



Frequently Asked Questions

What am I buying?

Nkumbe Coastal Wildlife Estate (Pty) Ltd and Nkumbe Chalets (Pty) Ltd are selling shares and the right to construct a residential tourism home in Mozambique. The shareholder's rights in these companies link directly to the land rights granted to Wildtrack Safaris Limitada in Ponta Malongane, Southern Mozambique.

What rights does Wildtrack Safaris Limitada have?

The company has obtained all the authorisations to develop tourism accommodation and has been granted a DUAT over 247 hectares of land known as Nkumbe Wildlife Estate.

What does DUAT really mean?

In Mozambique, the land belongs to the state and cannot therefore be sold, transferred, mortgaged or charged. The right to use and profit from the land or Direito de Uso e Aproveitamento da Terra, so-called DUAT, is the right that national or foreign individuals, companies and communities acquire over the land subject to the demands and restrictions imposed by land legislation.

How can I verify the rights?

All documentation pertaining to the approvals authorizations and rights issued by the Mozambique Authorities to Wildtrack Safaris Limitada are available for scrutiny from the offices of MBC Consulting in Maputo. Copies of these documents and their English translations are available from developers offices in Durban.

Who has title on the improvements on the land?

The rights and authorizations granted to Wildtrack Safaris Limitada are for the use of the land and to complete the project in 5 phases. The land has not been sub-divided into individual plots but rather is viewed as one lot of 247 hectares zoned for residential tourism. Once a prospective purchaser acquires shares in Nkumbe Coastal Wildlife Estate (Pty) Ltd or Nkumbe Chalets (Pty) Ltd and builds a residential tourism home in the allocated area on the property, the home is registered in Maputo with the authorities as an additional immovable improvement on the land in the name of Wildtrack Safaris Limitada. MBC has confirmed that the Homeowner/ Shareholders may at the end of each phase apply for the sub-division of the land into individual plots and once authorised, owners may then obtain title to the individual plots.

Can the Mozambican Government confiscate the land?

According to Mozambique law, the State cannot confiscate land that has approved Improvements thereon.

Why are the land rights held by a South African company and not by the individual shareholders or the Mozambican company?

KPMG Mozambique recommended that a South African company should hold title to the land rights in Mozambique because Mozambique, South Africa and Swaziland have entered into a Tri-Lateral Agreement that offers investors certain guarantees that protect their investment in the respective countries. KPMG advised that as a South African company investing in Mozambique we have greater recourse should the need arises than say a Mozambican company with the same rights.

Can the purchase of the shares and construction of the house be financed?

The financing of the purchase of shares by a financial institution is not likely thus, the purchase of the shares will have to be with cash available to the prospective purchaser. Mozambican financial institutions will only finance buildings after completion. South African financial institutions do not readily finance housing in foreign countries. Prospective purchasers would thus have to initially raise the funds themselves to build the residential tourism home, which could then be financed by a Mozambican Bank. Alternatively additional funds could be obtained from a mortgage over immovable assets owned in South Africa from a SA Bank or by forming a consortium of investors through friends and family

How long will it take to build a unit

4 to 8 months depending on the size of the unit to be constructed.

Am I allowed to add to my home at a later stage?

Once the homeowner has completed the initial construction of his residential tourism home, it will be inspected by the Mozambican authorities and approved. At any stage after this, the homeowner has the opportunity of adding decks, rooms, outside showers, swimming pool and other extras. The developer will assist owners with the drawing up of upgrade plans, application to the Authorities for approval and construction of these alterations.



How are the shares purchased and my residential tourism home built?

Prospective purchasers will enter into a Building Agreement, Promissory Agreement and Use Agreement with Wildtrack Safaris Limitada, and a Share Sale Agreement with Nkumbe Coastal Wildlife Estate (Pty) Ltd or Nkumbe Chalets (Pty) Ltd. A deposit of 50% will be placed in trust with the purchasers attorneys. Upon signature of the Agreements the deposit is released to Wildtrack Safaris Limitada and construction begins. Drawdowns are made according to a Progress Payment schedule and monitored via a milestone development chart and site photographs sent to the buyer by the Project Manager.

Is there VAT payable on the sale?

The sale of shares in Nkumbe Coastal Wildlife Estate (Pty) Ltd and Nkumbe Chalets (Pty) Ltd will not give rise to a liability for VAT in South Africa.

Are there any other Taxes or Duties payable in Mozambique?

The improvement is registered held in the name of Wildtrack Safaris Limitada and the purchaser has the exclusive use of the improvement. Should the purchaser wish to transfer the improvement to his name then he will be liable for the payment of all expenses, fees, IVA and any other taxes due in relation to the implementation of the transaction.

What other costs will I be liable for which are not included in the purchase price?

The costs of furniture and personal fittings, monthly levies, house electrical consumption are not included in the sale of shares or the building price.

Can I re-sell my residential tourism home?

Yes. The transaction will be in two parts the sale of shares and sale of the improvement. The sale of the shares is to ensure the continuation of observance of the Estate Rules and levies obligations.

Can I let out my residential tourism home?

The homeowner may enter into a rental pool agreement with the company which manages the rental of the residential tourism homes on behalf of the homeowner on the Estate. The company will assist the homeowner in the determination and scheduling of rentals according to peak, high and low season occupancy in the area. Funds received from rentals will be paid directly into the homeowners account after deductions. Homes will be cleaned and prepared for occupation by the management company.

Are there any restrictions with regard to visitors?

Homeowners and visitors to the Estate are obliged to follow the Estate Rules which may be amended from time to time in accordance with the memoranda of incorporation of the various companies.

How many units will there be on the Estate?

The Estate will comprise of 120 residential tourism homes, 25 residential tourism chalets and 2 commercial tourism areas.

The Mozambican authorities have approved the construction of these over 5 phases. To date the infrastructure and services have been provided to 55 residential tourism homes and chalets in the first two phases.

What services/infrastructure will be provided?

Roads, electricity, fire reticulation, game/security fencing and 24-hour security with foot patrols.

What security will be provided?

Fully enclosed Estate fencing with 24-hour access controlled gatehouse and 24-hour foot patrols.

Who will manage the Estate?

The existing boards of directors of Nkumbe Coastal Wildlife Estate (Pty) Ltd, Nkumbe Chalets (Pty) Ltd and Wildtrack Safaris Two (Pty) Ltd manage the Estate with a fulltime Estate Manager that lives on the Estate. The Boards determine the monthly levy to be charged annually which will cover operating costs such as the maintenance of complex infrastructure, 24-hour patrolling security, a full time on-site manager etc.

What security will be provided?

A fully fenced Estate with a 24-hour security access controlled gatehouse with 24-hour foot patrols.

Will pets be allowed?

Due to the nature of the Estate no pets are allowed as they cannot coexist peacefully with the game that has been introduced on the estate.

What wildlife has been introduced to the Estate?

Impala, Reedbuck, Nyala and Zebra were introduced to the Estate. This complements the civet cat, red and grey duiker, bushpig, bushbabies, samango and vervet monkey, mongoose and various other small mammals on the Estate.

What amenities are there close to the Estate?

- Access to spectacular unspoilt beaches
- Ski boat launch sites
- Surf, fly and deep sea fishing
- Scuba diving and snorkelling on world famous dive sites and pristine reefs
- Restaurants
- Experience Southern Mozambique: Lively night life, local Baracas and excellent restaurants
- Local curio shops
- Elephant Reserve
- Swimming with dolphins and whales
- Surfing and kite surfing at Ponta's world famous point break