



## FEES AND FINES

### FEE STRUCTURE

<b>MONTHLY LEVY</b>	<b>FY2023/24</b>
Current	R1 350
Reserve Fund	R100
<b>BUILDING - HOME CONSTRUCTION</b>	
Plan Scrutiny Fee	R9 000
Building Deposit (Payable before constructions commences) (Non-Refundable Portion of Building Deposit)	R40 000
Builder Induction Course (Once Off)	R300
Monthly ECO Inspection Fee (For any portion of a month while construction is in progress)	R400
Monthly Building Management Fee (For any portion of a month while construction is in progress)	R200
<b>BUILDING - HOME ALTERATIONS</b>	
Plan Scrutiny Fee (Where applicable)	R2 000
Major Alterations	
- Non-Refundable Building Fee	R7 500
- Monthly ECO Inspection Fee	R400
- Monthly Building Management Fee	R200
Minor Alterations	
- Non-Refundable Building Fee	R2 500
<b>Open Erven</b>	
Quarterly Grass Cutting	
- Small Erven	
- Medium Erven	R150
- Large Erven	R250
	R375
<b>PROPERTY SALE RELATED</b>	
Homeowners Clearance Certificate	R2 250
<b>SECURITY RELATED</b>	
Estate Agents - Biometrics Fee (Per Calendar Year)	R600

## FINE STRUCTURE

TRANSGRESSION	1st OFFENCE	2nd OFFENCE
Transgression or non-compliance to House Rules or Constitution	If a written or oral warning were issued - Fine equal to 50% of monthly levy	After issue of first fine – Fine equal to 100% of monthly levy
Arrear Accounts with HOA	Prime plus 4% from 30 days Handover to collection  All external costs incurred in the process of collecting outstanding amounts will be for the account of the debtor Payment plans, if agreed in writing, can never exceed 3 months	Prime plus 4% from 30 days Handover to collection  All external costs incurred in the process of collecting outstanding amounts will be for the account of the debtor Payment plans, if agreed in writing, can never exceed 3 months
Occupation of dwelling before Occupation Certificates has been issued	If a property is occupied before an occupation certificate is issued: Forfeit refundable portion of deposit. Fine will be issued equal to 100% of the monthly levy. Owner will have 30 days to rectify	Should the owner still be in breach after 30 days: 300% levy for every month thereafter Municipality will be notified of the unlawful occupation
In the event of any construction of a dwelling exceeds 12 months	The owner and/or builder (as the case may be), will forfeit the builders deposit unless an extension in writing has been obtained from the Trustees	The owner and/or builder (as the case may be), will forfeit the builders deposit unless an extension in writing has been obtained from the Trustees
Spot fines for traffic violations, tailgating, and stray animals, continuous barking of dogs, or transgressions by visitor, sub-contractors, or delivery trucks.	Fines to be determined by HOA taking the transgression, damage to property and degree of offence into consideration	Fines to be determined by HOA taking the transgression, damage to property and degree of offence into consideration
Transgression or non-compliance to the Builders Code of Conduct	See separate list	See separate list

NOTE: All fines can be appealed in writing to Trustees – after all fines are paid and adherence given to written warning

## FINES STRUCTURE FOR BUILDERS CODE OF CONDUCT

TRANSGRESSION	1st OFFENCE	2nd OFFENCE	Fine Unit	Fine Type	Additional Info
Deviation from approved building plans without HOA approval	2,000	5,000	Incident	DRP	
Not obtaining occupation certificate within 12 months after construction activities commenced	1,000	N/A	Working Day	DRP	Forfeiting refundable portion of building deposit
Commencing site activities before site handover from TM	1,000	1,000	Day	DRP	
Improper use of access cards/identification	2,000	N/A	Worker/Day	Security	Immediate removal and Blacklist
Theft	2,000	N/A	Incident	Security	Immediate removal and Blacklist
Workers not registered to work on site	1,000	2,000	Worker/Day	Security	
Illegal immigrants working / No SAP69 clearance working on site	1,000	2,000	Worker/Day	Security	
Individual walking outside demarcated boundaries or within no-go areas	500	1,000	Incident	Security	
Not having written permission to work after hours	500	1,000	Incident	Security	
Leaving the Estate after designated working hours	500	1,000	Worker	Security	
Not informing HOA of staff no longer being in his service	500	1,000	Worker/Day	Security	
Consumption of alcohol or drugs	1,000	N/A	Incident	Safety	Immediate removal and Blacklist
Operating plant outside the boundaries of the site	500	1,000	Incident/Day	Safety	
Speeding or reckless driving	500	1,000	Incident	Safety	
Un-roadworthy vehicle/overloading of vehicles	500	1,000	Incident	Safety	
Not adhering to OHS Act; not wearing PPE, unsafe acts, etc	500	1,000	Worker	Safety	
Discharge of cement or concrete in an uncontrolled manner	1,000	2,000	Incident	Enviro	Plus Rehab
Spillage of materials	1,000	2,000	Incident	Enviro	Plus Rehab
Individual causing damage to fauna and flora	1,000	2,000	Incident	Enviro	Plus Rehab
Injuring or killing wildlife	1,000	2,000	Incident	Enviro	
Erosion	1,000	2,000	Incident	Enviro	Plus Rehab

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