

**L'Agulhas Nature Reserve
Home Owners' Association
Building Plan Fees, Deposits and Conditions**

1. Plan Fees

1.1 Plan Scrutiny Fee	R 600
1.2 Fee to confirm building erected is as per approved plan	R 600
	Total R1,200

2. Deposits

A refundable deposit is payable before contractors will be allowed on site.	Amount R20,000
or	
A Signed Refundable Building Deposit Agreement (see Appendix 1) plus an	Amount R10,000

3. Conditions

3.1 Levy accounts from Martinique must be paid up to date before any building work can commence

3.2 These levy accounts must be kept up to date during the building process

3.3 Plan Fees in item 1 above to be paid directly to Professional Architectural Technologist, Mr Martin van der Merwe (e-mail drafting@telkomsa.net), to whom plans should be submitted for approval on behalf of LNR HOA

3.4 Refundable deposit in item 2 above to be paid to Martinique

3.5 **After** plans have been approved by LNR HOA, they must be submitted to the Cape Agulhas Municipality (CAM) to be approved in accordance with the National Building Regulations and Building Standards Act. An additional fee to CAM is payable for this

3.6 All building work must commence within 12 months from approval of the plans by Cape Agulhas Municipality (CAM) and be completed within 18 months from commencement of building, otherwise double levies will be raised as a penalty. This penalty levy will be subject to the discretion of the Exco Members and may include that the refundable deposit in item 2 above may be forfeited

3.7 The refundable deposit will be refunded by Martinique not only if the conditions in item 3.6 above have been complied with, but also if the Site Committee has certified that:

- all builders' rubble has been removed from the Common Property;
- there has been no damage to roads or other assets from the construction work;
- appropriate steps have been taken to reinstate any damaged fynbos;
- Form 4 has been submitted by the Approved Competent Person in terms of the National Building Regulations and Building Standards Act, 1977 (Act no. 103 of 1977); and
- an Occupation Certificate is available - this is intended to prevent owners from moving into uncompleted homes.

If damage has been done to LNR, the amount required as determined by the Site Committee to effect repairs will be deducted from the deposit before it is refunded. If damages exceed the deposit, then the HOA Member will be liable for the excess and the deposit will not be returned

3.8 A Builders' Board must be erected at the Owner's expense before building work commences

3.9 Fees will be revised from time to time in line with inflation.

Note: i) Mr Martin van der Merwe is at liberty at his discretion to waive the Plan Fees for those using his architectural services for building plans

ii) A Management Plan approved by Exco is required for any metal tracked, heavy earth moving equipment. Exco may then levy an increased building deposit based on a risk assessment

iii) Above revised refundable building deposit was approved by HOA Members at 6 May 2014 AGM, so is applicable from that date.

Michael Corrigan

Chairperson, LNR HOA

Appendix 1
L'Agulhas Nature Reserve (LNR)
Refundable Building Deposit Agreement

I (full name).....,

owner of LNR Erf.....,

agree that in lieu of the revised refundable building deposit agreed to by HOA members at the AGM on 6 May 2014 of R20,000, I shall pay a deposit of only R10,000 (ten thousand rand). I furthermore agree that should any damages occur to LNR assets whilst building construction is underway on my property, I shall refund LNR the full amount of such damages should they be above the R10,000 deposit paid.

I understand that this arrangement is applicable to the situation where HOA Members use rubber tyred heavy earth moving equipment for plot levelling and not metal tracked heavy earth moving equipment which has the potential for causing considerable more damage. Details have been outlined in Procedure LNRP002 "Building Procedure Compliance by HOA Members".

Signed at thisday of, 20.....

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Owner

.....
Witness