

L M M  
LANGEBAAN MANOR  
L M M

retirement & lifestyle estate

LUXURY HOMES  
PLANS

# SITE DEVELOPMENT PLAN

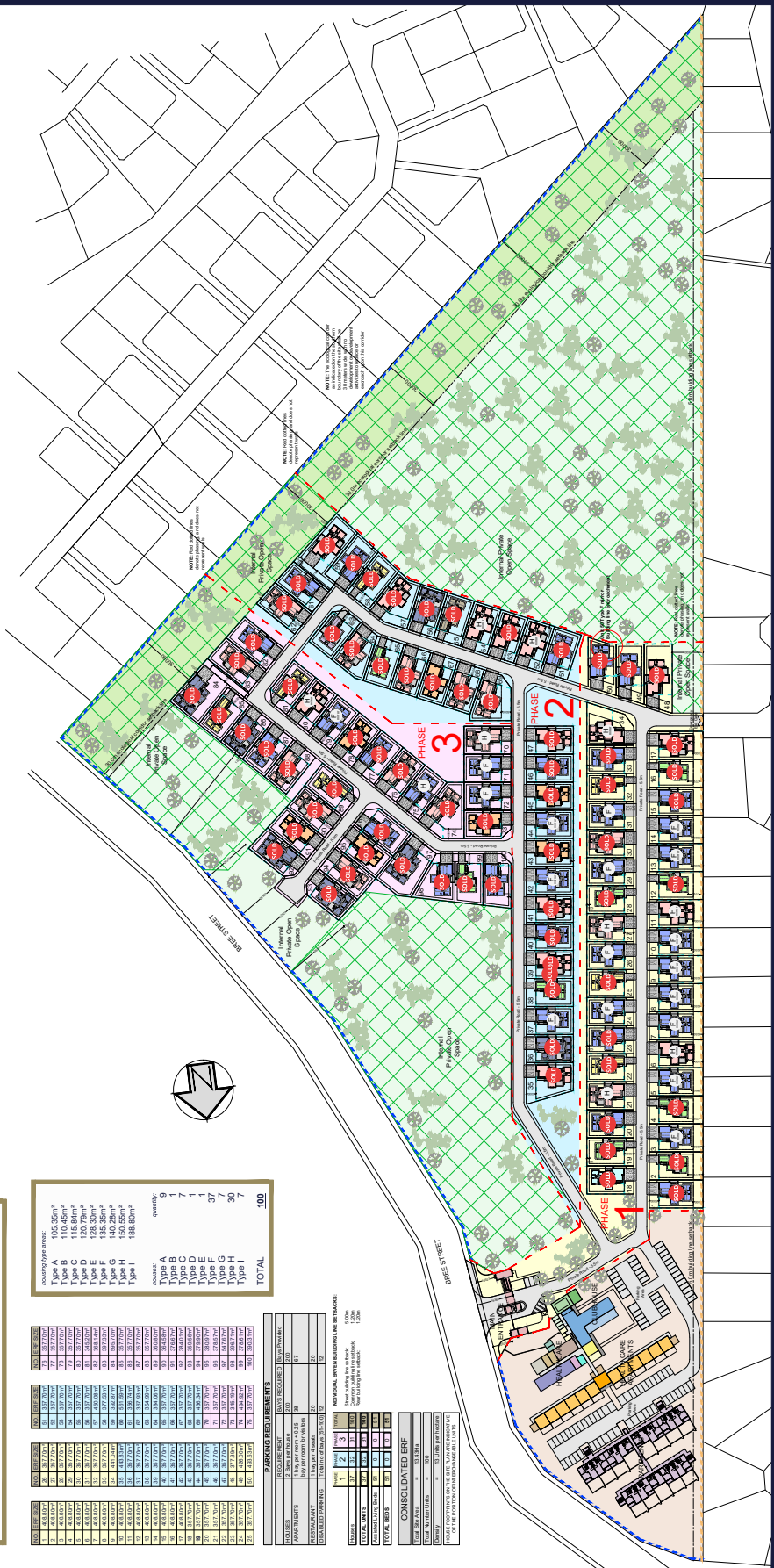
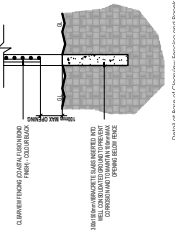
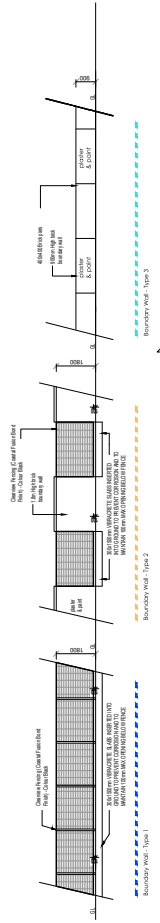


**SITE DEVELOPMENT PLAN**  
 drawing no: LMSDP/01/1813/2022\_Rev 15  
 date: 20.07.2023  
 page no: A1

Number of units	Area	Quantity
Type A	105.35m <sup>2</sup>	9
Type B	110.45m <sup>2</sup>	1
Type C	115.84m <sup>2</sup>	1
Type D	120.30m <sup>2</sup>	1
Type E	128.30m <sup>2</sup>	37
Type F	135.35m <sup>2</sup>	30
Type G	140.35m <sup>2</sup>	7
Type H	150.55m <sup>2</sup>	7
Type I	188.80m <sup>2</sup>	7
<b>TOTAL</b>		<b>100</b>

NO.	DESCRIPTION	UNIT	QUANTITY	AREA (m <sup>2</sup> )	VOLUME (m <sup>3</sup> )
1	TYPE A	9	9	948.15	105.35
2	TYPE B	1	1	110.45	110.45
3	TYPE C	1	1	115.84	115.84
4	TYPE D	1	1	120.30	120.30
5	TYPE E	37	37	4747.10	5221.81
6	TYPE F	30	30	4060.50	4469.85
7	TYPE G	7	7	885.45	973.95
8	TYPE H	7	7	1053.85	1159.23
9	TYPE I	7	7	1721.60	1888.00
<b>TOTAL</b>		<b>100</b>	<b>100</b>	<b>10000.00</b>	<b>10000.00</b>

NO.	DESCRIPTION	UNIT	QUANTITY	AREA (m <sup>2</sup> )	VOLUME (m <sup>3</sup> )
1	TYPE A	9	9	948.15	105.35
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8	TYPE H	7	7	1053.85	1159.23
9	TYPE I	7	7	1721.60	1888.00
<b>TOTAL</b>		<b>100</b>	<b>100</b>	<b>10000.00</b>	<b>10000.00</b>



# LUXURY HOMES - INTERIOR

## FLOOR COVERINGS

### BATHROOM

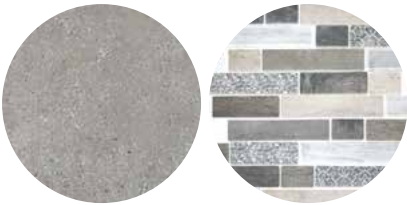
#### OPTION 1



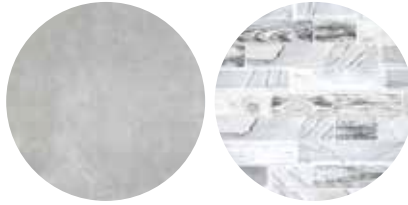
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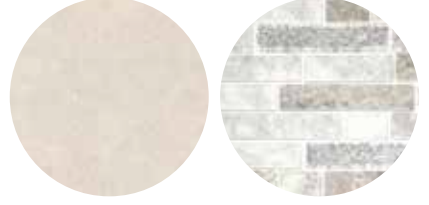
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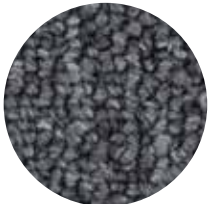
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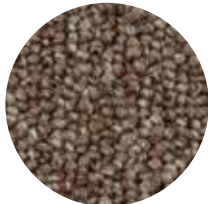
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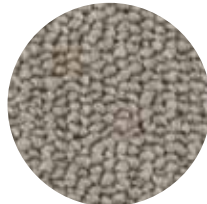
### BEDROOM



FAN FIX



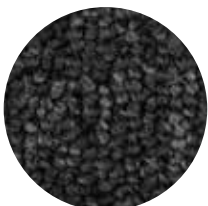
PULSE RATE



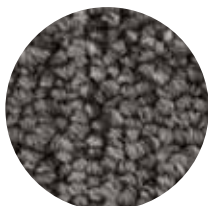
PICTURE THIS



MAX LUST



DAILY IMPACT



MINOR THAT



TRIBE FUEL



GATHER ROUND



**LIGHTING**  
BEDROOM/BATHROOM

# LUXURY HOMES - INTERIOR

## KITCHEN

### PENDANTS



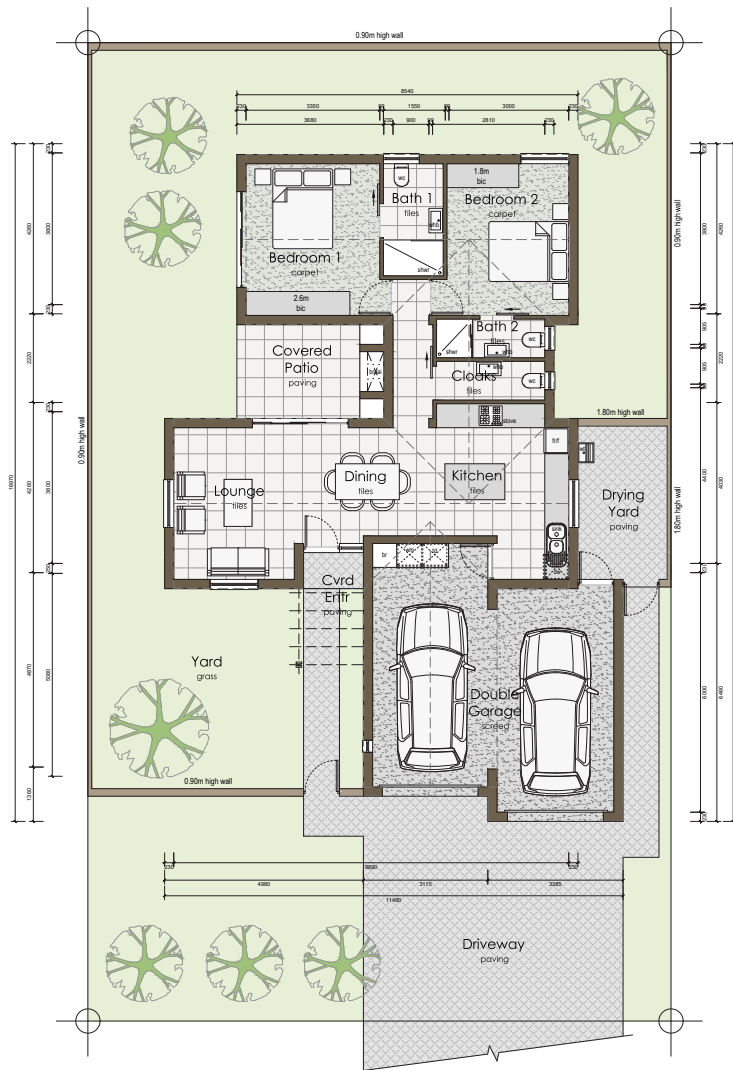
### KITCHEN APPLIANCES



## BATHROOM

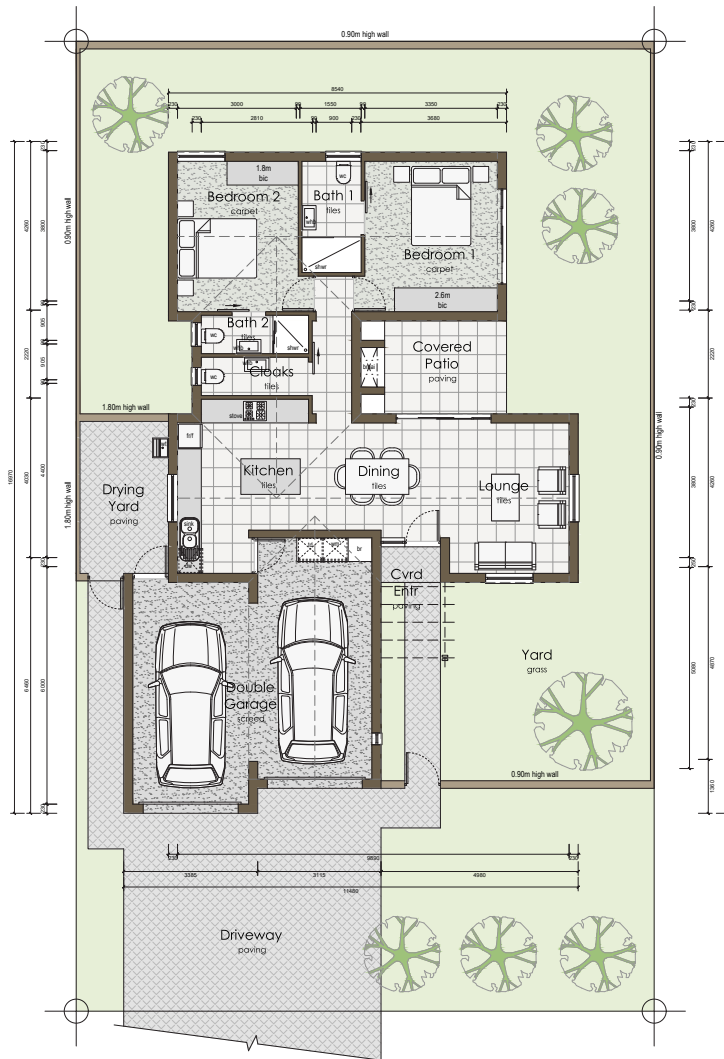


# TYPE F - 2 BEDROOM



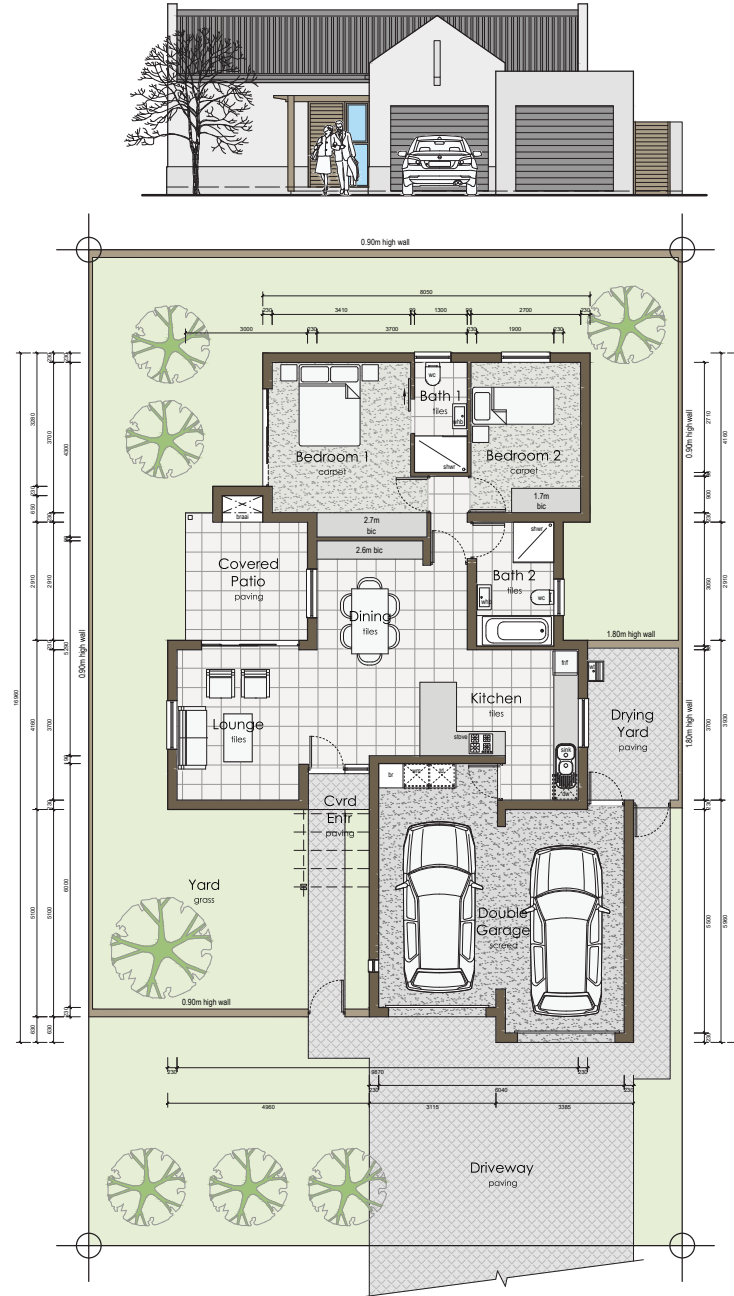
AREA SCHEDULE	UNIT TYPE	REVISION & DATE
DWELLING : 84.94 m <sup>2</sup> GARAGE : 40.38 m <sup>2</sup> COVERED ENTRANCE : 1.38 m <sup>2</sup> COVERED PATIO : 8.65 m <sup>2</sup> TOTAL : 135.35m <sup>2</sup>	<b>F</b>	<b>2</b>
		<b>05.04.2022</b>

# TYPE F - 2 BEDROOM



AREA SCHEDULE	UNIT TYPE	REVISION & DATE
DWELLING : 84.94 m <sup>2</sup>	<b>F</b> MIRROR	<b>2</b>
GARAGE : 40.38 m <sup>2</sup>		
COVERED ENTRANCE : 1.38 m <sup>2</sup>		
COVERED PATIO : 8.65 m <sup>2</sup>		
TOTAL : 135.35m <sup>2</sup>		<b>05.04.2022</b>

# TYPE G - 2 BEDROOM



AREA SCHEDULE	UNIT TYPE	REVISION & DATE
DWELLING : 89.26 m <sup>2</sup> GARAGE : 39.79 m <sup>2</sup> COVERED ENTRANCE : 1.32 m <sup>2</sup> COVERED PATIO : 9.91 m <sup>2</sup> TOTAL : 140.28m <sup>2</sup>	<b>G</b>	<b>2</b>
		<b>05.04.2022</b>

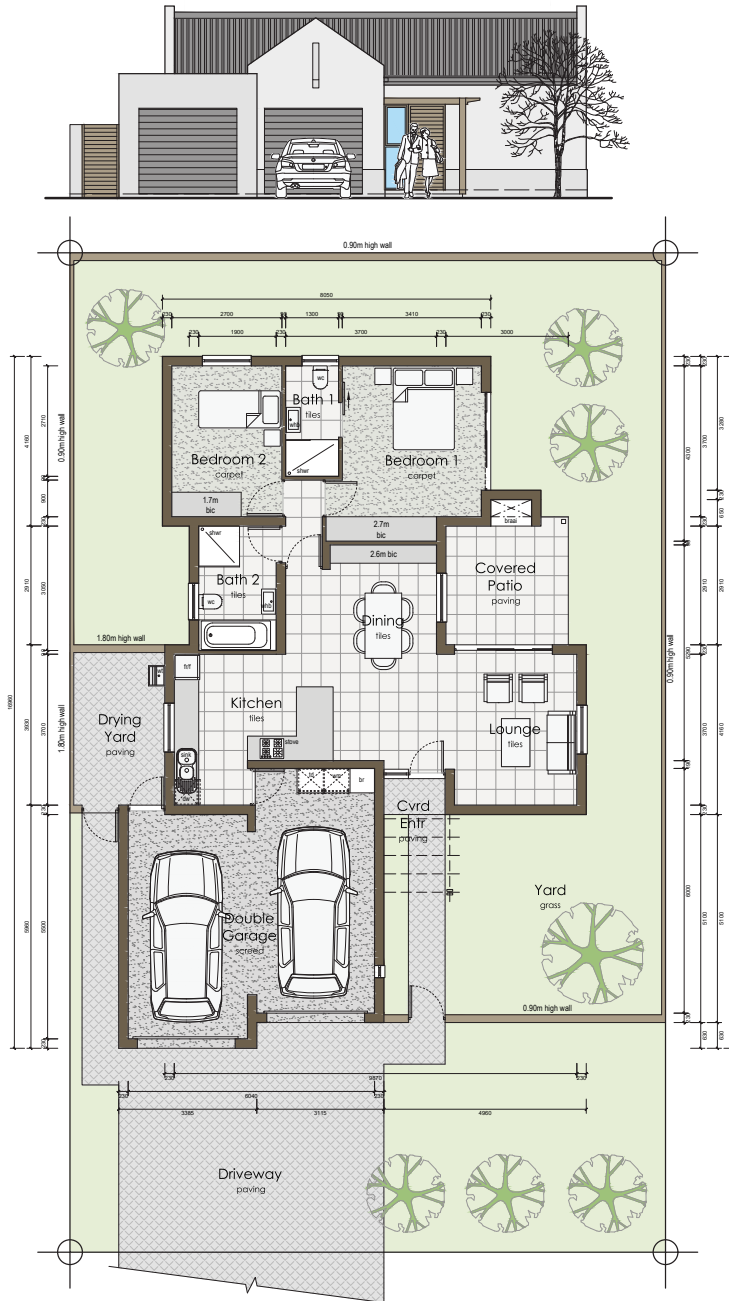
architech<sup>o</sup>

UNIT 18 BRICK LANE, DEVONBOSCH  
BOTTELARY RD, KOELENHOF, STELLENBOSCH, 7605

t: 021 823 7676  
e: info@architech.co.za

f: 086 600 8808  
w: www.architech.co.za

# TYPE G - 2 BEDROOM



AREA SCHEDULE	UNIT TYPE	REVISION & DATE
DWELLING : 89.26 m <sup>2</sup> GARAGE : 39.79 m <sup>2</sup> COVERED ENTRANCE : 1.32 m <sup>2</sup> COVERED PATIO : 9.91 m <sup>2</sup> TOTAL : 140.28m <sup>2</sup>	<b>G</b> MIRROR	<b>2</b> 05.04.2022

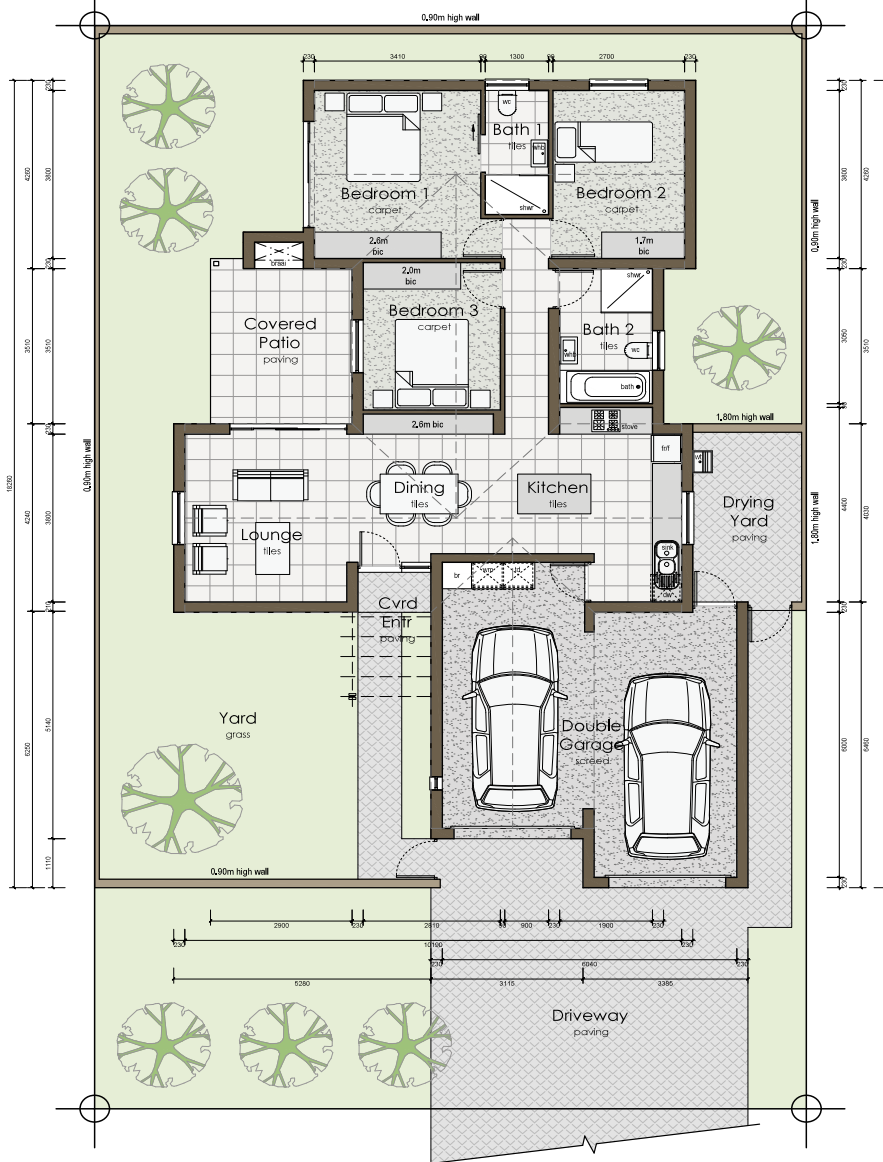
architech<sup>o</sup>

UNIT 1B BRICK LANE, DEVONBOSCH  
BOTTELARY RD, KOELENHOF, STELLENBOSCH, 7605  
t: 021 823 7676 f: 086 600 8808  
e: info@architech.co.za w: www.architech.co.za

E

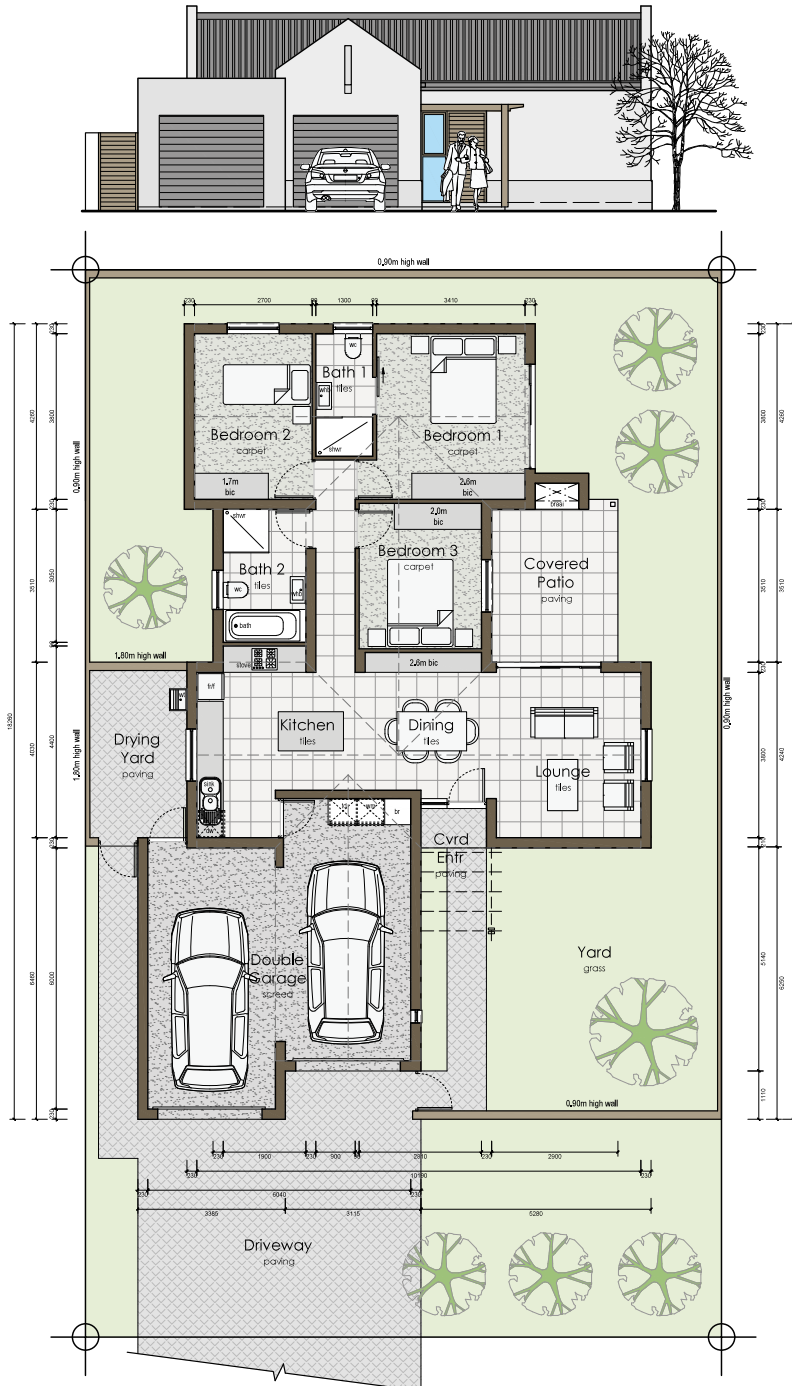


# TYPE H - 3 BEDROOM



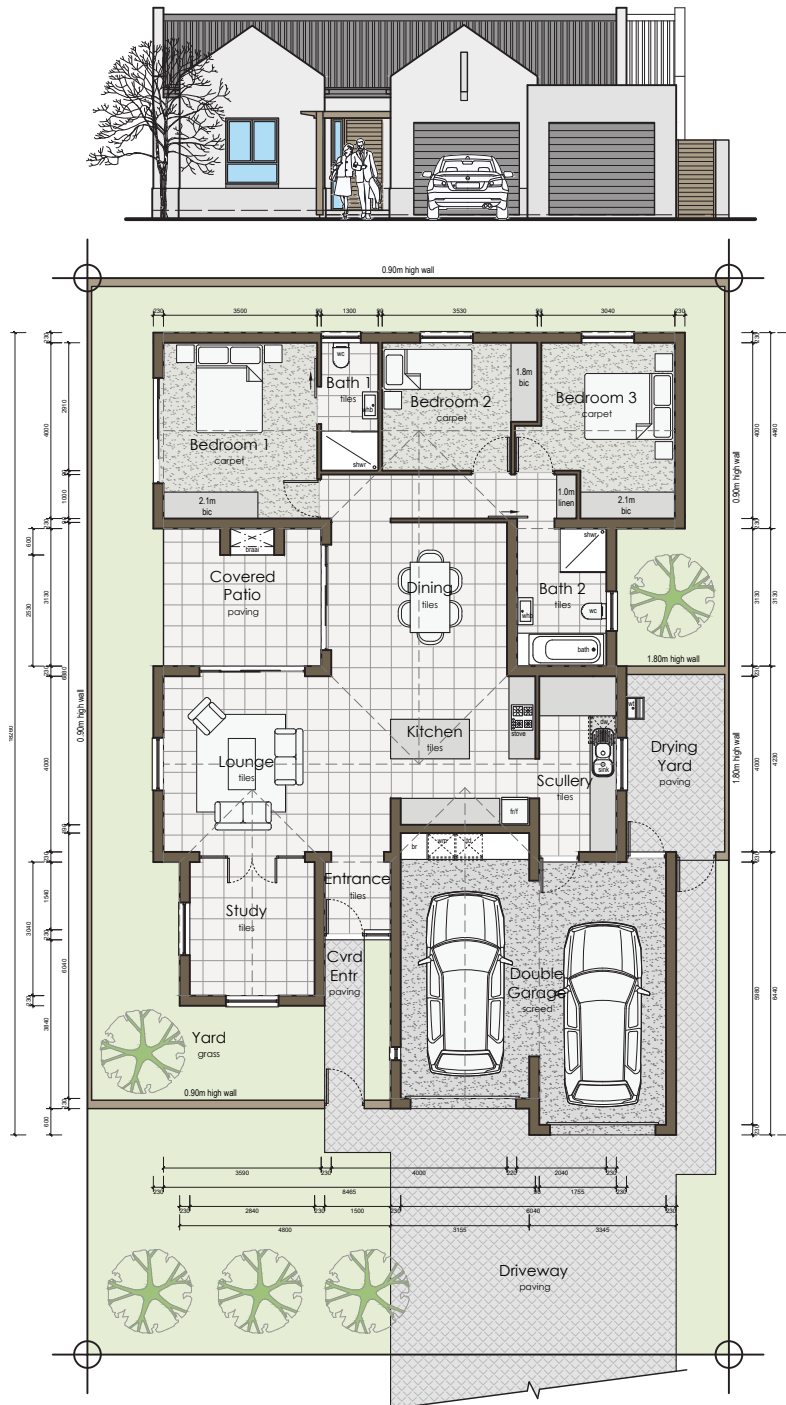
AREA SCHEDULE	UNIT TYPE	REVISION & DATE
DWELLING : 96.66m <sup>2</sup> GARAGE : 41.48m <sup>2</sup> COVERED ENTRANCE : 1.35m <sup>2</sup> COVERED PATIO : 11.06m <sup>2</sup> TOTAL : 150.55m <sup>2</sup>	<b>H</b>	<b>2</b>
		<b>05.04.2022</b>

# TYPE H - 3 BEDROOM



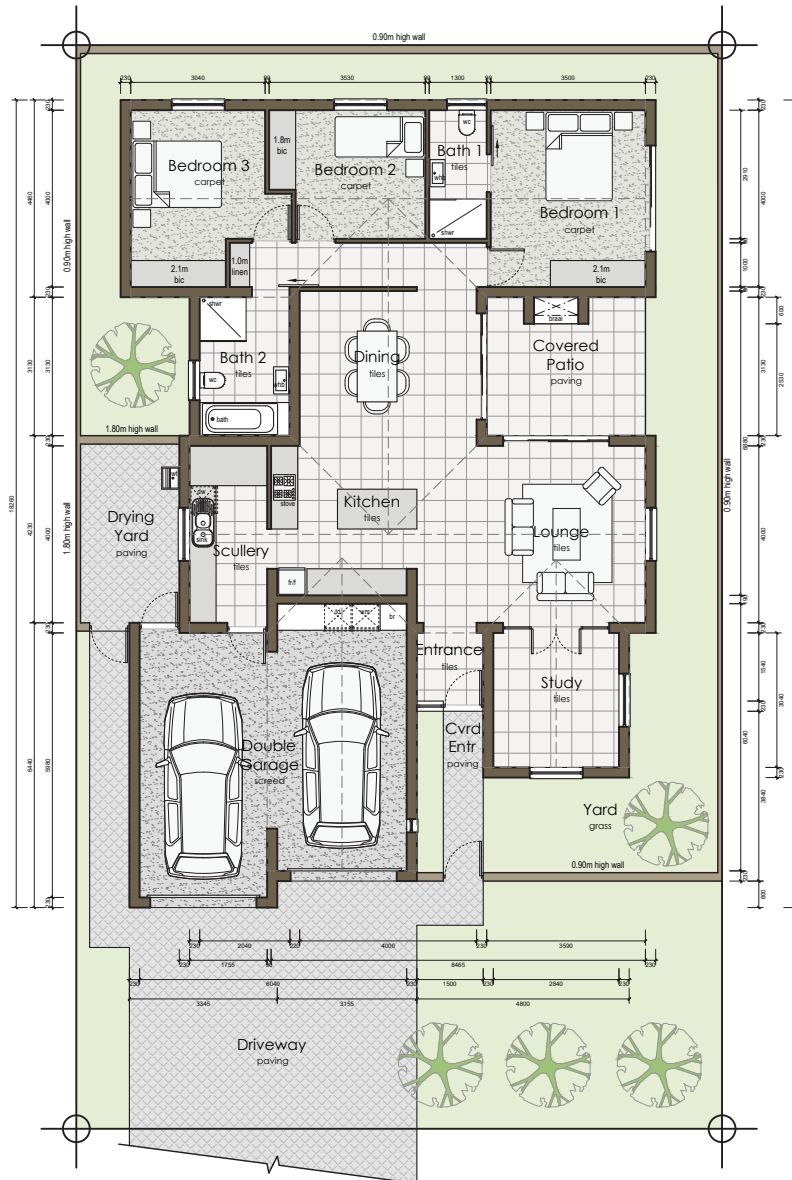
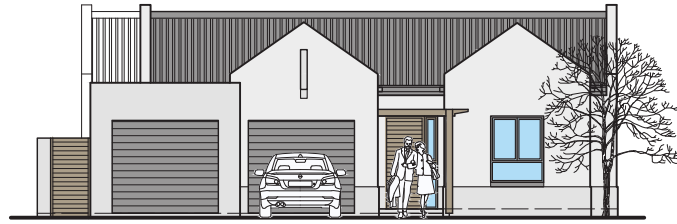
AREA SCHEDULE	UNIT TYPE	REVISION & DATE
DWELLING : 96.66m <sup>2</sup>	<b>H</b> MIRROR	<b>2</b> 05.04.2022
GARAGE : 41.48m <sup>2</sup>		
COVERED ENTRANCE : 1.35m <sup>2</sup>		
COVERED PATIO : 11.06m <sup>2</sup>		
TOTAL : 150.55m <sup>2</sup>		

# TYPE I - 3 BEDROOM



AREA SCHEDULE	UNIT TYPE	REVISION & DATE
DWELLING : 133.36 m <sup>2</sup> GARAGE : 241.15 m <sup>2</sup> COVERED ENTRANCE : 1.35 m <sup>2</sup> COVERED PATIO : 12.65 m <sup>2</sup> TOTAL : 188.8m <sup>2</sup>	I	2 05.04.2022

# TYPE I - 3 BEDROOM



AREA SCHEDULE	UNIT TYPE	REVISION & DATE
DWELLING : 133.36 m <sup>2</sup> GARAGE : 241.15 m <sup>2</sup> COVERED ENTRANCE : 1.35 m <sup>2</sup> COVERED PATIO : 12.65 m <sup>2</sup> TOTAL : 188.8m <sup>2</sup>	<b>I</b> MIRROR	<b>2</b> 05.04.2022

# HOMES PRICELIST

## LANGEBAAN MANOR PROPOSED SALES LIST

Unit	Type	Total Size	Standard Plan Offerings
3	F	135,35	3 400 000
5	F	135,35	3 400 000
6	H	150,55	3 900 000
7	F	135,35	3 400 000
8	F	135,35	3 400 000
9	F	135,35	3 400 000
10	F	135,35	3 400 000
11	H	150,55	3 900 000
13	F	135,35	3 400 000
21	H	150,55	3 900 000
24	H	150,55	3 900 000
26	H	150,55	3 900 000
27	H	150,55	3 900 000
34	H	150,55	3 900 000
42	H	150,55	3 900 000
52	H	150,55	3 900 000
54	H	150,55	3 900 000
70	H	150,55	3 900 000
71	H	150,55	3 900 000
72	H	150,55	3 900 000
73	H	150,55	3 900 000
75	H	150,55	3 900 000

# HOMES LEVIES

## Estimated Monthly Levy Contribution per Unit Type

HousingTypes	Housing Size	Estimated Monthly Levy 2024	Estimated Monthly Levy 2025	Estimated Monthly Levy 2026
Type A	110,33	R1 518	R1 625	R1 738
Type B	110,33	R1 590	R1 701	R1 821
Type C	115,84	R1 670	R1 786	R1 911
Type D	120,79	R1 741	R1 863	R1 993
Type E	128,3	R1 849	R1 979	R2 117
Type F	135,35	R1 951	R2 087	R2 233
Type G	140,28	R2 032	R2 175	R2 327
Type H1	150,55	R2 170	R2 322	R2 484
Type H2	150,55	R2 170	R2 322	R2 484
Type I	188,8	R2 522	R2 699	R2 888