 682
Stand 12 - Type C house	7 390 000	R4 728
Stand 13 - Type B house	6 850 000	R4 365
Stand 13 - Type C house	7 390 000	R4 728
Stand 14 - Type B house	6 850 000	R4 365
Stand 14 - Type C house	7 390 000	R4 728
Stand 15 - Type C house	7 390 000	R4 728