



Buyers Guide

TERMS

- 📍 20% DEPOSIT PAYABLE OVER 2 MONTHS
- 📍 \$300 AGREEMENT OF SALE & ADMIN FEES
- 📍 ZERO INTEREST ON MONTHLY PAYMENTS
- 📍 BALANCE OVER 18 MONTHS

WHAT WE OFFER

- 📍 FULLY SERVICED STANDS
- 📍 HOUSE PLANS AVAILABLE & CUSTOMISABLE
- 📍 TITLE DEEDS
- 📍 FREE STANDING STANDS

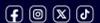
GET IN TOUCH

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FOLLOW US ON

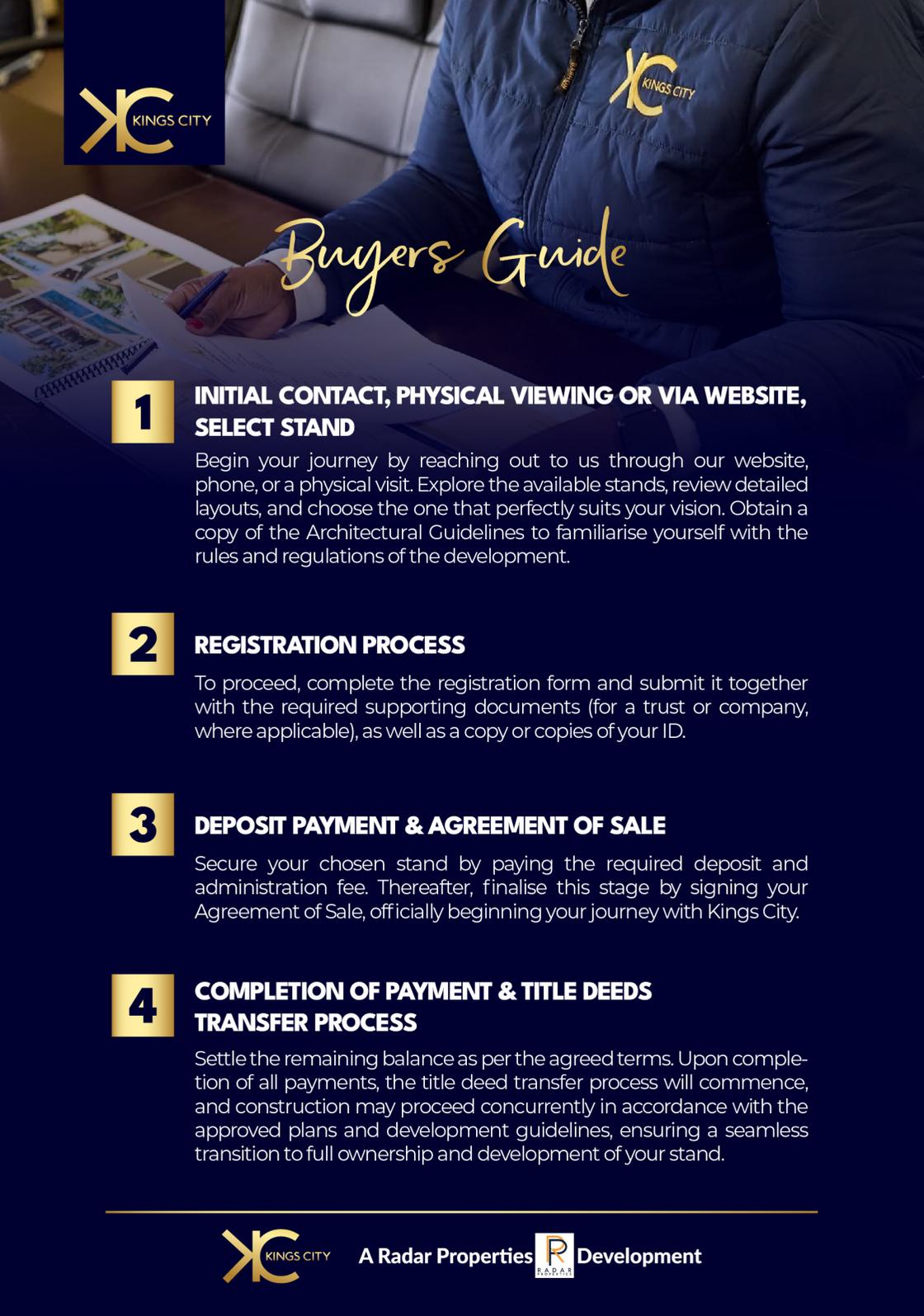


@kingscity_byo

VISIT OUR WEBSITE

www.kingscity.co.zw



A person wearing a blue puffer jacket with the Kings City logo is sitting at a desk, looking at architectural plans. The background is dark and out of focus.

Buyers Guide

1

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. Obtain a copy of the Architectural Guidelines to familiarise yourself with the rules and regulations of the development.

2

REGISTRATION PROCESS

To proceed, complete the registration form and submit it together with the required supporting documents (for a trust or company, where applicable), as well as a copy or copies of your ID.

3

DEPOSIT PAYMENT & AGREEMENT OF SALE

Secure your chosen stand by paying the required deposit and administration fee. Thereafter, finalise this stage by signing your Agreement of Sale, officially beginning your journey with Kings City.

4

COMPLETION OF PAYMENT & TITLE DEEDS TRANSFER PROCESS

Settle the remaining balance as per the agreed terms. Upon completion of all payments, the title deed transfer process will commence, and construction may proceed concurrently in accordance with the approved plans and development guidelines, ensuring a seamless transition to full ownership and development of your stand.

1

SELECT A HOUSE PLAN

Windsor Park – Clients have the flexibility to design a house plan with an architect of their choice

Kingsbury Estate – Clients select a house plan from the pre-approved house plan booklet and may customize the design to suit their needs.

Crownridge – Clients may either choose a house plan from the existing booklet or select an architect from the developers' approved panel to design according to their specifications.

2

PLAN APPROVAL

Once a house plan is approved by the client, it undergoes the necessary approval process with Health and Council authorities. After approval, the finalised plan is ready for collection at our offices.

3

SITE VERIFICATION & CONSTRUCTION

The compliance team will verify the site pegs with the contractor to prepare the site for construction. Once construction begins, a local inspector and our compliance officer will conduct inspections at the stages specified in the inspection sheet, as well as additional checks as needed, to ensure compliance with building standards.

4

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.

5

WELCOME HOME

Congratulations! Your new home is ready for occupation.

1

CAPITAL GAINS TAX QUESTIONNAIRE & DECLARATION BY PURCHASER FORMS

- i. Complete the required ZIMRA (Zimbabwe Revenue Authority) declaration forms, including Capital Gains Tax Questionnaire.
- ii. The conveyancer submits the forms to TARMS System & the Capital Gains Tax Certificate is issued.

2

PAY CONVEYANCING FEES

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

3

PAY RATES TO OBTAIN RATES CLEARANCE CERTIFICATE

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

4

PAY RATES TO OBTAIN RATES CLEARANCE CERTIFICATE

- i. Your file, including all certificates & documentation, is submitted to the Deeds Office.
- ii. The Deeds Office reviews and processes the registration, ensuring a seamless deduction from the parent deed.

5

REGISTRATION & ISSUANCE OF TITLE DEED

- i. Once approved, the property is officially registered in your name.