



Bassonia Rock

Home Owners Association

Newsletter
February 2012

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BUILDING PROJECTS

Here's hoping that the year has treated you well so far and that you all enjoyed a loving Valentines Day!

A number of properties in our Estate are in the process of transfer and a number of residents have put in plans for renovations. We would just like to advise that there are a few important steps to remember with regard to the building process.

Firstly, there are architectural guidelines to follow, as part of the rules. The Architect should supply 3 copies of proposed plans. All three copies are to be signed by BRHOA aesthetics committee. These plans, signed by BRHOA, are returned to owner / architect who then submits plans to council for approval. Council then assesses the plans and the "passed" plans are returned to the home owner. The home owner supplies one of these copies signed by council to BRHOA. Only registered builders with the required liability cover will be permitted to build in the Estate. Owners need to advise BRHOA of details of their main building contractor and the owner and building contractors needs to sign a copy of the rules. The main contractor and home owner are responsible for all other subcontractors and deliveries to the site.

A R 2000. building deposit is payable into BRHOA account and then BRHOA issues a certificate of commencement. Only when this certificate is issued may building commence. From time of commencement, new building projects should be completed within one year. Completion of construction project is the date at which the occupation certificate is issued by council. We will assist you wherever possible through the process of building and request that you make the experience as pleasant as possible for your neighbours and for the Estate. Happy Building!

OWNERS & TENANTS

We would like to ensure that all owners and residents have full enjoyment of their homes. We live in a beautiful Estate with excellent security and an excellent sense of community where most neighbours are considerate and friendly. We are privileged to feel safe and comfortable in our homes and wish to ensure that we continue to enjoy our beautiful community.

Conduct rules are to ensure that homes are kept well groomed and that our assets grow within a desirable community. We need to be mindful that our lifestyles do not impact on others around us negatively. We ask that you always consider your neighbours particularly when entertaining and building.

We have recently suffered difficulties with unlawful tenants and we cannot allow this type of conduct in our Estate. All estate agents, rental agents and landlords are to ensure that potential owners and tenants sign a copy of the BRHOA Conduct Rules as part of any Agreement of Sale or Lease.

Home Owners are ultimately responsible for any breaches by their tenants within the Estate. When putting your home on the market or for rental, kindly advise BRHOA so that your agent is made aware of these requirements regarding Conduct Rules prior to signing any agreement. Copies of Rules may be collected at the Security Entrance, signed by both tenants and owners and returned to security for collection by BRHOA.

Kindly ensure that all new lease agreements include a provision for the BRHOA rules to be signed. We have a clause for this purpose which needs to be incorporated into any new lease agreements. Kindly advise Jill when signing a new lease and we will forward all necessary info.

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Live your life to the full and be mindful to allow others to do the same.