



Penalties shall be levied by the Home Owners' Association to the Owner and not to be building contractor, or his agents. It is the responsibility of the Owner to recover such penalty amounts from the building contractor.

	OFFENCE	PENALTY
1	A penalty double the value of the monthly levy is payable until construction begins, also refer to as "breaking ground".	Double monthly levy
2	A penalty of R5.000 pm will be charged for the failure to complete building work within a twelve (12) months after building work has commenced, and will be charged on a monthly basis until such time that the residence can apply for an Aesthetic (ORBIC) and Occupation (Council) Certificates.	R5 000 pm
3	A penalty of R10.000 pm will be charged for the failure to complete building work within twenty-four (24) months after building work has commenced.	R10 000 pm
4	R5 000 once-off fine for commencing building activities prior to official approval, either by the Home Owners' Association or the Local Authority. Thereafter, R1 000 per week for continuance of the illegal building activities.	R 5000 R1 000 pw
5	R1 000 per week where a water-borne or chemical WC is not installed on a building site, or where temporary consent dispensation has been granted by the Home Owners' Association.	R1 000 pw
6	R1 000 per week where an approved water connection has not been installed and where the Home Owners' Association shall also report the illegal activity to Council who operate a separate and expensive system of fines.	R 1000 pw
7	Where works commence and building progress is recorded as having ceased to all intent and purpose (stop-start), the Owner shall be issued with a warning notice to recommence and failure to comply within a further seven days, will result in a penalty double the value of the monthly levy should the building period be transgressed.	Double monthly levy
8	R2 000 per incident or per week for illegal dumping if not immediately removed.	R2 000
9	A once-off fine of R5 000 for deviation from the approved building plans, will apply.	R5 000
10	A monthly fine of R5 000 for non-rectification of any illegal deviation will apply.	R5 000
11	R5 000 plus immediate dismissal from the estate, plus full reimbursement/repair by the contractor should the employee or sub-contractor be caught stealing material or damaging any property.	R5 000 plus damages



12	R5 000 for damages to services.	R5 000
13	R1 000 per individual offence where the owner, building contractor, sub-contractors or suppliers refuse to comply with the access control protocols of the estate, including the escorting of workers to the gates	R1 000
14	R5 000 For any use of prohibited building material. A monthly fine of R5 000 for non- rectification of use of prohibited building material.	R5 000
15	R500 for failing to clean the access area after trucks have offloaded.	R500
16	R500 for not keeping the road and pavement clean and tidy.	R500
17	R2 000 for stealing water or electricity from another site.	R2 000
18	R2 000 per incident where builder's sheds, materials, plant, or equipment, are dumped, placed, or stored on the sidewalks of the complex roads, adjacent vacant stands, or in any area of public open space.	R2 000
19	Should a stand not be cleaned / building site properly maintained, the owner will be provided with a request to correct this, failure which will lead to the HOA cleaning it on behalf of the owner and adding the costs to their levy account.	Actual costs
20	R500 for the first reported incident where work continues after the approved hours of construction and R1 000 for every subsequent incident.	R500 R1 000
21	R300 per staff member for leaving the site after building times.	R300 per staff member
22	R250 per incident where labourers of contractors are found wandering around the Estate; furthermore, if your Builder is not on the site that access was granted to, he/she will be asked to leave the Estate immediately and will be banned from the Estate never to return again.	R250
23	R5 000 for premature and unapproved occupation of a complete or semi-complete dwelling without obtaining an Aesthetic (ORBiC) and Occupation Certificate (COUNCIL). In the event where you move in without the permission of the HOA or obtaining the necessary certificates an Eviction order will be obtained. All legal cost will be for the account of the Owner.	R5 000
24	Should occupation occur of any dwelling without the prior consent of the Board, the owner will automatically forfeit the damages deposit and should this sum be required to repair or replace damaged property within the complex incurred as a result of building activities on the owners' property, then a separate fine of R5 000 shall be imposed.	R5 000



25	Persistent infringement of the rules will result in the building site being closed until a "good behaviour" deposit of R10 000.00 is paid.	R10 000
26	R2.500 per month for failure to comply with a notice from the HOA regarding the exterior upkeep of your property (such as, but not limited to painting, replacement of plaster, removal of unsightly building materials etc.) within the maximum period of six (6) months.	R2 500
27	A penalty equal to double the value of the monthly Estate levy will be charged monthly for exterior renovations not approved by the HOA	Double levy
28	R 250 per worker for unsupervised work on the working site in question at all times whilst on the Estate	R250 per worker