



**PROJECT NAME:
BLUE WATERS ESTATE**

**DIASPORA PROJECT
VISION 2040-2060**

**COMPOUND MANAGEMENT:
RULES AND REGULATIONS**

Location: On The Shore of Lake Tanganyika:
Bujumbura_Burundi - Kabezi (20 minutes from Bujumbura)

Developer: Blue Waters Estate



PROJECT TYPE:

▪ 10.5Ha FOR REAL ESTATE DEVELOPMENT:

Number of Plots: 110 Plots (6ares – 9ares)

The site is made of 4 Zones: **A, B, C & D:**

The plots are divided into 3 categories: **Standard, VIP & VVIP**

The project/construction is made of 3 parts: **High-End Villas, Standard Apartments (2 units with 6-floors each), High-End Apartments with private beach, private pool and private playground (1 unit with 5-floors),**

• 150M LAKESHORE ZONE:

Private beach, restaurant & bar, swimming pool, playground, reception/events/meeting hall, water fall and place for Hippopotamus and more

PROPERTY MANAGEMENT RULES

Property Acquisition Rules & Policy (cont.)

- The design ***Must be respected from outside ONLY***. Inside LAYOUT can be changed but ***the number of rooms Must respect the followings:***
 - 🏠 *VVIP Plot should have 5-6 Rooms, two living rooms on the first floor, one living room upstairs, every room MUST be self-contained, and all other design changes can be negotiated with the developer for approval*
 - 🏠 *VIP Plot should have 5-6 rooms, two living rooms on the first floor, one living room upstairs, every room MUST be self-contained, and all other original design changes can be negotiated with the developer for approval*
 - 🏠 *Standard Plot should have 4-5 rooms, 2 living rooms on the first floor, one living room upstairs, every room MUST be self contained and All other design changes can be negotiated by the developer for approval*
- Any person entering the property must be invited by the property owner and shall leave his/her identity card at the security gate before entering the promise and get it back on the way out
- **Management company will have the following responsibilities:**
 - 🏠 ***Take care of the whole compound:*** maintenance (roads, gardening/trees, water/electricity equipment system),
 - 🏠 ***Managing long term and short term home leasing contracts*** including finding customers, managing advertising with local and international platforms (Expedia, Priceline, Airbnb, vbro, homestay, Tripadvisor,...)

PROPERTY MANAGEMENT RULES (cont.)

■ **Bleu Waters Estate is a Gated Community.**

- All the property owners MUST adhere to certain rules to make the compound enjoyable and private
- Property owner can not build anything besides the design he/she selected while purchasing the property (no townhouse, no apartment type,...)
- The owner MUST build 2-story house (No One-Story house/flat allowed)
- All the properties can have fences with 1.2m high and they must ALL be painted white with minimum decoration
- The owner can not have animals such as cows, goats, sheep, chicken..... **ONLY dogs and cats are allowed**
- Owner MUST respect the privacy of the compound by managing movement and noise of people living on his/her property

■ **Property Acquisition Rules & Policy:**

- The future Property owner must accept "Blue Waters Estate Rules"
- The future property owner ***Must accept one out of the 16 designs*** proposed by the developer
- The future property owner ***Must chose the plot and the design on the same time. However,*** he/she can change the choice and chose another design before construction starts

PROPERTY MANAGEMENT RULES

Amenities For Blue Waters Estate .

- The Gated Compound will have 24-hr security monitoring,
- The compound will have all needed amenities to make sure that anyone living in the compound has all daily needs available in the compound such as: club house with: Clinic, pharmacy, gym, alimentation, restaurant/bar, beauty salon...
- Property owners will have to pay security/management/maintenance fees
- The site will **have paved roads, street lights**, water from the wells with advanced filtration system and the cost will be shared based on size of the plot (the total size of the plots is 8.0Ha, the individual cost will be very minimum)