

EXODUS & COMPANY

building communities

Client Update No. 3

11 November 2016

Preparation for Building Construction & Development Works Update

- 1) In preparation for house construction in Mabvazuva, we are pleased to inform you that house plan designs are now available for sale at our Borrowdale offices and at Mabvazuva site office.
- 2) There are 5 different designs of houses that can have varied floor sizes. In addition to the floor plans, the designs also feature 3D images of each house so that your selection takes into account the visual appeal of the house plan under consideration.
- 3) Upon production of a receipt for the purchase of the desired plan, the architects will allow each house plan purchaser to make **a few** alterations to the chosen plan. This is allowed during 3 initial visits after which each new visit will attract **further charges**.
- 4) A small nominal fee will be payable for each plan as detailed on the table below:

	House Option	Living Area (m2)	Selling Price
1	Rujeko	120.00	180.00
2	Tanaka	139.00	200.00
3	Yemurai	166.00	220.00
4	Rufaro A	179.52	230.00
	Rufaro B	196.00	250.00
	Rufaro C	196.00	250.00
5	Buhle	187.00	240.00
6	Langa A	187.00	240.00
	Langa B	170.00	230.00

For any inquiries, please phone or email us using the details below;

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Email: info@exodusandcompany.com Website: www.exodusandcompany.com

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- 5) The architects will set up a fully equipped desk at the site office in response to increased demand for their services.
- 6) At the conclusion of the development works, the local authorities will issue a document certifying that development works have been completed in compliance with the development permit.
- 7) After the issuance of the certificate of compliance by the local authority, stand owners will be required to submit the finalized plan to the Council for approval before building construction activities can commence on the stand. We will communicate each major milestone in this regard.
- 8) Please note that residential area roads are designed for non-industrial use only. Therefore trucks heavily laden with building materials (bricks, cement, quarry stones and sand) easily damage our residential roads. By law, the maximum weight of truckloads allowed into residential areas is **5 tonnes** and will not be allowed into the residential area.
- 9) In this regard, we have designated certain areas within Mabvazuva but outside residential stand areas for the stock piling and sales of heavy building materials. Smaller trucks below the stipulated weight threshold should then be used to transport building materials from these designated points to individual residential stands within the suburb.
- 10) The building standards required for the construction of houses are as per the attached brochure.
- 11) Kindly note that these measures have been put in place in the best interests of all residents and the community at large. Our collective responsible behavior as a community preserves the value of our collective investment in our infrastructure and our individual properties within the suburb.

Kindly contact us should you require further explanation.

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