



# Buyers Guide

## 01



### Initial Contact, Physical Viewing or via Website, Select Stand

Begin your journey by reaching out to us through our website, phone, or a physical visit. Explore the available stands, review detailed layouts, and choose the one that perfectly suits your vision.

## 02



### Complete KYC form (ID, Proof of Residence)

To proceed, fill out the Know Your Customer (KYC) form. Submit necessary documents, including a valid ID, proof of residence.

## 03



### Deposit Payment & Agreement of Sale

Secure your chosen stand by making the required deposit and paying the administrative fee. Finalize this stage by signing the Agreement of Sale to officially start your journey with Kings City.

## 04



### Completion of Payment & Title Deeds Transfer Process

Settle the remaining balance as per the agreed terms. Upon full payment, the title deed handover process will commence, ensuring a seamless transfer of ownership to you. It is time to build.

01



### Select a House Plan

Choose a house plan that suits your needs and lifestyle. Make the necessary payment and customize the design to match your tastes and preferences.

02



### Plan Approval

Print copies of the house plan as required by compliance regulations. Submit the copies to the compliance officer for health & council approval.

03



### Stand Pegging and Site Verification

A compliance officer will show the pegs of your stand to verify boundaries. The stand is then officially sited and signed for, confirming the construction area.

04



### Commencement of Building

Once the plan is approved, construction can begin. A local inspector and a compliance officer will inspect the building process at various stages according to the inspection sheet to ensure compliance with building standards.

05



### Completion and Final Inspection

After construction is complete, the building undergoes a final inspection. If everything is in order, a Certificate of Occupation is issued.

06



### Welcome Home

Congratulations! Your new home is ready for occupation.

01



## Pay Rates to Obtain Rates Clearance Certificate

1. Visit our offices to pay all outstanding rates on the property.
2. Obtain a Rates Clearance Certificate, which confirms no debts are owed on the property. This certificate is mandatory for the transfer to proceed.

02



## Pay Conveyancing Fees

1. Settle the conveyancing fees with the appointed conveyancer (lawyer) to initiate the transfer process.
2. The conveyancer prepares all necessary legal documents and ensures the transaction complies with local laws.

03



## Complete ZIMRA Declaration Forms

1. Complete the required ZIMRA (Zimbabwe Revenue Authority) declaration forms, including Capital Gains Tax returns.
2. The conveyancer submits the forms to TARMS (Tax and Revenue Management System).

04



## Submission to Deeds Office

1. The complete file, including all certificates and documentation, is submitted to the Deeds Office.
2. The Deeds Office reviews and processes the registration, ensuring all legal requirements are met.

05



## Registration and Issuance of Title Deed

1. Once approved, the property is officially registered in the new owner's name.
2. A new Title Deed is issued, confirming the new owner as the legal deed holder.



# Price List

600m <sup>2</sup>	700m <sup>2</sup>	800m <sup>2</sup>	908m <sup>2</sup>	1000m <sup>2</sup>
\$22,000	\$25,670	\$29,340	\$30,600	\$32,670
2000m <sup>2</sup>	2100m <sup>2</sup>	2250m <sup>2</sup>	3003m <sup>2</sup>	4000m <sup>2</sup>
\$38,340	\$40,257	\$43,140	\$54,360	\$68,160

## Terms

- ▶ Built Up Area
- ▶ Title Deeds
- ▶ House Plans Available
- ▶ Fully Serviced Residential Stands
- ▶ Stands start from 600m<sup>2</sup> to 4000m<sup>2</sup>
- ▶ 20% Deposit, Balance Over 18 Months
- ▶ Gated Community and Free Standing Stands also Available
- ▶ \$300.00 Lease Agreement and Administration Fees

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