

UPKEEP OF THE GARDENS AND GROUNDS BY HOME OWNERS IN NORMANDIE ESTATE, BRACKENFELL.

The following facts have emerged:

- Homes that are rented do not always have gardens that are properly kept.
- The Grass is uncut with weeds scattered in between the grasses.
- Garden and building rubble etc. in the back yard.
- Brick edgings are either damaged or removed, leaving holes in the ground.
- The bushes are overgrown and unkempt.

Houses that are sold with a voetstoets clause, does not include the gardens and pavement as well.

This is a deplorable situation, and the committee realises that due to water shortages, gardens are neglected and are sometimes badly overgrown. The grass pavements in the front of the house need to be cut, and the overgrown trees need to be trimmed. The grass around the house must be neatly trimmed.

The NHOA Committee wishes to gain the voluntary co-operation of the property owners, as a NHOA OWNER'S PRIDE of the Estate, in transfer matters.

When properties apply for the transfer of the property in future, the gardens will need to be neat and tidy, before transfer will be passes. In view of the scarcity of water, the least than can be done is to ensure that the front garden is neat, and the sides of the property have also been attended to. All builder's rubble is to be removed and building materials need to be orderly arranged or removed.

The first inspection and second inspection costs R50.00 per inspection, payable by cash in advance, given to the N.H.O.A. Inspector, who will provide a written receipt.

Prevent a second inspection taking place, by tidying up the property grounds before applying for release of transfer.

If a pavement or garden is unkempt, notice will be given by the Inspector. for the garden to be cleaned up from weeds, the rubble to be removed, and the grasses trimmed. Three days will be allowed for this to take place. A second garden re-inspection will need the further R50.00 cash inspection fee to be paid in advance, before the final inspection is to be done. Only then will the transfer application be attended to, provided all other matters needing attention have been taken care of.

AGENTS and PROPERTY RENTERS

If the property has been rented out, it is the responsibility of the Agent to make sure that these requirements are done. Either the Agent or the property owner, needs to pay the required inspection fees, and they can claim it back from whoever.

SALES AGENTS

To prevent delays in the transfer process, Agents need to ensure that the N.H.O.A. requirements are fully met, which includes the matter of the garden etc.

The owner is responsible in each instance to see that these rules are kept. Their responsibility will fall away, once the property has been registered at the Deeds Office and notice of this has been forwarded to the NHOA Committee by the transferring Attorney.

Avoid unnecessary delays by following the guide-lines laid down for the Transfer Release of the Property.

Application Forms for transfers are obtainable at 6 Riesling Street, Normandie Estate.

For all other matters please refer to the nhoa.co.za website.

Thank you for your assistance.

N.H.O.A.
15th March 2021.