



# **BASSONIA ROCK NEWS LETTER MARCH 2017**

## **SECURITY**

There has been a noticeable increase in the verbal abuse of the Security officials and the Estate Manager. Be aware that this is a breach of the rules of the Estate and a fine of R750.00 can be levied against perpetrators.

The Guards are here to ensure our safety, and follow instructions given to them. To date the Estate has a zero incident rate. It is unacceptable to abuse anybody. Guards have been requested to report any abuse to management, and fines will be instituted.

The Estate Manager must also be treated with respect, should there be any disagreements they must be resolved amicably. He is also in the employ of the Home Owners Association, to which all owners belong, he is there to assist the committee in the day to day running of the Estate.

## **MANUAL BOOM AND SCANNER**

A manual boom has been installed on the visitors' entrance. All vehicles entering the visitors section will sign in, until the scanner is installed. Vehicles without a valid licence, or drivers without a valid driver's licence will not be allowed entry into the estate. As the roads in the Estate are council roads, all vehicles must have a current licence disk, and drivers have to be in possession of a valid drivers' licence.

Please request visitors to be patient should they have to wait, the extra precautions are for the safety and security of our homes and families.

All owners who are in arrears will not be scanned but will still be required to use the card entry system. **KINDLY INFORM ALL YOUR VISITORS, DELIVERIES AND CONTRACTORS.**

The scanning of domestic helpers and gardeners will be introduced in the second phase.

## **RULES OF THE ROAD**

Roads within the Estate are Council roads, therefore all traffic rules apply. It has been reported that some residents do not stop, or slow down at Stop signs or intersections, and exceed the speed limit of 20 Kph. Please be aware that children play and ride their bikes in the Estate.

## **COMPLAINTS**

In order to lodge complaints with the HOA, they have to be in writing, with your name and contact details. No anonymous complaints will be entertained. Please be assured that your details will be kept confidential. This decision has been taken in order to keep adequate records of complaints received, so that appropriate action can be taken against repeat offenders where required, and to provide the complainant with the relevant feedback.

## **EXTRACT OF THE MOI RELATING TO THE MAINTENANCE OF THE STREETScape AND BUILDINGS**

### **AND**

### **PROCEDURES TO BE FOLLOWED BEFORE COMMENCEMENT OF ALTERATIONS.**

Some residents have voiced their displeasure in receiving letters and possible fines for not maintaining their gardens and homes. For convenience we have attached an extract of the MOI for information purposes.

- 4.3 Responsibility for Maintenance of the Streetscape
  - 4.3.1 Each Member shall be responsible for the maintenance of the area between the road curb and the boundary of his property, referred to as the streetscape which shall include maintaining trees, plants and shrubs planted on the streetscape by the Member or the HOA.
  - 4.3.2 The streetscapes, garden/walls, buildings or outbuildings or the side of buildings forming part of the streetscape shall be maintained and painted where necessary to the reasonable satisfaction of the Directors failing which the Directors shall be entitled to place the Member on terms and provide him with a period of 7 (seven) days in which to rectify the situation. Should the Member fail to take the requisite remedial steps within the specified time the Member shall be in breach and the Directors shall be entitled, notwithstanding any other remedy that may be available to the HOA to take the necessary steps and debit the Members levy account for the cost thereof,
  - 4.3.3 Members shall ensure that presentable curtains/blinds are hung on windows so that, when viewed from the outside, are not an eyesore.
  - 4.3.5 Each Member is required to keep his Erf boundary walls and buildings clean, neat and in a good state of repair. Should an Erf or improvements thereon become unsightly, the Directors shall call upon such Member to rectify the situation, detailing what remedies are required and giving the Member a

reasonable period for commencement and completion. If the Member fails to comply with the Directors requirements within the stipulated times, the Member shall be in breach and the Directors shall be entitled, notwithstanding any other remedy that may be available to the HOA, to enter upon the Erf or cause other persons on their instructions to enter upon the Erf, in order to take the necessary steps to clean or repair the Erf and charge the owner of the Erf by debiting his levy account for the cost thereof.

#### 4.5 Building Construction and Alterations

4.5.1 A Member shall not construct any building or make any alterations to his building which will prejudice the harmonious appearance of the buildings on the Estate.

4.5.2 Where the Directors approve applications from Members in regard to any building construction or alteration plans, the Member acknowledges that;

4.5.2.1 he accepts all legal and other liabilities and consequences thereof;

4.5.2.2 he shall obtain all required statutory approvals prior to the commencement of the building construction or alteration (e.g. municipal approval for building plans);

4.5.2.3 approval by the Directors is in respect of the proposed design only, and not of construction, stability, durability or suitability for purpose.

#### 4.22 Construction of New Homes / Improvements and Alterations made to Existing Homes

##### 4.22.1 Architectural Standards

4.22.1.1 All building plans shall be prepared in accordance with the Architectural Standards applicable to the Estate and all building plans shall be approved by the Directors in writing prior to commencement of construction works.

4.22.1.2 The Architectural Standards shall also be applicable to any additions or alterations to existing structures.

4.22.1.3 The Architectural Standards which form part of this Memorandum may be amended, substituted or varied from time to time by the Directors. The Architectural Standards as aforesaid are deemed to be incorporated in this Memorandum and any material deviation from the Standards as set out there in shall, at the discretion of the Directors, result in the imposition of penalties.

4.22.1.4 All building plans are to be submitted firstly to the HOA and after HOA to the Municipality for final approval before the commencement of any building activity.

4.22.1.5 The HOA shall not proceed with any approval of building plans as long as that Member is in breach of any of the provision of this Memorandum.

##### 4.22.2 Time Limits

4.22.2.1 The construction of improvements on any Erf within the Estate shall commence within 2 (two) years from the date of registration of transfer of the property into the name of the purchaser of the property and shall be completed within 1 (one) year of commencement thereof or in the event of alterations or renovations such alterations and renovations shall be completed within 6 (six) months of commencement.

- 4.22.2.2 The above provisions in clause 4.22.2.1 are subject to any extensions of the periods that may be negotiated with and approved from time to time by the Directors who may impose further conditions.
- 4.22.3 Building Penalty
- 4.22.3.1 Any Member that fails to comply with the time limit as set out in clause 4.22.2 above, for the commencement or completion of construction, shall be liable, in addition to any fines that may be imposed, to pay a penalty to the HOA, for the period during which the Member remains in default after expiry of the time limit.
- 4.22.3.2 The penalty referred to above shall be equal to twice the current monthly levy payable by the Member in addition to the normal monthly levy payable from time to time and shall be payable monthly in advance in addition to the normal monthly levy.
- 4.22.3.3 The waiver of building penalties shall be at the sole discretion of the Directors.
- 4.22.4 Re-zoning
- 4.22.4.1 No Member shall rezone or in any way change the use for which an Erf is zoned, whether by way of rezoning or consent use or otherwise, save with the prior written consent of the Directors, which shall have complete discretion in this regard and whose decision shall be final and binding.
- 4.22.4.2 No Member shall subdivide or consolidate any Erfen, nor erect a second dwelling on their Erf without the prior written consent of the Directors, which consent shall be granted or refused at the sole discretion of the Directors irrespective of whether any lawful authority grants permission for such subdivision of the Erf or consolidation or second dwelling.
- 4.22.5 Building
- 4.22.5.1 No member shall commence any building operations on his stand whether initial buildings or interior or exterior extension until:
- suitable toilet facilities have been provided for his Contractor and his or their employees on site;
  - water is connected to and is available on site;
  - site electricity is connected or a generator is provided;
  - all ancillary levies and fines are paid in full and the Member is not in breach of the provisions of this Memorandum.
- 4.22.5.2 If the Member who is building is in breach of this Memorandum the HOA may refuse entry of his contractors or their/his employees to the Estate in addition to any other action that may be taken;
- 4.22.5.3 Suitable arrangement must be made to remove all building material off the streetscape onto the stand immediately on delivery.
- 4.24.8 No Member may make any additions or extensions to the buildings situate on his Erf or erect any further building or structure, in particular but not limited to carports, garages, servants' quarters, store rooms, covered patios, awnings, lapas, decking, poles, zozo huts, wendy houses and pergolas without the prior written authority of the HOA and compliance with the Municipal Regulations

- 5.9 Procedure for the Approval of Building Plans
- 5.9.1 Three printed copies of working drawings, in compliance with the approved sketch plans (drawn by an accredited registered architect) are to be submitted to the HOA for approval, prior to being submitted to the local authority for approval. Note that the authority will not accept plans that do not bear the HOA stamp of approval.
- 5.9.2 After plans are signed by HOA, two coloured copies will be returned to home owner and one copy will be retained by HOA for record purposes, until an approved copy from the Municipality is received. Perspective drawings and photos may be requested. A scrutiny fee will be applicable and payable to the HOA together with the side walk deposit fee set out in clause 5.9.3 below.
- 5.9.3 A refundable Building Deposit as stipulated by the HOA from time to time, must be paid to the HOA prior to the commencement of construction, HOA will refund the deposit subject to set-off against any expenses incurred to clean and/or restore any damage to common property of the Estate, including pavements, walkways, roads, boundary walls, damaged in the course of or associated with construction including the conveyance of any materials to and from the building site. This deposit will be used to remove any rubble or make good any damages caused by the builder, e.g. curbing, landscaping and community service.
- 5.9.4 No construction shall commence before the HOA has received the scrutiny fee, the Building Deposit, a copy of the HOA and Municipal approved plans and is satisfied with the Contractor credentials and furthermore that the Member is not in breach of this Memorandum.
- 5.10 Alterations and Additions  
The same design criteria and rules will apply as set out herein.
- 5.11 Occupation Certificate  
No dwelling may be occupied unless a copy of the Occupation Certificate issued by the Municipality has been lodged with the HOA prior to such occupation.
- 5.12 Site Plan  
A plan of the proposed building or alterations shall be available on site during all working hours for perusal by the Estate Manager or Municipality.

### **CONTACT DETAILS**

	Contact person	Times	Contact number
ASM	Rynhardt de Vos	08:00 to 17:00	072 611 9105
ASM	Guards	24 hours	011 432 0139

TAP-ON system		24 hours	079 699 1114
Coleman Properties	Gerhard Lombard	09:00 to 17:00	011 867 3773
Estate Manager	George Habib	08:00 to 17:00	071 889 9500
Ekurhuleni Metropolitan council			011 999 2100
Metro Police EMPD			112
Metro Police Johannesburg			011 357 0013 10111

**For a full set of the Rules and Regulations of the Estate, and latest news, kindly visit <http://bassoniarockhoa.co.za/>**