



ZANDNEWS

# ZANDVOORT!

1st Quarter 2016

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Welcome to a new year and the excitement that this brings.

In our last newsletter, we reported that the equestrian centre was under construction and that we were looking forward to the first horse spoor on Zandspruit – well that is now reality! We are pleased to announce that the first phase of The Equine House has been completed and a number of horses are already resident there. The developers of The Equine House, Martin and Adri Stone, have made Zandspruit Estates justifiably proud to be associated with such a prestigious centre. Well done!

Sales have flourished in the early part of the new year, with no less than 3 sales in January alone. We welcome the owners of these stands and have confidence that they will feel at home in the Zandspruit family. We trust that those reading this newsletter who are not yet Zandspruiters, will join the multitude of happy owners in making Zandspruit your choice of holiday, retirement, fly away or an everyday home.

The construction teams have hit the new year running with no less than 6 houses to complete within the next few months and 4 new homes already signed up to start in the first quarter of this year! Should you own a stand but have not yet started with construction, make sure that 2016 will be the year in which this happens and book your slot early!

From a growing Zandspruit, enjoy your newsletter!

*Martin den Dunen*

*Gerrit Jan van der Grijn*



# Sales & Marketing

## November

From the 13th to 15th November, we did a weekend mall display in Tzaneen, which brought 2 site visits and definitely a market we will continue to pursue.

November 17th to 22nd saw Zandspruit on display at the Mall in Killarney, Johannesburg. What seemed to be a fairly quite Mall, ended up with a very positive outcome, with a client visiting the Estate looking at buying multiple stands. We also have another site visit planned in February from this Mall Expo.

## December

From Johannesburg we went to the Nedbank Golf Challenge from the 4th to the 6th



December. Next year sees a complete remodel of the event with the world's top 70 golfers trying to make it to the final leg of the Race to Dubai. This will undoubtedly attract a far bigger turnout of spectators.

## Upcoming Expos for 2016

During the 1st month of 2016, we exhibited in Brooklyn Mall, Pretoria between the



18th and 25th January. During the rest of this quarter we will be exhibiting in Woodlands Boulevard in Pretoria East from 15th to 21st February and Nicol Way in Bryanston, Johannesburg from the 7th to 13th March, ending off the quarter with our first visit to Ballito Lifestyle Center in Kwazulu Natal over the Easter holidays between the 21st to the 27th March.

We hope to meet you at one of these exciting venues to introduce you to the Better Place that is Zandspruit!





# International Marketing

The Zandspruit team will be busier than ever this year. We start this years' exhibitions in Den Bosch, The Netherlands at the KWPN International Stallion Show (3 until 6 February).



The Equine House is up and running and Zandspruit Estate will become an interesting option for those who like to ride horses among the African wildlife.

Outrides into Zandspruit Estate's 650 hectares Wilderness area provide a unique opportunity to traverse pristine African bushveld, while enjoying the presence of the indigenous wildlife. As there are no "Big Five" in Zandspruit's Wilderness area, it is a safe environment for outrides with giraffe, zebra, kudu, waterbuck, impala, duiker, steenbok and wildebeest, to name but a few, all present in good numbers. Meandering in-between African wildlife while they remain totally relaxed is exceptional and the ultimate bush experience.

The second exhibition will be in Ghent, Belgium, where we will again exhibit Zandspruit from 13 until 15 February at the Secondhome International. From 4 until 6 March we will be at the Secondhome International Exhibition in Utrecht, followed by A Place in the Sun in Manchester from 11 until 13 March. Further information and free entrance tickets will

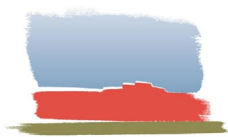
be provided closer to the dates. In April, May and June we can be found exhibiting in Düsseldorf, London and Antwerp. Our five meter high giraffe will travel with us to all exhibitions and will surely attract attention!

We offer prospective clients, who decide to visit Hoedspruit and Zandspruit Bush & Aero Estate in particular, an 8-day familiarisation trip. During this trip there will be ample time to discover the beauty of Hoedspruit and the Lowveld with its many natural wonders, as well as the Estate and its options and possibilities. Highlights of the trip will be the Blyde River Canyon and the Kruger National Park. Accommodation will be in one of the completed, fully furnished, luxury safari homes, complete with private swimming



pool. Visitors will experience real bush living and what it's like to own a home in the African Bushveld. Zandspruit Bush & Aero Estate proves to be "The African Dream Personified" for more and more South Africans and Europeans. Make sure you don't miss out: come see for yourself and experience the beauty, serenity and unlimited natural wonders that both Zandspruit and the surrounding area have to offer. For more information or bookings please contact Gerrit Jan van der Grijn on [gjg@zandspruit.co.za](mailto:gjg@zandspruit.co.za). We hope that we will welcome you on Zandspruit soon!





# Farm Management

## **Rainfall**

Once again we have had very little rain recorded this rainy season mainly due to El Niño which is associated with a band of warm ocean water that develops in the central to eastern parts of the Pacific Ocean. This year is supposedly the worst it's ever been. The rainfall around the Hoedspruit area has become very sporadic meaning Zandspruit's office can get 10mm of rain, the dam 20mm and the far SE corner could have no rain at all! Needless to say we could still get some decent rain in the next couple of months if we are lucky enough. From November 2015 until now we have recorded just 102 mm of rain. This is a 100mm less than last year in the same period.

## **Vegetation**

The vegetation this year has taken a real beating with a very bad hail storm in November that destroyed a lot of trees and plants, followed with very little rain and extremely high temperatures. Even with these negative factors, the bush is not looking too bad after our last rain.

## **Animals**

As mentioned in the previous newsletter, a pack of Wild dogs have been introduced to the Blue Canyon conservancy. At this stage they are still in a boma getting used to each other and to their new environment. They have all been inoculated against rabies to prevent the same thing happening again. The pack consists of 6 adults (2 females and 4 males) and 8 pups which is very similar to the pack we had before. They all

came from a reserve in Northern Natal. The idea is to reintroduce them onto the conservancy at the end of February. Hopefully they will make their way to Zandspruit in the near future!

## **Zandspruit river & dams**

The rain we had this week had good run off and has almost filled Hide dam, which is at around 80% full. Madada dam still needs a lot more water and is at about 60%. With Nthunduluka dam being on the same drainage line as Hide dam, it relies on Hide dam overflowing before it can start filling up. The Sandspruit riverbed has a few puddles that still have water but if we don't get good rain in the catchment area these puddles could dry up during next winter.

## **Recycling**

You will be aware that we have been actively recycling for a while now so we thought to give a short report on how it is going. Statistics for the period September 2015 to January 2016:

Black bags (non-recyclable) 333

Green Bags (recyclable) 877

As you can see, we are recycling two and a half times more rubbish than is ending up in landfill.

More than 70% is recycled. Thank you and keep up the good work!

## **Interesting facts**

We thought we could learn a bit more about some of our more common nocturnal animals seen on the Estate.

# Farm Management

## **African Porcupine** (*Hystrix africaeaustralis*)

African Porcupines are the largest rodent in South Africa and can weigh up to 30 kg. They are covered with thick black hairs and have quills and spines on their rump, sides and back. The difference between quills and spines is mainly due to their length and thickness, with spines being up to 50 cm long and quills up to 30 cm long. These are used to make the animal look enormous and threatening when they are raised by muscles under the skin. Some spines on the tail are hollow and make a rattling sound when shaken. It was believed that porcupines shoot their quills when threatened but in actual fact they can reverse at very high speeds and impale the quills into the threat, where the barbed ends stay causing lots of uncomfortable pain. The quills then grow back rapidly. Porcupines have a longer lifespan compared to most other rodents, living up to 15 years in the wild.

The porcupine is mostly a vegetarian, digging up roots, tubers and bulbs with their long claws. They also like to eat bark from trees and in some cases they ring bark the trees, killing them. They seem to prefer Tamboti trees (*Spirostachys Africana*) in most other areas but on Zandspruit they are targeting our Buffalo thorn trees (*Ziziphus Maucronata*) probably due to us not having a large amount of Tambotis. They will also eat fallen fruit and on rare occasions they have been known to eat carrion.

Porcupines are found from sea level to 2 000m above sea level in most areas where established vegetation is present. They prefer riverine areas where they can find suitable shelter during the day. They often take shelter in overhangs on the river banks or termite mounds where holes have previously been dug by Aardvarks.







# Farm Management

## **African Civet** (*Civettictis civetta*)

The African Civet has a mix of black spots, rosettes and stripes along its body, giving it an appearance of almost being cat like. Its legs and the end part of its tail are all black. Its facial colouring is made up of one black band through the eyes and a white snout making it look like a bandit. They have a short mane that runs halfway down its body. They have five digits on each paw with non-retractable claws. The Civets body length, including its tail, can reach to just over a meter and it can weigh up to 20kg.

one litter a year, and in some cases even three litters a year. They have been known to have four young at a time but normally have one to two. Within two months the young are catching food for themselves.

The African Civet is a solitary animal, except when breeding. Being highly territorial, they mark their territories and advertise their presence by frequently rubbing secretions from the perineal glands on objects along its route, which has a scent not dissimilar to the smell of popcorn. They also have a couple of



The Civet is an omnivore which means it eats almost everything including carrion, rodents, eggs, insects, fruits and other vegetation. They usually start getting active about an hour after dark and are opportunistic feeders.

African Civet females are polyestrous which means they can have more than

territorial middens along its boundary which are usually full of millipede shells which are eaten by the civet.

African Civets have great ability to climb trees if threatened and are known to be good swimmers as well. The African Civets are found in almost all habitats, excluding arid regions.

# Construction

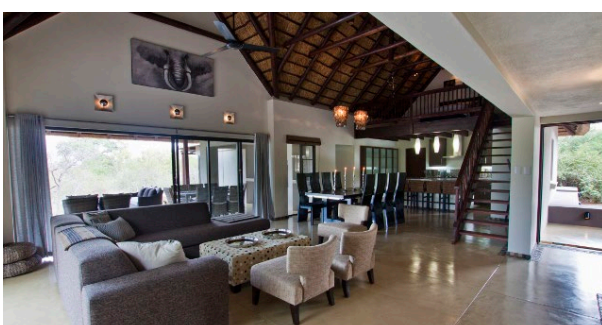
"**Construction** is the process of creating and building infrastructure. It differs from manufacturing in that manufacturing typically involves mass production of similar items without a designated purchaser, while construction is typically done on location for a known client." (Wikipedia)



Zandspruit Construction is therefore definitely involved in construction and not in manufacturing houses that all appear alike.



Of the 44 houses now on Zandspruit, only 4 have been purpose designed for their owners while a staggering 40 (or 90%!) are houses emanating from our wide range of standard houses. Of these 40 standard houses, not one is actually



*Different finishes for Farmhouses*

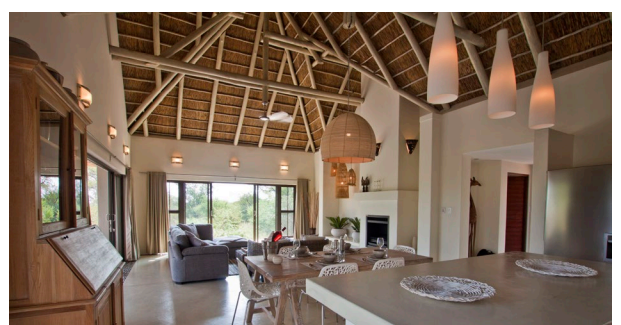


completely standard! All of these standard designs have been modified in one way or the other to suit the owners individual taste and likes. It has never been easier to own the home of your dreams.



*Different decking finishes*

Make an appointment to see our design team today. Contact Martin for further information.

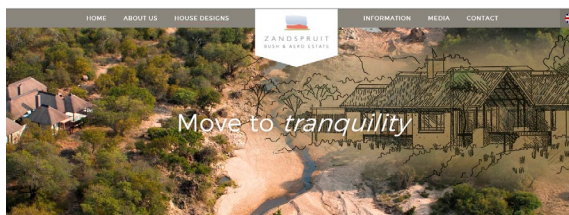




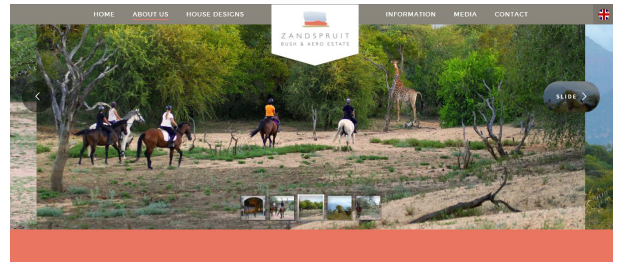
# Zandspruit Website

Time flies, things change and technology changes even faster. With all these new and exciting smartphones, it was time to give our website a new look: interactive, modern, user- and most importantly, mobile friendly.

Main attraction on the home page is the new Zandspruit movie. The video plays continuously and if you click on it, you are directed to YouTube, where you can watch the entire movie, from start to finish. Or you can follow this link to watch the video now, if we have made you curious: [www.youtube.com/watch?v=yJJPfsoZhvA](http://www.youtube.com/watch?v=yJJPfsoZhvA)



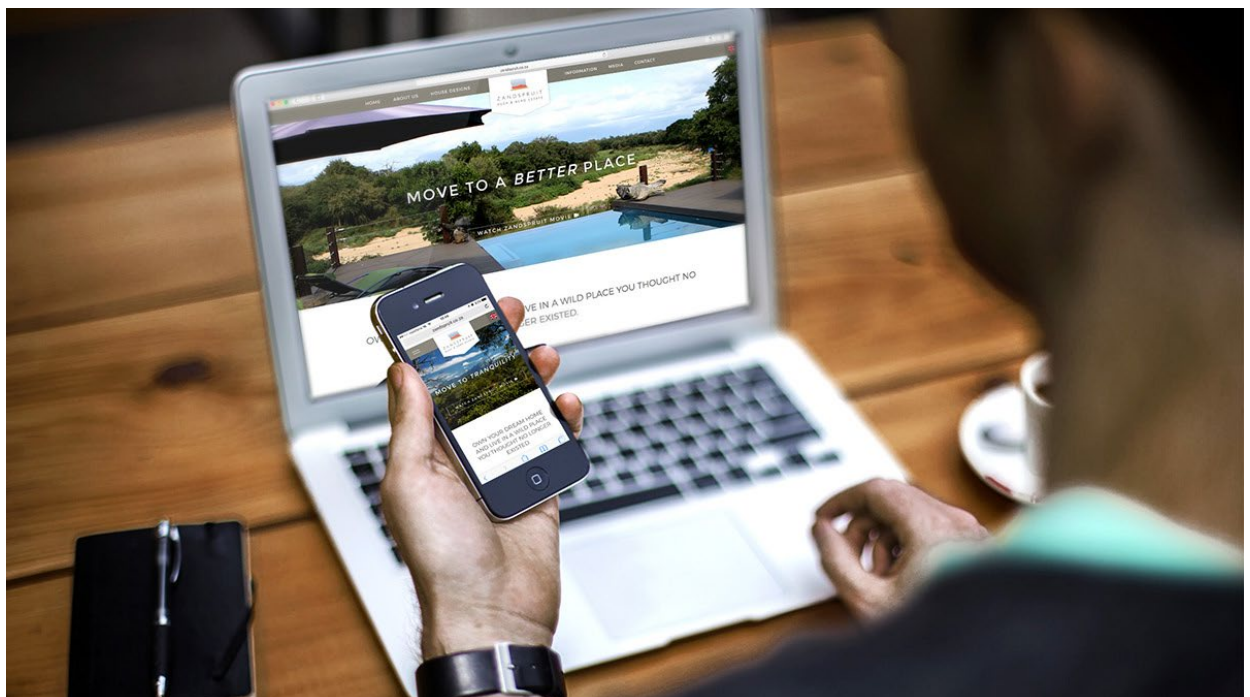
Facebook has been linked to the website, so even if you are not on Facebook yourself, you can see our updates and posts on Facebook.



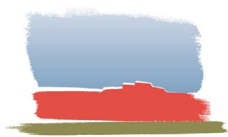
Photos in the galleries can be swiped if you visit our website from your smartphones!

We are in the process of adding a blog to our website, which will have some interesting subjects, making our website even more interactive. All our press releases will be added and we will have a "latest news" section.

Please take a look and let us know what you think of the new, improved Zandspruit online. Visit our website via this link: [www.zandspruit.co.za](http://www.zandspruit.co.za)







# Tax & Legal Matters

## For Non Residents

### **Can a Non Resident open a bank account at a South African Banking Institution?**

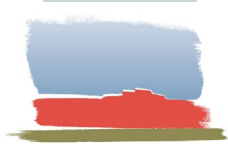
In order for a non-resident to service repayments on a mortgage bond, he or she will need to open a non-resident banking account which can only be done from within the country. Certain documentation relating to the applicant's identity will be required, ie. application form detailing name, passport number and address, certified copies of the relevant pages of the passport, and proof of source of income, such as a salary slip or pension statement. All copies will have to be certified as copies of the originals. Once the bank account has been opened, foreign funds will have to be deposited immediately. In certain circumstances, local currency can be deposited into the account, for example, rental income acquired from property belonging to the non-resident. This is dependent on the bank being in possession of a certified copy of the rental agreement. This type of deposit, together with any other South African deposit into the non-resident account, will require the Reserve Bank's approval, as non-residents are not entitled to generate income in South Africa, other than interest/rental generated from the foreign funded capital asset. Obviously the Rand value received on the sale of immovable property in South Africa can also be received into the non-resident account, provided the necessary documentation is lodged prior to the deposit being made.

### **Who chooses which attorneys will do the transfer and whose interests are the attorneys protecting?**

It is customary in South Africa for the seller of immovable property to nominate the attorneys who will attend to the transfer. Such attorneys then act for the seller and on his or her instructions. Consequently, in the event of a dispute between the seller and purchaser, the purchaser would have to seek independent legal advice. Note that whilst the seller selects the attorneys, the purchaser pays the transfer costs.

### **On sale of the property can the money be taken out of the country?**

Understandably, this is without doubt the number one concern of non-residents considering investing in South Africa. The answer to this question is simply, yes. Money from a foreign source together with any profit, proportionate to that non-resident's shareholding in the property, may be repatriated in due course in terms of SA Exchange Control Regulations. If the non-resident owns property together with a SA resident, only his portion may be repatriated, and is limited to the amount which can be proven to have emanated from a foreign source, plus the profit on that portion. On transfer of the property to the non-resident purchaser, all deal receipts, a copy of the agreement of sale together with the conveyancer's final statement of all costs, must be retained by the non-resident purchaser for the duration of his ownership and



# Tax & Legal Matters

## For Non Residents

will have to be presented to the Reserve Bank on sale, when the proceeds are to be repatriated back abroad. This facilitates the repatriation of the funds and profit on sale of the property, provided the bankers are satisfied that such profit is reasonable and market related. Obviously if the purchase was partially financed by funds borrowed in South Africa, that portion of the purchase price cannot be repatriated unless the bond has been settled in full. It is important to note that during the course of the bond repayment history, the monthly/other installments towards the bond must again have emanated from a foreign source or from rental/interest income generated from a capital asset purchased partly/wholly with foreign funds. Furthermore, if a foreigner takes up permanent residency in South Africa and signs a Declaration and Undertaking at a South African bank (namely declaring whether he/she is in possession of foreign funds and undertaking not to place such funds at the disposal of anyone resident in the Republic), they will be considered

a resident for Exchange Control purposes and will accordingly only be able to repatriate funds within five years of immigration. Thereafter he/she will be considered to be a South African citizen and subject to the same regulations and limitations. Finally, the repatriation of funds will be subject to capital gains tax.

For more information:

[http://www.stbb.co.za/uploads/STBB590\\_01\\_Buying\\_Property\\_01-24.pdf](http://www.stbb.co.za/uploads/STBB590_01_Buying_Property_01-24.pdf)

