



HOME OWNERS ASSOCIATION

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27 May 2021

Dear Owners and Residents,

COMMUNICATION TO OWNERS AND RESIDENTS – 27 MAY 2021

1. **Manager's report**

With the year almost half-way and winter creeping over the threshold, we would like to inform residents of recent activities on our estate. In this regard, please find attached the estate manager's monthly reports for March and April which provide some insight into the duties and projects occupying Harry and his team. Residents are invited to be in touch with Harry should anything require his attention, or to make suggestions to enhance our estate.

2. **Building survey**

As reported earlier, the municipality has recently conducted a survey of properties on the estate. The Exco has now received their preliminary report and our controlling architects, HD Arch Studio, was informed on 25 May 2021 of certain possible transgressions by owners. The municipality's correspondence, attached hereto for reference, informs that:

"According to Act 103 of 1977 (as amended) some of the properties do not legally adhere to:

A: Article 4 (1) with reg. A25 (5) (Deviation from the approved plan)

B: Article 14(4) (a): (illegal occupation)

The following do not adhere to A or B of both:

Stand no: 6,8,15,27,28,31,35,36,40,43,45,53,55,56,58,59,60,61,63,70,71,72,73,78 and 79

If the above mentioned owners do not agree with the above mentioned infringements they can contact the Mossel Bay within 21 working days from date issued in order to arrange for a building inspection of the respective properties. Contact : Carel Kruger 082 569 0905 building inspector."

Owners of the affected properties are required to contact the Aesthetic Committee member, Pieter Smit, urgently to discuss the matter further. The Committee, together with the controlling architects and the municipality, are putting measures in place to assist owners to become compliant with regulations where necessary. These measures include, amongst others, assistance with the preparation of as-built plans where deviations from

Home Owners Association Executive Committee Members

Jaco Lötter(Chairperson), Raoul Hodges(Finance) , Pieter Smit (Aesthetics,Architectural Guidelines), Ilse Nel (Environmental,Fire Control,Security), Kobus Steyn (Estate Maintenance)

approved plans occur, as well as inspections of properties where no occupancy certificates were issued.

Members are reminded of the time limits imposed by the municipality, whereafter individual notices may be issued by the municipality to members. These may result in daily fines for as long as the transgressions continue.

We hope that by rectifying these transgressions, the municipality may consider further proposals to increase the current floor areas of houses on the estate. It is therefore in the interest of all owners that these contraventions, where such exist, are addressed through the currently available process.

Kind regards,

A handwritten signature in black ink, appearing to be 'PJ Lötter', written over a large, stylized, sweeping line that starts from the left and curves upwards and to the right.

**THE EXECUTIVE COMMITTEE
NAUTILUS BAY COASTAL RESERVE**

Per: PJ Lötter (Chairman)