



IMBALI
E S T A T E

**JUST
LAUNCHED**

**Joshua Place,
Norton's Home Estates, Benoni**



**Green Edge enrolled at the Green
Building Council of South Africa**



Designed for Smart, Sustainable Living

Townhouse Development in Norton's Home Estates, Benoni

Smart Home

- AI Offsite Monitoring
- Smart Integrated Access Control
- Fibre Connectivity
- Smart PV Solar Geyser
- Smart Prepaid Electricity
- Smart Prepaid Water
- Guardhouse Cameras
- Facial Recognition
- Off-Grid Guardhouse

Green Home

- Green Edge Enrolled at GBCSA
- Green Bonds: Lower Interest Rates & Cash Rebates
- Energy Efficient
- Environmentally Friendly
- Sustainability
- Reduced Energy/Water Consumption
- Combating Climate Change
- Gas Stove

Complex Features

- Backup Water/Tanks
- Electric Fence
- Private Gardens
- Pet Friendly
- Mini Soccer Field
- Volleyball Court
- Open Play Area
- Communal Braai Facility



**R10 000
SECURES**

TYPE A - SOUTH ENTRY

2 Bed, 2.5 Bath Duplex Units



80m²



2 Bed



2.5 Bath



Kitchen



Dining



Lounge



Private Garden



Covered Patio\ Balcony

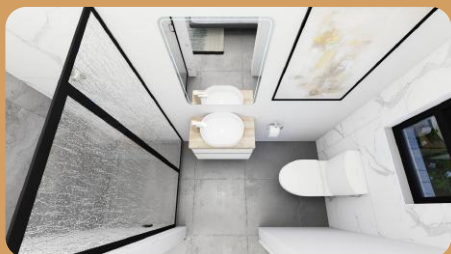


2 Covered Carports



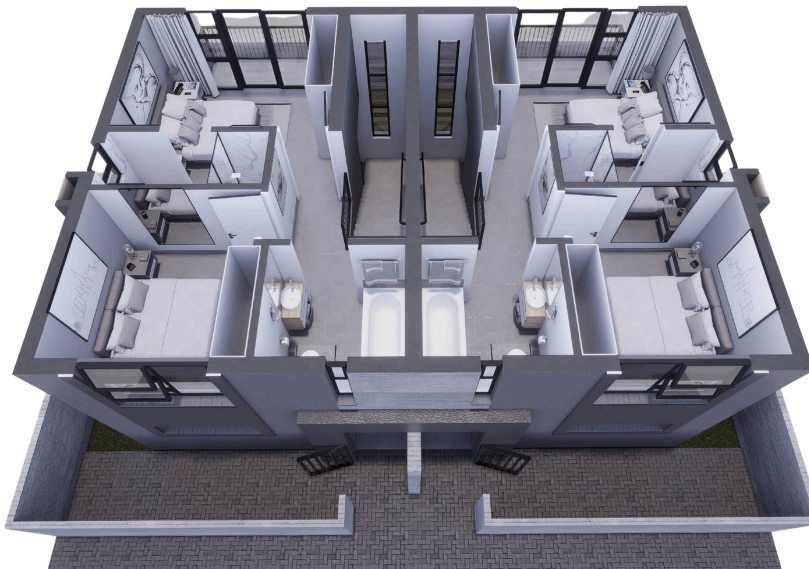
Pet Friendly

Duplex Units with 2 Covered Parkings



TYPE A - SOUTH ENTRY

3D UNIT VIEW





TYPE B - NORTH ENTRY

2 Bed, 2.5 Bath Duplex Units



80m²



2 Bed



2.5 Bath



Kitchen



Dining



Lounge



Private Garden



Covered Patio\ Balcony

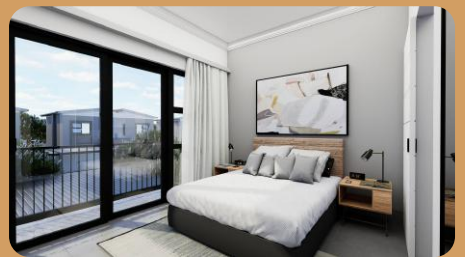


2 Covered Carports



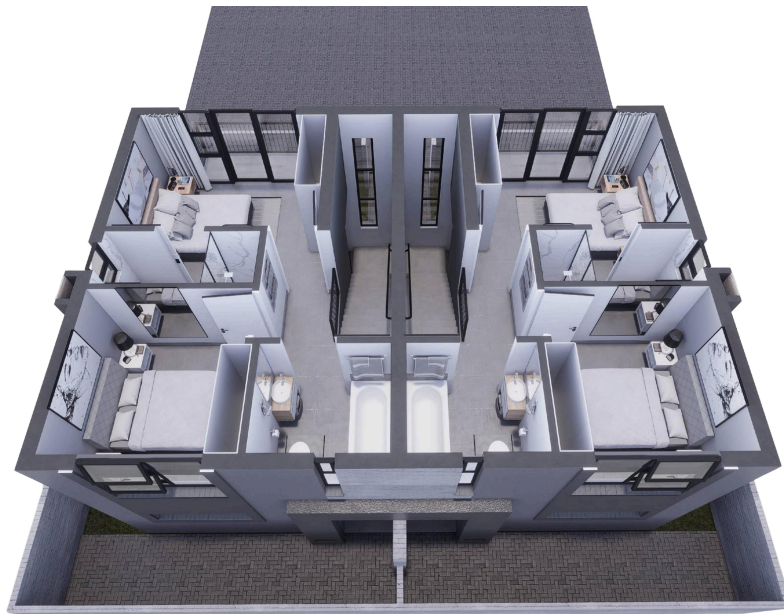
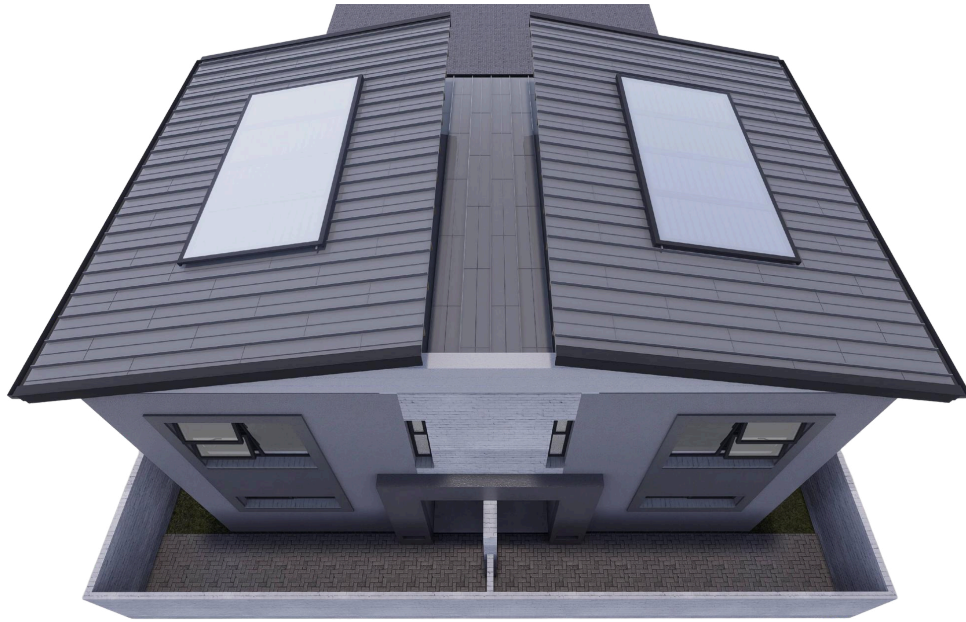
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Duplex Units with 2 Covered Parkings

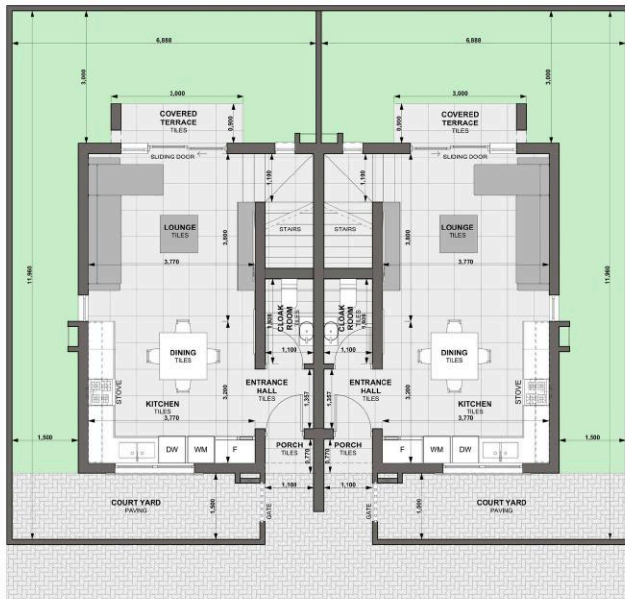


TYPE B - NORTH ENTRY

3D UNIT VIEW



TYPE A - SOUTH ENTRY FLOOR PLAN



UNIT A

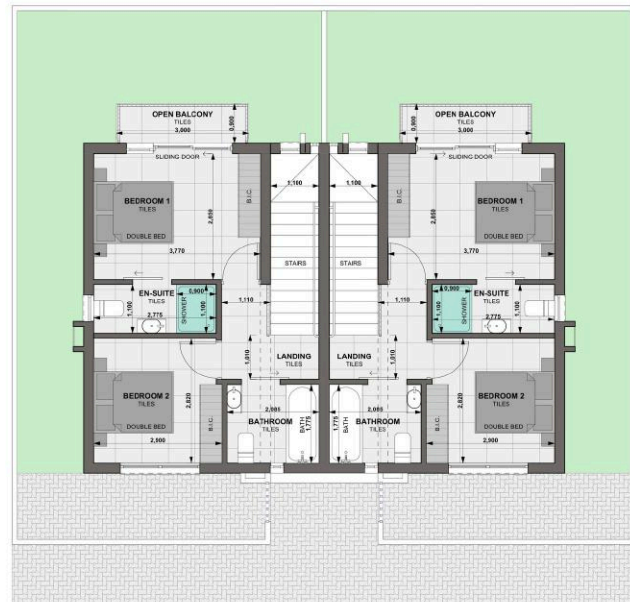
GROUND FLOOR

COVERED TERRACE: 2,70
GROUND FLOOR: 39,69
PORCH: 0,94
43,33 m²

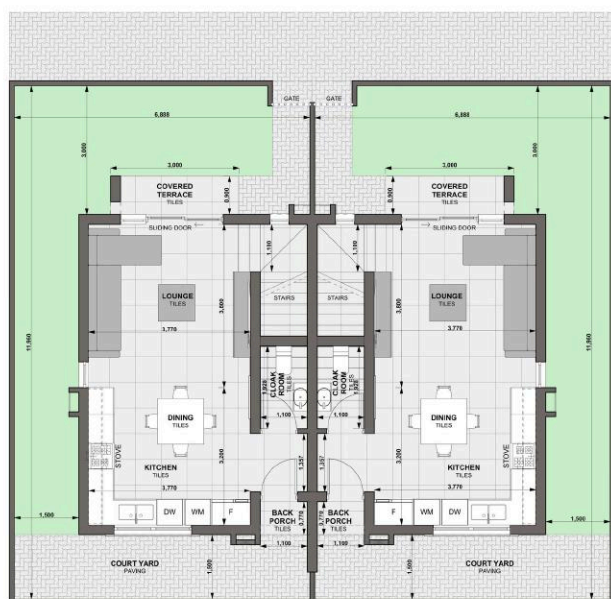
FIRST FLOOR

FIRST FLOOR: 35,06
OPEN BALCONY: 2,70
37,76 m²

GRAND TOTAL: 81,09 m²



TYPE B - NORTH ENTRY FLOOR PLAN



UNIT B

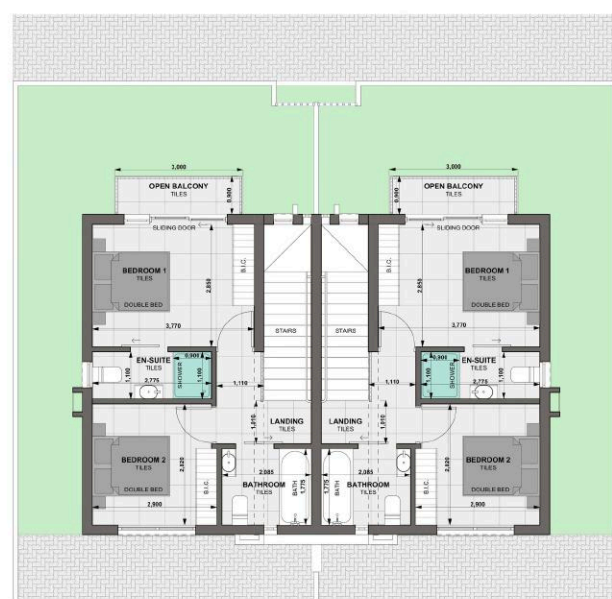
GROUND FLOOR

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FIRST FLOOR

FIRST FLOOR: 35,06
OPEN BALCONY: 2,70
37,76 m²

81,09 m²



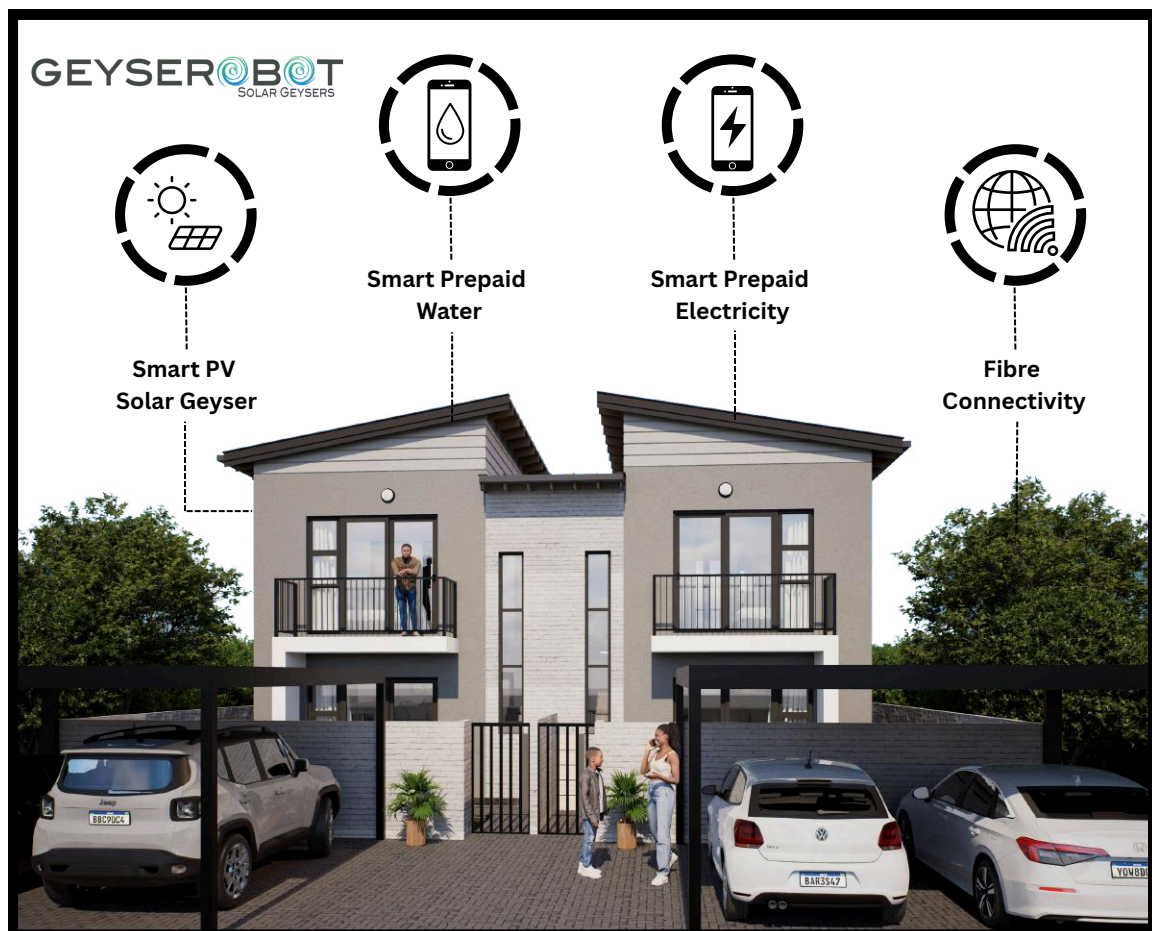
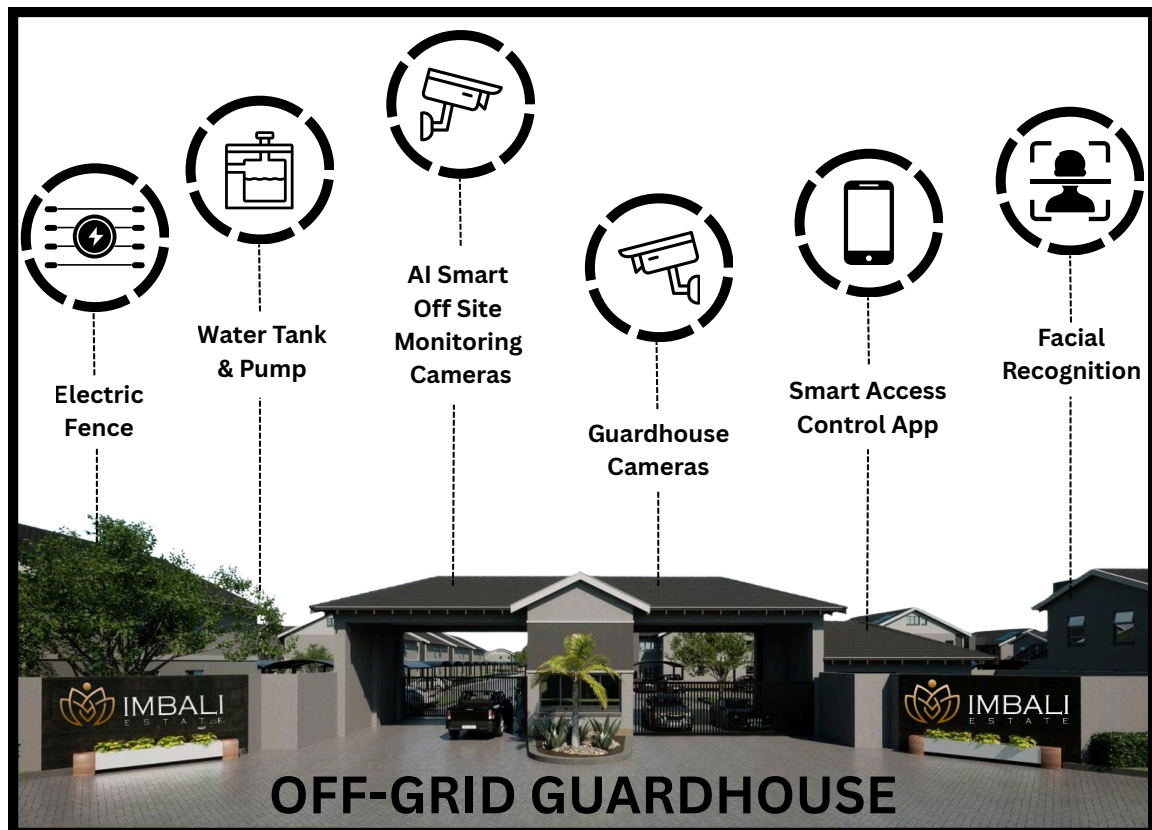
SITE PLAN



EXTERIOR AMENITIES



COMPLEX & UNIT FEATURES





YOUR HOME YOUR FUTURE

Embrace stylish living in the **Aerotropolis**, perfectly balanced between **urban energy** and a **friendly neighborhood vibe**.

Ideally situated near **High Road and Great North Road**, with **quick access to the R21 and N12 highways**, close to **shopping center's, reputable schools, leading hospitals**, and just minutes from **O.R. Tambo International Airport**.





BOND PROCESS



**Getting a home loan
has never been this easy**

**One application.
Multiple home loan quotes.
You get to choose the best deal.**

WHAT'S YOUR NEXT STEP?

Pre-Approval.

I want to know what I can afford

Home Loan.

I want to apply for a bond

We work with all the leading banks to secure you the best home loan deal



Standard Bank



HIP

SENTINEL
HOMES



RMB

NEDBANK



Investec

1 million+

homes in SA were
bought through us.

70%

of our buyers are
first-time
homeowners.

9/10

is our
TrustIndex on
hellopeter

***Looking for the better way to buy a home?
You've come to the best place.***

PRE-APPROVE

90% of clients who pre-approve
with us get a bond

BEST DEALS

The average interest rate
reduction we negotiate for our
clients is 0,61% – a massive
saving.

WE APPLY

90% of clients who pre-approve
with us get a bond

FREE SERVICE

The banks pay us a once-off
fee, so our service to you is
completely free

You'll need these documents for the following applications:

Documents required for a bond application Self employed

- Home loan application form: completed and signed
- Offer to purchase
- Personal statement of assets and liabilities: signed and dated
- Personal statement of income and expenses: signed and dated
- Copy of ID: front and back of smartcard
- Bank statements:
 - Personal bank statements: latest 3 months, which can be sourced with customer consent through the IDX (electronic bank statement system) for Absa, Nedbank and Standard Bank customers
 - Business bank statements: latest 3 months business bank statements (can't be drawn using the IDX)
- Last 2 years audited and signed financials: not older than 6 months from last reporting period
- Up-to-date and signed management accounts: if financials are older than 6 months
- Auditor's letter of income
- Auditor's letter to confirm shareholding percentage: if the business is a (Pty) Ltd

Documents required for a bond application Full-time employment

- Home loan application form: completed and signed
- Offer to purchase
- Copy of ID: front and back of smartcard
- Payslips:
 - latest for fixed income
 - latest 6 months for variable income
- Bank statements:
 - latest 3 months
 - can be sourced with customer consent through the IDX (electronic bank statement system) for Absa, Nedbank and Standard Bank customers
- Employment contract: if less than 3 months in current employment

Documents required for a bond application CC, Pty or trust

- Offer to purchase
 - Copy of trust document and letter of authority: if the trust, CC or Pty is trading, we need 2 years of signed financials as well as management accounts. We will need up-to-date management accounts if the financials are older than 6 months from financial year end
 - Copy of ID for each trustee, member or director: front and back of smartcard
- Note:** If the trustees, members or directors are employed or self-employed, please refer to the additional documents required in the above sections:
- Documents required for a building loan – full-time employment or self employed.
- Company or CC registration document
 - Company, CC or trust resolution: signed by all directors, members or trustees
 - Solvency certificate: required if entity is non-trading. FNB also requires a company, CC or trust declaration of income if non-trading
 - Company, CC or trust bank statements: latest 3 months

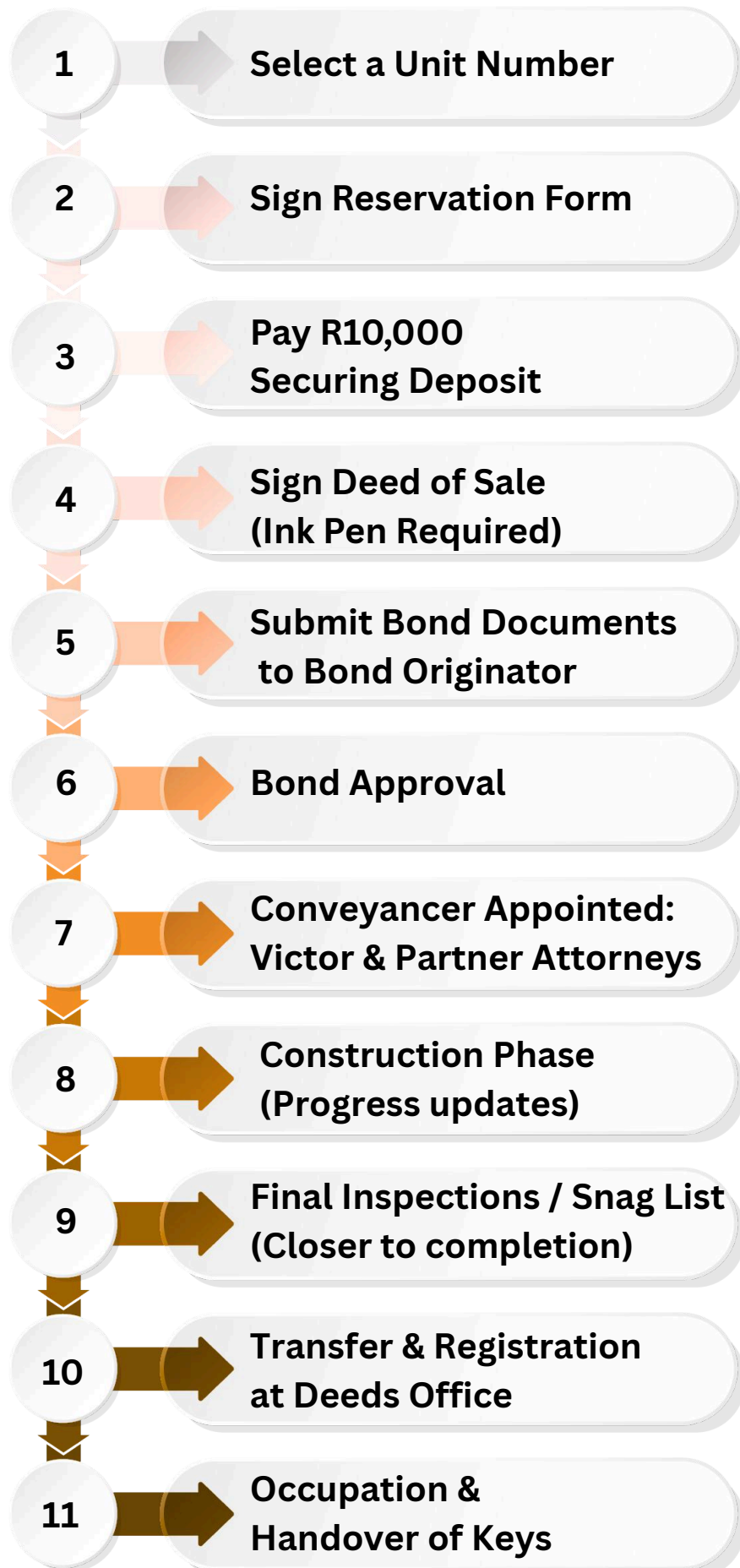
Documents required for a bond application Temporary resident living in South Africa

- Home loan application form: completed and signed
- Offer to purchase
- Copy of passport
- Copy of work permit or work visa
- Employment contract: valid, signed and in business English
- Payslips:
 - latest payslip for fixed income
 - latest 6 months for variable income
- South African bank account statements: latest 3 months, which can be sourced with customer consent through the IDX (electronic bank statement system) for Absa, Nedbank and Standard Bank customers

Documents required for a bond application SA citizen living abroad

- Home loan application form: completed and signed
- Offer to purchase
- Copy of ID: front and back of smartcard
- Copy of passport
- Copy of work permit or work visa
- Employment contract: valid, signed and in business English
- Payslips:
 - latest payslip for fixed income
 - latest 6 months for variable income
- Bank statements:
 - latest 6 months showing corresponding salary deposits in your international bank account
 - latest 3 months from your South African bank account, which can be sourced with customer consent through the IDX (electronic bank statement system) for Absa, Nedbank and Standard Bank customers

PURCHASE PROCESS



LEGAL PROCESS



Office Tel:
Direct Fax:
Address:

(011) 831 0000
086 541 3140
Highcliff Office Park, Unit 10 – Second Floor
Cnr Wilhelmina Avenue & Christiaan de Wet Road
Constantia Kloof

Legal process of registering a property

1. Sale Agreement

- Buyer and seller sign a Deed of Sale (Offer to Purchase).
- This is a binding legal contract setting out the terms of the property **sale**.

2. Appointment of Conveyancer

- Victor and Partner Attorneys are appointed to act as the conveyancers.
- They manage the transfer process and ensure all legal requirements are met.

3. Compliance & FICA

- Buyer and seller submit FICA documents (ID, proof of address, etc.).
- Victor and Partner Attorneys ensure both parties comply with the law.

4. Bond Registration (if applicable)

- If the buyer is financing the purchase, the bank issues approval and instructs Victor and Partner Attorneys as the bond attorneys.
- They prepare and register the mortgage bond simultaneously with the transfer.

5. Obtain Clearance Certificates

- Victor and Partner Attorneys secure:
- Rates clearance certificate (from the municipality – all rates, utilities, and taxes must be paid up in advance for 3–6 months).
- Transfer duty receipt (proof buyer paid SARS transfer duty, or exemption if under threshold).

6. Draft Transfer Documents

- The conveyancer prepares transfer documents for signature by both parties.
- The seller pays transfer costs* (conveyancer fees, transfer duty, Deeds Office fees).

7. Lodgement in Deeds Office

- All relevant attorneys (transfer, bond, cancellation) lodge documents simultaneously at the Deeds Office.
- The Deeds Office examines the documents (±7–14 working days).

8. Registration

- Once approved, the Registrar of Deeds registers the property.
- Ownership officially passes to the buyer.

FICA (Financial Intelligence Centre Act) Required by Conveyancer Attorneys

For Individuals:

- Certified copy of ID / Passport
- Proof of residential address (not older than 3 months, e.g., utility bill, rates account, lease agreement, or bank statement)
- Income tax number (sometimes requested)

Marriage certificate / Antenuptial contract / Divorce order (if applicable)

For Companies / Close Corporations:

- CK / CIPC registration documents (e.g., CM1, CM29, or new CIPC registration certificates)
- Memorandum of Incorporation (MOI)
- Resolution authorising the signatory to act on behalf of the entity
- Certified ID of all directors / members
- Proof of company's registered address (not older than 3 months)

Tax number / VAT registration (if applicable)

For Trusts:

- Trust deed
- Letters of Authority from the Master of the High Court
- Resolution authorising the signatory
- Certified IDs of all trustees and beneficiaries
- Proof of residential address for all trustees / founder / beneficiaries



(081) 079-5317
(071) 720-4344



www.imbaliestate.co.za