



# TIMESHARE RE-SALES

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## WELCOME TO CHAMPAGNE LANE RESORT

### Have you ever considered owning a Timeshare Unit at Champagne Lane Resort?

- \* The mere definition of the term "Timeshare" means that you are not purchasing a property in the conventional sense (sole ownership of a property) – you would be sharing the property with other owners – each owning their own specified week-long timeslot (Module) - without worrying about maintenance and upkeep thereof. You would, therefore, be sharing these costs with other owners.
- \* By purchasing a Timeshare unit, you are investing in a Lifestyle – thereby ensuring a minimum of one week's vacation once a year, each year. You are buying the right to occupy a specific property at a specific time (Module) each year.

### Does that mean that I am obliged to visit the same Resort every single year? What if I would like to shake things up a little and venture elsewhere?

- \* One of the advantages of owning a week at our resort is that you can exchange your unit, in any given year, for a week at another resort, either in South Africa or even overseas. This would be achieved via one of the Exchange Groups to which we are affiliated. (It is important to note that, should you want to exchange your unit via one of these organisations, the Levy for the year in question needs to be settled in full before the Resort can release the unit to them.) (See below for Details of Exchange Groups)

### What if the timeslot (Module) that I purchased doesn't always suit me – can I visit the resort at another time perhaps? Is there an extra cost for this "internal" exchange?

- \* Of course you can, provided that the Resort has availability.
- \* There is no extra cost to yourself unless you upgrade to another unit for the week, in which case, you would be liable for the difference in the Levy for that year from your Levy amount to the Levy amount due for the swapped unit. (eg:- Should you have purchased a 6 Sleeper Unit and you are swapped into an 8 Sleeper unit for a week, you would pay the difference in the Levy amount between the 2 units. Should you swap into another 6 Sleeper Unit, there would be no extra cost to yourself.)
- \* The secret to success with an internal swap is to request the timeslot exchange as early as possible – in doing so, the prospect of disappointment is minimised. Your Levy for the year would also need to have been settled in full before the Resort will accommodate an internal exchange.

### Should I not want to exercise any of the above-mentioned options for the year, is there anything else I can do?

- \* You can ask the Resort to Let out your unit or you can Let out the unit privately. (Bear in mind that the Resort can, and will, never guarantee a full week's rental, if any at all.)
- \* You can also gift your unit to family or friends for the particular year.

### So, I have decided that I would like to purchase a Timeshare Unit at Champagne Lane Resort – how do I proceed and what are my obligations?

#### 1 First and foremost:-

- \* Submit your Offer to Purchase to the Resort.
- \* Should your offer be accepted by the Seller, the once-off Purchase Price as well as the Transfer Administration fee would need to be paid in full before the Transfer of the Unit can be processed.

#### 2 Thereafter, the Annual Levy must be settled in FULL as follows:-

- \* Should you own a Module that falls in January or February of the year, a minimum of 6 weeks before occupation date; or
- \* Should you own a Module at any other time during the course of the year, by the end of FEBRUARY of each year.

#### 3 Attend the Annual General Meeting or provide a Proxy for someone to attend the meeting on your behalf.

- \* The AGM is held in Durban every year. Attendance provides you the opportunity for giving valuable input into the future of the Resort as a whole, thereby potentially enhancing the value of your lifestyle investment

## TO SUMMARISE:-

### MY PRIMARY OBLIGATION AS AN OWNER OF A MODULE:-

The annual Levy must be settled in Full as follows:-

- Should you own a Module that falls in January or February of the year, a minimum of 6 weeks before occupation date; or
- Should you own a Module at any other time during the course of the year, by the end of FEBRUARY of each year.

### ANNUAL OPTIONS AVAILABLE TO ME AS A TIMESHARE OWNER:-

- You can occupy for the week of your Module.
  - you can spacebank your unit with one of the Timeshare Exchange facilitators:-
    - **iExchange (www.iexchange.net):-**
      - \* No Annual Membership Fee payable;
    - **First Exchange (www.firstexchange.co.za) :-**
      - \* No Annual Membership Fee payable;
    - **RCI (www.rci.co.za) :-**
      - \* Annual Membership Fee payable;
  - # These Exchange Organisations will allocate a point value for the time that you are banking.
  - # These points can then be used towards any availability that they may have at a time more suited to your needs for that year, at any resort that they have listed.
  - # iExchange and RCI have listed resorts both nationally and internationally.
  - # First Resorts has nationally listed resorts only.
- You can let out your week via the Resort Rental Pool (from which you will receive 80% of any income derived); or  
You can Let out your week privately.
  - Should you not be in a position to occupy your specific module you can attempt an internal once off "swap" (at no extra cost to yourself unless the available Chalet is an upgrade on your own chalet owned) provided the resort has availability.



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Month	2023 YEAR							2024 YEAR		NOTES	
(Current Year)	Sleeper	Unit	OWNER	Price	RCI Grade	Module	Week	Dates (Fri - Fri)	Week	Dates (Fri - Fri)	
<b>6 SLEEPER UNITS (4 ADULTS + 2 CHILDREN) - 2023 LEVY - R8 113 (Incl)</b>											
Feb	8	1	PVT	R 1 000.00	Red	F02	7	17 Feb - 24 Feb	7	16 Feb - 23 Feb	
Mar	6	1	CLR	R 8 100.00	Red	H04	11	17 Mar - 24 Mar	10	08 Mar - 15 Mar	Price Neg
May	6	1	PVT	POA	Red	F07	18	05 May - 12 May	19	10 May - 17 May	
Jun	6	1	CLR	R 8 100.00	Red	M02	22	02 Jun - 09 Jun	21	24 May - 31 May	Price Neg
Aug / Sep	6	1	PVT	R 7 000.00	Red	M07	34	25 Aug - 01 Sep	33	16 Aug - 23 Aug	
Sep / Oct	6	1	PVT	R 10 000.00	Peak	P06	39	29 Sep - 06 Oct	38	20 Sep - 27 Sep	
Oct / Nov	8	1	PVT	R 7 100.00	Red	M13	43	27 Oct - 03 Nov	43	25 Oct - 01 Nov	
Nov	6	1	CLR	R 8 100.00	Red	M12	44	03 Nov - 10 Nov	44	01 Nov - 08 Nov	Price Neg
Jun / Jul	6	7	PVT	R 19 000.00	Peak	P04	26	30 Jun - 07 Jul	25	21 Jun - 28 Jun	
Dec	6	7	PVT	R 25 000.00	Peak	P08	50	15 Dec - 22 Dec	50	13 Dec - 20 Dec	
Jan	6	7	CLR	R 8 000.00	Peak	P11	1	6 JAN - 13 Jan	1	5 Jan - 12 Jan	
<b>8 SLEEPER UNITS - 2023 LEVY - R8 855 (Incl)</b>											
Jan	8	3	CLR	R 8 800.00	Red	H01	3	20 Jan - 27 Jan	3	19 Jan - 26 Jan	Price Neg
Mar	8	3	CLR	R 8 800.00	Red	H04	11	17 Mar - 24 Mar	10	08 Mar - 15 Mar	Price Neg
Mar	8	3	PVT	R 8 800.00	Red	H03	12	24 Mar - 31 Mar	11	15 Mar - 22 Mar	
Mar / Apr	8	3	PVT	R 8 800.00	Red	H02	13	31 Mar - 07 Apr	12	22 Mar - 29 Mar	
May	8	3	CLR	R 8 800.00	Red	F07	18	05 May - 12 May	19	10 May - 17 May	Price Neg
May	8	3	CLR	R 8 800.00	Red	F08	20	19 May - 26 May	20	17 May - 24 May	Price Neg
Aug / Sep	8	3	CLR	R 8 800.00	Red	M07	34	25 Aug - 01 Sep	33	16 Aug - 23 Aug	Price Neg
Sep	8	3	CLR	R 8 800.00	Red	F10	36	08 Sep - 15 Sep	36	06 Sep - 13 Sep	Price Neg
Sep	8	3	CLR	R 8 800.00	Red	F11	37	15 Sep - 22 Sep	41	11 Oct - 18 Oct	Price Neg
Sep	8	3	PVT	R 10 000.00	Red	H10	38	22 Sep - 29 Sep	37	13 Sep - 20 Sep	
Oct	8	3	PVT	R 20 000.00	Red	F12	42	20 Oct - 27 Oct	42	18 Oct - 25 Oct	
Nov	8	3	CLR	R 8 800.00	Red	M11	45	10 Nov - 17 Nov	45	08 Nov - 15 Nov	Price Neg
Nov / Dec	8	3	CLR	R 8 800.00	Red	M09	47	24 Nov - 01 Dec	47	22 Nov - 29 Nov	Price Neg
Dec / Jan	8	3	PVT	R 40 000.00	Peak	P10	52	29 Dec 23 - 05 Jan 24	52	27 Dec 24 - 03 Jan 25	
Mar / Apr	8	5	CLR	R 8 800.00	Red	H02	13	31 Mar - 07 Apr	12	22 Mar - 29 Mar	Price Neg
Apr	8	5	CLR	R 8 800.00	Red	H06	15	14 Apr - 21 Apr	14	05 Apr - 12 Apr	Price Neg
Apr / May	8	5	CLR	R 8 800.00	Red	F06	17	28 Apr - 05 May	17	26 Apr - 03 May	Price Neg
Oct	8	5	CLR	R 8 800.00	Red	H12	41	13 Oct - 20 Oct	40	04 Oct - 11 Oct	Price Neg
Nov	8	5	CLR	R 8 800.00	Red	M12	44	03 Nov - 10 Nov	44	01 Nov - 08 Nov	Price Neg
Nov	8	5	CLR	R 8 800.00	Red	M10	46	17 Nov - 24 Nov	46	15 Nov - 22 Nov	Price Neg
Feb	8	8	CLR	R 8 800.00	Red	F02	7	17 Feb - 24 Feb	7	16 Feb - 23 Feb	Price Neg
Apr	8	8	PVT	R 25 000.00	Peak	P01	14	07 Apr - 14 Apr	13	29 Mar - 05 Apr	EASTER 2023
May	8	8	CLR	R 8 800.00	Red	F07	18	05 May - 12 May	19	10 May - 17 May	Price Neg
Jun	8	8	PVT	R 17 000.00	Red	H08	24	16 Jun - 23 Jun	23	07 Jun - 14 Jun	
Aug / Sep	8	8	PVT	R 7 500.00	Red	M07	34	25 Aug - 01 Sep	33	16 Aug - 23 Aug	
Nov	8	8	CLR	R 8 800.00	Red	M10	46	17 Nov - 24 Nov	46	15 Nov - 22 Nov	Price Neg
Nov / Dec	8	8	CLR	R 8 800.00	Red	M09	47	24 Nov - 01 Dec	47	22 Nov - 29 Nov	Price Neg
Dec	8	8	PVT	R 30 000.00	Peak	P09	51	22 Dec - 29 Dec	51	20 Dec - 27 Dec	
Feb	8	9	PVT	R 7 500.00	Red	M15	5	03 Feb - 10 Feb	5	02 Feb - 09 Feb	
Mar / Apr	8	9	PVT	POA	Red	H02	13	31 Mar - 07 Apr	12	22 Mar - 29 Mar	
May	8	9	PVT	R 20 000.00	Red	F07	18	05 May - 12 May	19	10 May - 17 May	
May	8	9	CLR	R 8 800.00	Red	H07	19	12 May - 19 May	18	03 May - 10 May	Price Neg
Jul	8	9	PVT	R 17 000.00	Peak	P02	28	14 Jul - 21 Jul	27	05 Jul - 12 Jul	
Sep	8	9	CLR	R 8 800.00	Red	M08	35	01 Sep - 08 Sep	34	23 Aug - 30 Aug	
Oct	8	9	PVT	R 9 000.00	Red	F12	42	20 Oct - 27 Oct	42	18 Oct - 25 Oct	
Nov	8	9	CLR	R 8 800.00	Red	M10	46	17 Nov - 24 Nov	46	15 Nov - 22 Nov	Price Neg
Jan / Feb	8	10	CLR	R 8 800.00	Red	M14	4	27 Jan - 03 Feb	4	26 Jan - 02 Feb	Price Neg
Feb	8	10	PVT	R 12 000.00	Red	F01	6	10 Feb - 17 Feb	6	09 Feb - 16 Feb	
Feb	8	10	PVT	R 12 000.00	Red	F02	7	17 Feb - 24 Feb	7	16 Feb - 23 Feb	



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Mar	8	10	CLR	R 8 800.00	Red	H04	11	17 Mar - 24 Mar	10	08 Mar - 15 Mar	Price Neg
May / Jun	8	10	PVT	R 8 000.00	Red	F09	21	26 May - 02 Jun	35	30 Aug - 06 Sep	
Jun	8	10	PVT	R 8 000.00	Red	M02	22	02 Jun - 09 Jun	21	24 May - 31 May	
Jun	8	10	CLR	R 8 800.00	Red	M01	23	09 Jun - 16 Jun	22	31 May - 07 Jun	Price Neg
Jun / Jul	8	10	PVT	R 12 000.00	Peak	P03	25	23 Jun - 30 Jun	24	14 Jun - 21 Jun	
Aug	8	10	PVT	R 9 000.00	Red	M04	31	04 Aug - 11 Aug	30	26 Jul - 02 Aug	
Dec	8	10	PVT	R 18 500.00	Red	H13	48	01 Dec - 08 Dec	48	29 Nov - 06 Dec	

## LUXURY 8 SLEEPER UNITS (OWN POOL & SAUNA) - 2023 LEVY - R9 557 (Incl)

Jan	Lux 8	4	CLR	R 9 500.00	Peak	P12	2	13 Jan - 20 Jan	2	12 Jan - 19 Jan	Price Neg
Feb	Lux 8	4	CLR	R 9 500.00	Red	F02	7	17 Feb - 24 Feb	7	16 Feb - 23 Feb	Price Neg
Mar / Apr	Lux 8	4	PVT	R 3 500.00	Red	H02	13	31 Mar - 07 Apr	12	22 Mar - 29 Mar	
Apr	Lux 8	4	CLR	R 9 500.00	Red	H06	15	14 Apr - 21 Apr	14	05 Apr - 12 Apr	Price Neg
May	Lux 8	4	CLR	R 9 500.00	Red	F08	20	19 May - 26 May	20	17 May - 24 May	Price Neg
Jun	Lux 8	4	CLR	R 9 500.00	Red	M02	22	02 Jun - 09 Jun	21	24 May - 31 May	Price Neg
Jun	Lux 8	4	CLR	R 9 500.00	Red	H08	24	16 Jun - 23 Jun	23	07 Jun - 14 Jun	Price Neg
Jun / Jul	Lux 8	4	PVT	R 17 000.00	Peak	P04	26	30 Jun - 07 Jul	25	21 Jun - 28 Jun	
Sep	Lux 8	4	PVT	R 10 000.00	Red	H10	38	22 Sep - 29 Sep	37	13 Sep - 20 Sep	
Oct	Lux 8	4	CLR	R 9 500.00	Red	F12	42	20 Oct - 27 Oct	42	18 Oct - 25 Oct	Price Neg
Dec	Lux 8	4	CLR	R 9 500.00	Red	H13	48	01 Dec - 08 Dec	48	29 Nov - 06 Dec	Price Neg

Jan	Lux 8	11	PVT	NEG	Peak	P12	2	13 Jan - 20 Jan	2	12 Jan - 19 Jan	
Jan	Lux 8	11	CLR	R 9 500.00	Red	H01	3	20 Jan - 27 Jan	3	19 Jan - 26 Jan	Price Neg
Mar	Lux 8	11	PVT	R 10 000.00	Red	H04	11	17 Mar - 24 Mar	10	08 Mar - 15 Mar	
Apr	Lux 8	11	PVT	R 30 000.00	Peak	P01	14	07 Apr - 14 Apr	13	29 Mar - 05 Apr	EASTER 2023
Sep	Lux 8	11	CLR	R 9 500.00	Red	F11	37	15 Sep - 22 Sep	41	11 Oct - 18 Oct	Price Neg
Nov	Lux 8	11	PVT	R 25 000.00	Red	M10	46	17 Nov - 24 Nov	46	15 Nov - 22 Nov	

**YOU DO NOT OWN A SPECIFIC WEEK NUMBER AT CHAMPAGNE LANE, YOU OWN A MODULE.**

**THE WEEKS STATED ON THIS LIST ARE FOR 2023 and 2024 ONLY**

**NOTE:- POA (Price Offer Agreement)**

### Champagne Lane - Rental Charges per Night (2023/24)

	Out of season W/E Fri pm to Mon am	Out of Season Mon pm to Fri am	In Season	Per head rate Adult (Out of Season Only)	Pensioner discount (Out of Season Midweeks Only)
6 Sleeper (2 b/room)	R 1 840.00	R 1 610.00	R 2 070.00	R 550.00	R 1 350.00
8 Sleeper (2 b/room+Loft)	R 2 415.00	R 2 070.00	R 2 760.00	R 550.00	R 1 450.00
Lux 8 Sleeper (2 b/room+Loft)	R 2 760.00	R 2 415.00	R 3 105.00	R 550.00	R 1 690.00
Rondaval - No 12	400 p/p	400 p/p	500 p/p	R 280.00	R 560.00

**PPPN rates are only applicable to out of season periods**



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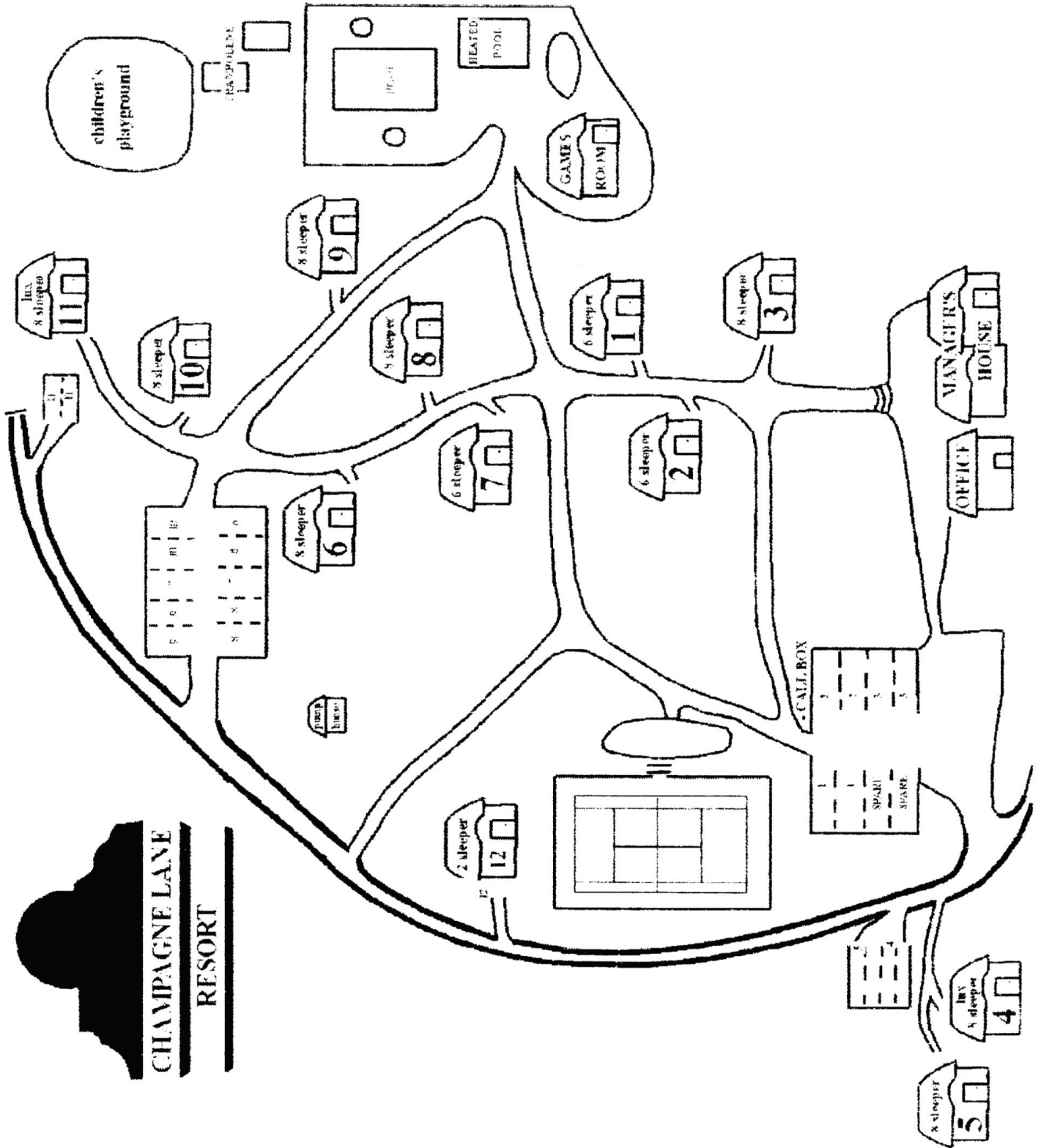
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## RESORT LAYOUT





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## OFFER TO PURCHASE

DATE:- \_\_\_\_\_

This serves to confirm that I / We

\_\_\_\_\_

ID number/s:-

\_\_\_\_\_

Residing at:-

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Postal Address:-

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Telephone Number (Person 1):

(H)

(W)

Telephone Number (Person 2):

(H)

(W)

Cell number (Person 1):-

\_\_\_\_\_

Cell number (Person 2):-

\_\_\_\_\_

E-mail (Person 1):-

\_\_\_\_\_

E-mail (Person 2):-

\_\_\_\_\_

hereby offer to purchase UNIT NO \_\_\_\_\_ MODULE \_\_\_\_\_ at Champagne Lane Share Block

for the sum of R \_\_\_\_\_ (AMOUNT IN WORDS \_\_\_\_\_ )

- I understand that all the levies will be up to date at time of transfer (unless otherwise agreed upon).
- I understand and agree that I will be required to sign all documents and pay the accepted Purchase Price as well as the Transfer Fee of R1 000.00 to effect the transfer of the aforementioned timeshare shareblock as may be required by the Share Transfer Secretaries.

**PLEASE NOTE THAT THE PURCHASE PRICE, AS WELL AS THE TRANSFER FEE, IS PAYABLE ON ACCEPTANCE OF THE PURCHASE OFFER AND BEFORE TRANSFER IS PROCESSED**

Signed at:- On this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_

Signature (Person 1):-

\_\_\_\_\_

Signature (Person 2):-

\_\_\_\_\_

Witness:-

\_\_\_\_\_