



FANCOURT
— SOUTH AFRICA —

FRACTIONAL OWNERSHIP



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An International
Associate of Savills

DEVELOPMENT FEATURES

Fancourt is set on 613 hectares (3 x size of Monaco). Situated on the Garden Route 7km away from the George airport with direct flights from Cape Town, Johannesburg and Durban.

Hospitality facilities include

The Manor House Boutique Hotel
The Fancourt Luxury Hotel & Spa
Hair Salon

A variety of restaurants:

La Cantina (Italian and Mediterranean Cuisine)
Monet (Bistro Café and Deli)
Henry White's (Classic Dining)
Club Lounge and Bar (selection of cocktail snacks, club house steaks and burgers)

Leisure Centre and poolside Café
Gym and aerobics studio

The Leisure Centre also houses:

The Teen Lounge (equipped with gaming facilities, table tennis, table football and pool table)
Kidz Club (offers supervised activities for children aged 3 - 10)

Leisure trails and running and mountain bike trails
4 Tennis courts

3 Championship Golf Courses designed by Gary Player:

The Links
Montagu
Outeniqua

A golf pro shop and comprehensive golf practice facilities
Access to qualified PGA specialists

Fancourt also offers conferencing halls, boardrooms and meeting rooms



INFORMATION PERTAINING TO THE SALES OF SHARES

Costs associated to ownership of syndicated property at Fancourt are as follows:

Fancourt membership subscriptions for membership to the Montagu and Outeniqua golf courses and use of practice facilities, 4 tennis courts, Leisure Centre (gym and aerobics studio and indoor pool) and Leisure trails (running and mountain bike) are payable in advance in April each year. The costs thereof are dependent on the number of syndicated members in each property, which is supplied separately hereto.

The levy structure for properties at Fancourt are payable to the Fancourt Home Owner's Association monthly and these are reviewed annually in October.

Municipal rates & taxes are levied by the Municipality according to their valuation of the property. Consumptive costs relating to electricity useage, water usage would be charged dependent on useage.

Further costs in relation to the specific property for running and maintenance thereof inclusive secretarial and administration costs, insurance, DSTV subscriptions, etc are budgeted for the year in advance for the specific property and these costs are shared proportionately dependent on the size of ownership in the property.

Specific useage rights are determined by the rules of the specific property.





COLONIAL LODGES

Although the number of weeks' usage per annum may vary, the following is an example of what typically may apply:

In a 2 bedroom Colonial lodge there are usually 8 shareholders which would therefore entitle the owner to 6 weeks usage per annum and every alternate year the owner would get 7 weeks' usage. The weeks run from a Friday to the following Friday. The 6 weeks' usage would not follow in consecutive weeks, but typically the owner would enjoy 1 week's usage every 8 weeks.

The owner's specific week's usage would rotate on an annual basis.

In a 3 bedroom lodge there are usually 12 shareholders which would therefore entitle the owner to 4 weeks usage per annum and every third year the owner would get 5 weeks' usage. The weeks also run from a Friday to the following Friday. The 4 weeks' usage would not follow in consecutive weeks, but typically the owner would enjoy 1 week's usage every 12 weeks. The

owner's specific week's usage would rotate on an annual basis.

TRANSFER DUTY

Upon purchase of the syndicated share the proportionate share of transfer duty would be payable based on the total value of the property at that time.



MONTAGU RIDGE VILLAS

The same principles apply with regard to the weeks' usage in the Montagu Ridge Villas.

A 2 bedroom Montagu Ridge Villa share owner would enjoy 3 separate weeks' annual usage that would rotate on an annual basis. Whereas a 4 bedroom Montagu Ridge Villa share owner would enjoy 2 separate weeks' annual usage that would rotate on an annual basis.

TRANSFER DUTY

Upon purchase of the syndicated share the proportionate share of transfer duty would be payable based on the total value of the property at that time.

LEVY STRUCTURE

Effective from 1 October 2019 to 30 September 2020

COLONIAL STYLE RESORT LODGES - SYNDICATED

Type A	4 Bedroom	R8 227
Type B	3 Bedroom	R6 466
Type C	2 Bedroom	R6 096
Type D	3 Bedroom converted to 2 Bedroom	R6 466
Type E	1 Bedroom	R4 775
Type F	1 Bedroom converted to 2 Bedroom	R6 096
Corporate Lodge		R9 453

COLONIAL STYLE RESORT LODGES - PRIVATE

Type A	4 Bedroom	R6 809
Type B	3 Bedroom	R5 357
Type C	2 Bedroom	R5 076
Type D	3 Bedroom converted to 2 Bedroom	R5 357
Type E	1 Bedroom	R3 901
Type F	1 Bedroom converted to 2 Bedroom	R5 076
Corporate Lodge		R7 614
Garages		R350
Golf Cart Levy per cart stored		R157

Please note that this excludes the CSOSA levy.

Levy covers

Garden Maintenance: Fertilizer/compost as per schedule, cutting of lawns and weed control.

Exterior Maintenance: Varnishing all exterior woodwork every 18 months. Will change to every two years with changeover to Rubbol painting of external walls every five years & fascias every two years, roofs - high pressure cleaned every 18 month, gutters, valleys and drains cleaned. **Other:** Security; Exterior pest control; Refuse removal (household refuse only); Electricity & Water (common areas); Management fees (includes audit fees, bank charges, print, postage & stationery).

Levy does not cover

Garden Maintenance: Upgrading, development i.e. new plants

Maintenance: Paving around lodge, any structural damage, damage to moveable assets as a result of water leakage or burst geyser, replacement of windows damaged by golf balls, dampness problems, maintenance falling outside the specs i.e. special varnish required, special bonding material at cracks etc. **Other:** Electricity & Water consumption (internal); Insurance (contents and golf cart); Interior pest control;

Annual rates & taxes; Housekeeping; Resort transport; Golf Cart maintenance.

FANCOURT COUNTRY CLUB

SUBSCRIPTIONS FOR THE YEAR 01 April 2020 to 31 MARCH 2021

Please refer to the Fancourt Country Club Membership Rules, to be read in conjunction with the Fancourt Country Club Constitution for more details.

“Member” means a Member of the Club approved and admitted by Plattner Golf and “Membership” shall have a corresponding meaning. A Membership includes a husband and wife and their dependent children. This will include any children from a previous marriage on the part of either the husband or the wife.

“Dependant Child” is the term that will be used to describe Dependant children under the age of 25 years on 31 March 2020.

“Young Adult” is the term that will be used to describe Members’ Children between the age of 25 and 30 years on 31st March 2020. This option is for Single Membership only.

“Transient Membership” applies to all FMHA approved rental agreements 90 days and longer. The owner of a property must retain his or her membership at all times. Should the tenant want to make use of the Fancourt Country Club Facilities he/she can apply for a Transient membership which is only valid while in residence on the Estate. The fee payable will be for a full year, irrespective of the duration of the lease agreement. The Transient member will be able to choose between a single or family Member option.
The transient member will have no voting rights.

All Membership categories include use of the Country Club facilities as defined in the Fancourt Country Club Membership rules.

PLEASE NOTE:

For all syndicated lodge owners, the applicable option will be determined by the number of weeks the Member’s shareholding entitles him/her to use the lodge. The Member has the option to select a single or family membership.

RESIDENTIAL MEMBERSHIP OPTIONS (RES)

This category accommodates those who own residential properties or rent residential homes on a long-term basis.

RES A (ONE GOLFER PER MEMBERSHIP)

RES A 1 (single golfing member)

This entitles ONE nominated golfer in the Membership to unlimited golf. If the Membership selects this option and the Member's spouse wishes to play golf, the spouse is considered a Non-Member and shall pay the green fee rate comparable to that of the hotel guest fee per round. The same principle shall apply to any Dependent child and the green fee rate will be comparable to that of the junior hotel guest fee per round.

RES B (FAMILY MEMBERSHIP)

RES B 1 (family membership)

This entitles the Main Member, Spouse and Dependent Children to unlimited golf.

RES C (NON-GOLFERS)

RES C 1 (non-golfer)

Non-golfers who wish to be exempt from paying a fully inclusive Country Club subscription should apply to the Director of Sport & Recreation for exemption. All non-golfers will need to re-apply on an annual basis.

Existing Golfing Members may only switch their Membership to NON-GOLFER Status for extreme medical reasons.

*The above fees include unlimited use of the Country Club facilities.
(Tennis, swimming pools & Gym)*



LODGE MEMBERSHIP OPTIONS (LOD)

This category accommodates those with outright ownership as well as syndicated ownership.

The relevant option applicable will be determined by each Member's time owned in the lodge. Should the Member opt for the Young Adult Membership option, an additional fee will be charged per Young Adult.

It is compulsory for all **Lodge Members** who live within the 100km radius as determined by the map below to take the **100km** option (single or family).

All Lodge members categories MAY have unlimited use of the Country Club facilities and unlimited golf even while not in residence should they opt to pay the **100km radius option**.

LOD SG (SINGLE MEMBERSHIPS)

All single memberships entitle **ONE** nominated golfer in the Membership to unlimited golf while in residence. If the Member selects this option and the Member's spouse and/or Young Adult wishes to play golf, they will pay the Member guest green fee rate per round. The same principle shall apply to any Dependant child and the green fee rate will be comparable to that of the junior Member guest fee per round. Rates are specified later in this document.

LOD SG 60% (single golfing member, sixty percent of time owned)
LOD SG 50% (single golfing member, fifty percent of time owned)
LOD SG 33% (single golfing member, one third of time owned)
LOD SG 17% (single golfing member, one sixth of time owned)
LOD SG 13% (single golfing member, one eighth of time owned)
LOD SG 10% (single golfing member, one tenth of time owned)
LOD SG 8% (single golfing member, one twelfth of time owned)

Please note:

All above Membership options allow for unlimited use of the Country Club facilities, and includes **unlimited golf for the Main Member ONLY** while in residence on the estate.
(The Member need not be in residence in his/her own lodge but must be in residence on the Estate).

LOD SG 100% (single golfing member, outright owned)
LOD SG 100 km (single golfing member, local residing within 100km)

LOD FM (FAMILY MEMBERSHIPS)

All family memberships include unlimited golf for the **Main Member, Spouse and Dependant Children.**

LOD FM 50% (family golfing member, half of time owned)
LOD FM 25% (family golfing member, one quarter of time owned)
LOD FM 20% (family golfing member, one fifth of time owned)
LOD FM 17% (family golfing member, one sixth of time owned)
LOD FM 14% (family golfing member, one seventh of time owned)
LOD FM 13% (family golfing member, one eighth of time owned)
LOD FM 10% (family golfing member, one tenth of time owned)
LOD FM 8% (family golfing member, one twelfth of time owned)

Please note:

All above Membership options allow for unlimited use of the Country Club facilities, and includes **unlimited golf for the Main Member, Spouse and Dependant Children ONLY** while in residence on the estate. (The Member need not be in residence in his/her own lodge but must be in residence on the Estate).

LOD FM 100% (family membership, outright owned)
LOD FM 100 km (family membership, local residing within 100km)

LODGE MEMBERSHIP OPTIONS (LOD)

LOD NG (NON-GOLFERS)

- LOD NG 100% (non-golfer, outright owned)*
- LOD NG 50% (non-golfer, half of time owned)*
- LOD NG 20% (non-golfer, one fifth of time owned)*
- LOD NG 17% (non-golfer, one sixth of time owned)*
- LOD NG 14% (non-golfer, one seventh of time owned)*
- LOD NG 13% (non-golfer, one eighth of time owned)*
- LOD NG 8% (non-golfer, one twelfth of time owned)*
- LOD NG 100km (non-golfer, local residing within 100km)*

Non-golfers who wish to be exempt from paying a fully inclusive Country Club subscription should apply to the Director of Sport and Recreation for exemption.

All non-golfers will need to re-apply on an annual basis.

Existing Golfing Members may only switch their Membership to Non-Golfer Status for extreme medical reasons. The switch is deemed to be a permanent switch.

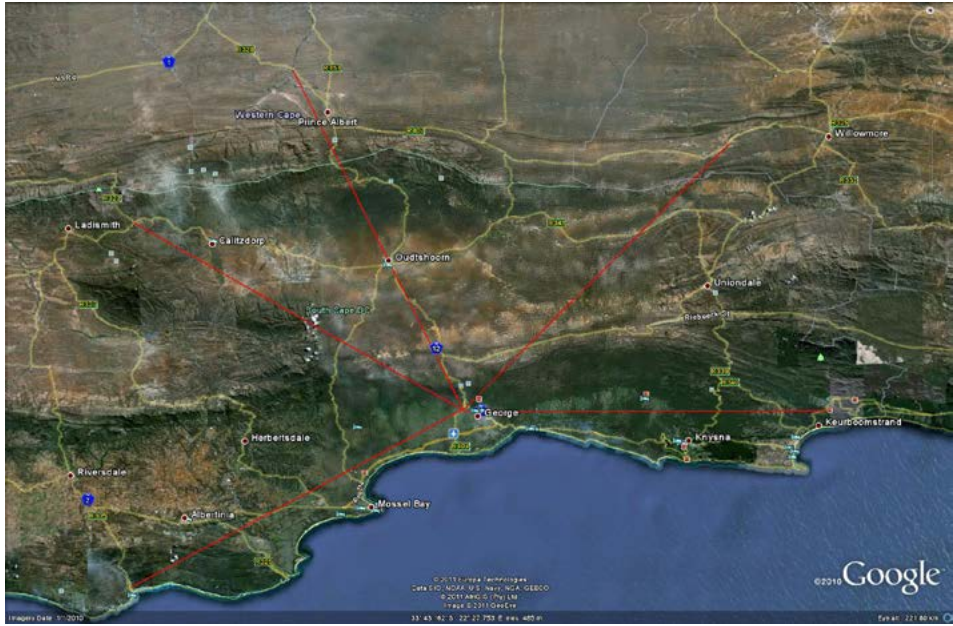


GENERAL POLICIES

- Subscriptions are due within 30 days of invoice
- Access to the Country Club shall not be granted unless the subs are paid in full, whereupon the Membership shall become active
- No Member shall be granted pro rata fees unless that Member is a new Member who has joined the club during a Membership year
- Where more than one natural person is eligible to be the Nominated Member of a property, the swop between the individuals can only happen once a year on 1 April, the start of the membership year, on condition that the newly nominated individual is approved as an Fancourt Country Club Member and the relevant fees were paid.
- Membership accounts will work as follows: Subs will be invoiced on a Membership account. Only once full payment is received from the Member for his subs will he or she be deemed an active Member. Only an active Member will qualify for a Country Club account facility and the relevant Member discounts on Food, Beverage, The Spa, etc.
- Resident Members and Members living in the 100km radius will be billed monthly for all charges to their Country Club accounts. Statements will be sent to Members on the first working day of each month for the prior month. Members will have until the 15th of the month to query their invoices. Payment is due within 30 days of statement. Any Member who has not settled their Country Club account within 30 days shall have their account facility frozen.
- Syndicated Lodge Members shall be allocated a Country Club account upon arrival at Fancourt and the account shall be settled upon departure from Fancourt on each visit.



ADDENDUM A: 100KM RADIUS



2020/21 ANNUAL SUBSCRIPTION FEES

MEMBER GUEST PLAY (ACCOMPANIED GUESTS)

Member Guests & Young Adult Member Guest

R 675 per round (01/11/19 – 31/03/20)
R 450 per round (01/04/20 – 31/10/20)
R 680 per round (01/11/20 – 31/03/21)

Dependent Child Member Guests

R135 per round (01/11/19 – 31/03/21)

Member Guests residing permanently within a 100km radius (see Map) of Fancourt will be limited to playing 1 round per month.

Member Guests residing permanently outside of this radius, who stay at Fancourt as a House Guest of a Member will be permitted to play golf for the duration of their stay at Fancourt.



2020/21 ANNUAL SUBSCRIPTION FEES

Lodge Membership Options		Actual Fee	Early Settlement 31 March 2020
Lodge SG	ONE golfer per membership		
LOD SG 100%	Single golfing member, outright owned	R38 000	R37 050
LOD SG 100km	Single golfing member, local residing within 100 km	R38 000	R37 050
LOD SG 60%	Single golfing member, sixty percent of time owned	R30 800	R30 030
LOD SG 50%	Single golfing member, fifty percent of time owned	R29 000	R28 275
LOD SG 33%	Single golfing member, one third of time owned	R25 940	R25 295
LOD SG 17%	Single golfing member, one sixth of time owned	R23 060	R22 485
LOD SG 13%	Single golfing member, one eighth of time owned	R22 250	R21 965
LOD SG 10%	Single golfing member, one tenth of time owned	R21 800	R21 255
LOD SG 8%	Single golfing member, one twelfth of time owned	R21 495	R20 960
Lodge FM	FAMILY membership		
LOD FM 100%	Family golfing member, outright owned	R50 740	R49 475
LOD FM 100km	Family golfing member, local residing within 100 km	R50 740	R49 475
LOD FM 50%	Family golfing member, fifty percent of time owned	R35 370	R34 490
LOD FM 25%	Family golfing member, one quarter of time owned	R27 685	R26 995
LOD FM 20%	Family golfing member, one fifth of time owned	R26 150	R25 500
LOD FM 17%	Family golfing member, one sixth of time owned	R25 230	R24 600
LOD FM 14%	Family golfing member, one seventh of time owned	R24 305	R23 700
LOD FM 13%	Family golfing member, one eighth of time owned	R23 845	R23 250
LOD FM 10%	Family golfing member, one tenth of time owned	R23 075	R22 500
LOD FM 8%	Family golfing member, one twelfth of time owned	R22 555	R21 995
Lodge NG	NON- GOLFERS		
LOD NG 100%	Non-golfer, outright owned	R27 200	R26 520
LOD NG 100km	Non-golfer, local residing within 100 km	R27 200	R26 520
LOD NG 50%	Non-golfer, fifty percent of time owned	R23 600	R23 010
LOD NG 20%	Non-golfer, one fifth of time owned	R21 440	R20 905
LOD NG 17%	Non-golfer, one sixth of time owned	R21 225	R20 695
LOD NG 14%	Non-golfer, one seventh of time owned	R21 010	R20 485
LOD NG 13%	Non-golfer, one eighth of time owned	R20 900	R20 380
Young Adult	YOUNG ADULT membership upgrade fee		
LOD YA	If main member outright owns lodge or resides within 100 km	R9 500	R9 265
% owned	25% of Applicable Single golfer rate		



2020/21 ANNUAL SUBSCRIPTION FEES

UNACCOMPANIED AND SELF-CATERING LODGE GUESTS

Currently short-term rentals of less than 30 days are only permitted in the Lodges that are contracted to the FMHA self-catering.

In the event that a Member wishes to allow a Guest to make use of their lodge a R290 per day or R3 600 per month Unaccompanied Guest Fee will be levied in order to cover the above-mentioned services. An unaccompanied guest who is staying in a Lodge that has booked self-catering through the FMHA will be entitled to play golf for the duration of their stay at the rates below, which are the rates that will apply to Resident Hotel Guests:

UNACCOMPANIED RESIDENT GUESTS

Unaccompanied Resident Guest Adult Golfer

R1 120 per day (01/11/19 - 31/03/20)

R940 per day (01/04/20 - 31/10/20)

R1 155 per day (01/11/20 - 31/03/21)

Unaccompanied Resident Guest Dependant Child

R660 per day (01/11/19 - 31/03/20)

R565 per day (01/04/20 - 31/10/20)

R695 per day (01/11/20 - 31/03/21)



FANCOURT
SOUTH AFRICA



CONTACT DETAILS

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