

09 January 2017

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2017 BUILDING SEASON

Dear Home Owner / Builder / Sub Contractor,

Hope you enjoyed your well deserved rest and that the new year will be full of big and wonderful opportunities.

With the new building season opening today, we just want to highlight a few admin issues:

- As from Monday 16 January 2017, we will only allow builders with proper Police Clearance Certificates to gain access to the estate. Please ensure that you apply for this clearance from SAPS before this date. Access Cards will be issued and will need to be presented at the gate to gain access. No card, no access. This is for the benefit of all, please adhere to this. We have now passed the 1 year mark without any theft at building sites or at dwellings and we want to keep it this way!
- Builders / Sub-Contractors **MAY NOT** be in possession of any permanent access codes!! Only remotes and temporary codes may be used! Home Owners that supply any builder / sub-contractor with their access codes, will be penalised. Any builder found to be using any permanent code, will be penalised. Please help us to ensure the safety of all by not spreading codes!
- Owners **MAY NOT** occupy a dwelling **WITHOUT** an Estate issued Occupancy Certificate! **NO EXCEPTIONS!** A Certificate will only be issued if **ALL** the requirements are completed and **the builder has moved off site!** Stiff penalties will be issued for offenders.
- Please ensure to frequently check on our website (<http://www.boschhoekmountain.co.za/BuildersPortal.html>) under the "Builders Portal" section for any changes in building regulations. All correspondence sent to builders will now be available on this portal. We

will thus not accept any excuses about correspondence not received or information not passed on.

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- The new Building Information Pack will be circulated and need to be signed by all builders.
- It was found that some builders discard the buckets of their personal septic toilets on the estate to save money. The board have thus decided that NO builder will be allowed to supply his own septic toilet. A Proper 3rd party supplier must be used. Proper 3rd party records must be kept and be available for inspection by management.
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- All building sites must be properly fenced off (all around the building area!) and must be maintained during the whole building process. No building material may be stored outside this perimeter.
- The Water meter is the property of the home owner and must be maintained by the home owner.
- No building rubble allowed to be on site during weekends.
- We want to thank builders making use of the Boschhoek Sand Project. This project is one of the Estate's main sources of income and is thus to the benefit off all. Please contact Jandr  or An  to acquire the latest pricelist. Please let us know if you can buy it cheaper from another supplier, we would gladly like to try and accommodate you.

Boschhoek management is looking forward to make this a memorable year and to have all building processes running smoothly. Please feel free to contact the estate manager should you have any difficulties or suggestions.

Regards
Jandr  Higgo
Community Association Manager