

THORN VALLEY ESTATE – STATUTORY COSTS

1.0 PLAN APPROVAL PROCESS

- 1.1 Total architectural review cost : R1,500 excl VAT
 - 1.1.1 R500 plan scrutiny fee
 - 1.1.2 R500 site inspection after foundations excavated and before concrete poured
 - 1.1.3 R500 completion inspection for issue of Completion Certificate
- 1.2 TVEHOA plan administration fee – R350 excl VAT

2.0 BUILDING CONTROL PROCESS

- 2.1 Statutory costs
 - 2.1.1 R10,000 refundable deposit – no VAT applicable
 - 2.1.2 R1,000 builder's board excl VAT
- 2.2 Ad hoc inspections due to suspected deviation or non-conformance will be charged at R500 for the design review architect – if so required.
Managing Agent administration of any infraction – R350 excl VAT
- 2.3 Personnel ID cards. ID cards shall be required in duplicate for each member of a building contractor's workforce. Cards are supplied at R50 each exclusive of VAT
- 2.4 Contractor vehicle ID cards shall be provided to be displayed at all times whilst in operation within the Estate.
- 2.5 General vehicle access control cards shall be provided at a cost of R100 each plus VAT
- 2.6 Owners' penalties for not commencing construction within twelve months – double monthly levy as the penalty, in addition to the standard monthly levy
- 2.7 Owners' penalties for not completing construction within twelve months - double monthly levy as the penalty, in addition to the standard monthly levy

3.0 Penalties

Note : Penalties shall be levied by the TVEHOA to the Owner and directly to the building contractor, or his agents, as applicable. Where applicable, access shall be denied to the building contractor or his workforce where such parties are in transgression

- 3.1 R500 for failure to clean site by end of each working day;
- 3.2 R2,000 per week for illegal dumping in addition to cost of removal of the rubble;
- 3.3 R100 per staff member for leaving site after building times;
- 3.4 R500 for failing to clean the access area after trucks have offloaded;
- 3.5 R500 for not keeping the road and pavement clean and tidy;
- 3.6 R2,000 for damages to services, inclusive of street lights, etc;
- 3.7 R50 per employee caught roaming the Estate;
- 3.8 Access to the Estate will be denied if illegal building operations are encountered;
- 3.9 R5,000 plus immediate dismissal from estate, plus full reimbursement/repair by the contractor should the employee or sub-contractor be caught stealing material, damaging any property, or using site requirements other than his own;
- 3.10 All fines to be paid before readmission to Thorn Valley is granted;

- 3.11 Persistent infringement of the rules will result in the building site being closed until a “good behaviour” deposit of R 10,000.00 is paid.

4.0 Administration

- 4.1 Levy Clearance Certificates – R350 excl VAT.
- 4.2 Financial administration : Slow Payers – R150 excl VAT.
- 4.3 Non-compliance administration : R500 excl VAT:
- 4.3.1 Protocol for non-compliance. De-activation of Owner from intercom connection and de-activation of Owner’s access cards;
 - 4.3.2 Re-activation of Owner’s intercom and access cards after settlement of account;
 - 4.3.3 Administration charges associated with the process of settlement of account;
 - 4.3.4 Full legal costs and expenses associated with any legal proceedings against Owner.