

**MINUTES OF THE ANNUAL GENERAL MEETING OF
STONE FOREST BODY CORPORATE
HELD ON THURSDAY, 15 FEBRUARY 2024 AT 18:00 VIRTUAL
VIA ZOOM PLATFORM**

1. CONFIRMATION OF PROXIES, NOMINEES & ISSUING OF VOTING CARDS

Member attendance was as per the attendance register. Proxies were recorded as apologies.

Nominations in the prescribed format were confirmed as received in terms of regulation 7 (2)

Tina van Zyl (Pretor Group) was in attendance.

2. DETERMINATION OF THE QUORUM

Owners of twenty-nine (29) units, constituting 38.10% of the complex in value were present, either in person or by proxy, and eligible to vote. This number was sufficient to form a quorum. In terms of Regulation 19, the meeting was declared duly constituted

3. ELECTION OF CHAIRPERSON

Tina van Zyl was elected as Chairperson for the meeting and welcomed all members present.

4. CONFIRMATION THAT NOTICE OF THE MEETING WAS GIVEN TERMS OF REGULATION 15

The Chairperson confirmed that notice, in terms of Regulation 15 of Annexure 1 of the Sectional Title Schemes Management Act, was given of the Annual General Meeting.

5. APPROVAL OF THE DELIVERY OF GENERAL MEETING NOTICES

The Chairperson tabled for the purposes of delivery of general meeting notices that the notices will be delivered by email to the owners who have provided their email addresses, notwithstanding the provisions of PMR 4(5). An owner who does not have an email address, the notice will be posted to the postal address provided by the owner.

Owners are requested to ensure that their email address and contact details are kept up to date with the Managing agent. An owner can update their own details online via the owner's portal.

The sending of notices was unanimously approved by the meeting.

6. CONFIRMATION OF PREVIOUS MINUTES

6.1 MINUTES OF ANNUAL GENERAL MEETING – 2 MARCH 2023

The minutes of the Annual General Meeting held on 2 March 2023 were taken as read, approved by the meeting and signed by the Chairman.

The meeting unanimously approved the previous minutes.

6.2 MINUTES OF SPECIAL GENERAL MEETING – 29 AUGUST 2023

The minutes of the Special General Meeting held on 29 August 2023 were taken as read, approved by the meeting, and signed by the Chairman.

The meeting unanimously approved the previous minutes.

7. TRUSTEES REPORT OF ACTIVITIES & DECISIONS

The written report was taken as read and approved by the meeting.

Reserve fund levy:

A question was asked on when the reserve fund levy will come to an end.

Tina advised that in terms of Sectional Titles Management Act 8 of 2011 PMR 2 the requirement of the fund as follows:

2. Minimum amounts for reserve fund

For the purposes of section 3(1)(b) of the Act, the minimum amount of the annual contribution to the reserve fund for a financial year being budgeted for, other than the financial year budgeted for at the first general meeting referred to in section 2(8) of the Act, must be determined as follows:

- (a) If the amount of money in the reserve fund at the end of the previous financial year is less than 25 per cent of the total contributions to the administrative fund for that previous financial year, the budgeted contribution to the reserve fund must be at least 15 per cent of the total budgeted contribution to the administrative fund;*
- (b) if the amount of money in the reserve fund at the end of the previous financial year is equal to or greater than 100 per cent of the total contributions to the administrative fund for that previous financial year, there is no minimum contribution to the reserve fund; and*
- (c) if the amount of money in the reserve fund at the end of the previous financial year is more than 25 per cent but less than 100 per cent of the total contributions to the administrative fund for that previous financial year, the budgeted contribution to the reserve fund must be at least the amount budgeted to be spent from the administrative fund on repairs and maintenance to the common property in the financial year being budgeted for.*

It is therefore important for the body corporate to have a 100% of the admin levy income on reserve fund, at that stage it can be considered to remove the reserve fund levy. However, as funds are raised it is utilised for the capital items as set out in the maintenance plan, which means that it is possible but rare that the reserve fund levy will be stopped.

Garage entrances:

At the previous meeting it was reported that some of the residents cannot access their garages due to the entrance being too tight, it was confirmed that Hendrik will investigate the garage entrances that is too small for huge vehicles to park in the garage. Hendrik confirmed that he did to the inspections and the unit numbers provided and that there is really nothing that can be done.

8. APPROVAL OF INSURANCE

8.1 PRESENTATION OF THE REPLACEMENT VALUATION OF ALL BUILDINGS AND IMPROVEMENTS

In accordance with the requirements of Annexure 1 Management Rules, 23(3), the replacement valuation of all buildings and improvements was attended to on 3 March 2022 and presented to the annual general meeting on 15 March 2022. Following receipt

of the valuation, the replacement values of the Body Corporate for insurance purposes were adjusted accordingly.

The next valuation will be due to be presented at the AGM in three years being the AGM of March 2025.

The replacement valuation as presented was unanimously approved by the meeting.

8.2 APPROVAL OF THE INSURANCE SUMMARY OF BENEFITS & REPLACEMENT VALUES OF EACH UNIT

The schedule of replacement values for each unit as tabled, was unanimously approved by the meeting at R11 437.00 per m² per unit.

Any owner/bondholder may at any time increase the replacement value as specified in respect of his/her unit. Provided that such owner shall be liable for payment of the additional insurance premium.

Owners were advised that the sections are covered for all standard finishings, should an owner upgrade his/her unit or erect an approved improvement, an owner may declare non-standard improvements to the insurer, this may include marble tops, solar panels, solar geysers, heat pumps, air conditioning, laminated wooden flooring, thatch roof lapa, wendy houses, carports, garage door motors, alarm systems etc. Please ensure that all non-standard improvements are declared in order to request the insurer to cover this under the body corporate policy. Please note that if non-standard improvements are not declared it is not insured.

The schedule of the building and all improvements to the common property as tabled was unanimously approved by the meeting.

8.3 DETERMINATION OF THE PUBLIC LIABILITY INSURANCE

The Chairman confirmed that the Body Corporate is currently covered for R50 million rand for Public Liability.

The meeting unanimously approved this amount.

8.4 DETERMINATION OF FIDELITY COVER

In accordance with the requirements of the Sectional Titles Schemes Management (STSMA) and CSOS regulations the Chairman confirmed that the Body Corporate is covered for the amount of R1 391 289.25 for Fidelity Cover, this amount meeting the requirements of the CSOS regulations. Calculated as follows:

Total of investments & reserve funds	R1 110 801.00
25% of the admin funds	R 280 488.25
Total to be covered	R1 391 289.25

The meeting unanimously approved the amount of the Fidelity Cover.

9. CONSIDERATION OF THE AUDITED FINANCIAL STATEMENTS

The Audited Financial Statements for the year ending 31 October 2023 were tabled.

After discussion the Annual Financial Statements were considered and accepted by the meeting.

10. APPROVAL OF THE:

10.1 MAINTENANCE, REPAIR & REPLACEMENT PLAN & REPORT

The maintenance, Repair and Replacement Plan of the capital items for the next ten years & Trustees Report of the extent to which the approved maintenance, repair and replacement plan has been implemented was tabled for approval.

The Plan & Report as tabled was unanimously approved by the meeting.

10.2 PROPOSED ESTIMATE OF INCOME & EXPENDITURE FOR THE ADMINISTRATIVE FUND

An estimate of income and expenditure of the operating expenses for the ensuing year was tabled for discussion.

The estimated expenses were set at R1 135 271.00 and approved by the meeting.

The administrative fund budget was unanimously approved by the meeting.

10.3 PROPOSED ESTIMATE OF INCOME & EXPENDITURE FOR THE RESERVE FUND

An estimate of income and expenditure to fund the maintenance, repair and replacement of the common property assets was tabled for discussion.

A provision of R341 894.00 was raised for the financial year.

This amount meeting the minimum requirements of the Act.

The reserve fund budget was unanimously approved by the meeting.

10.4 LEVY INCREASE FOR THE YEAR

It was resolved that the administrative levy will increase with 4.02% and the reserve fund levy will increase with 0.00% as of 01 November 2023.

With a net combined increase of 3.06% as per the budget tabled.

10.5 LEVY PAYMENT IN ADVANCE

It is confirmed that the levies as accepted under the estimate of income and expenditure are payable monthly in advance, on or before the 1st day of each month and are payable in the same amounts and payable in the same instalments until the date of the next Annual General meeting unless the Trustees prescribe otherwise in terms of the relevant prescribed management rule.

10.6 ARREAR LEVY: ACTION TAKEN

Trustees are authorised, and authorise the managing agent on their behalf, to take all necessary steps, including legal action and the sequestration of the owners, to ensure that the Body Corporate receives levies and other monies due to it. The Trustees resolve that the current interest rate is set at 1.5% per month, (equating to 18% per annum) which interest shall be calculated daily and capitalized monthly on all amounts outstanding including, *inter alia*, debt collection charges at the beginning of each month when levies are payable, but is subject to change from time to time in accordance with the provisions of and limitations or requirements imposed by the applicable Legislation.

The Body Corporate acknowledges that not all legal fees are recoverable from the defaulting owner where legal action is taken and that there could be significant under recovery where fees are taxed. The Body Corporate bears the responsibility for payment of legal fees and disbursements. The Body Corporate further acknowledges that, where an attorney follows up on the administration of an insolvent estate subsequent to the granting of a sequestration order, such fees and disbursements are not recoverable and are a cost to be carried by the Body Corporate.

The chairman of the Board of Trustees mentioned that before an owner is handed over to the attorneys for levy collections approval should be granted by the board of trustees before the matter is handed over for collection. The legal fees are already a lot for the current legal matters.

Tina mentioned that CSOS is also doing collections and to be considered by the trustees to hand a matter or two over to CSOS. It was agreed that this be given as a direction to the Board of Trustees.

10.7 ALLOCATION OF PAYMENTS

Any payment made by an owner to the Body Corporate will be allocated firstly to the overdue debt which is the most recent in time and only thereafter allocated to older debt. Only once all overdue debt has been paid will it be allocated to current amounts due.

10.8 DISPUTE RESOLUTION PROCESS: THAT APPLIES IN RESPECT OF DISPUTED CONTRIBUTIONS & CHARGES 25 (1)(D)

Any dispute lodged in respect of contributions/charges raised against a member account must be directed in writing to the trustees for their consideration. A member who is dissatisfied with the trustee's decision is entitled to refer the dispute to the Ombud Service in terms of CSOS Act 9 of 2011.

11. APPOINTMENT OF AUDITOR

AFCA & Partners were re-appointed as Auditors for the ensuing year.

12. TRUSTEES

12.1 DETERMINATION OF NUMBER

The number of trustees was determined at five (5) persons.

12.2 ELECTION OF TRUSTEES

The following persons were nominated and elected as Trustees for the ensuing year:

H. Rheeder	# 2
A. vd Heever	# 25
M. Mhandu	# 38
Tl. Manganye	# 39
H. Aspeling	# 51

13. RESTRICTIONS/DIRECTIONS IN TERMS OF SECTION 7 (1)

- 13.1 Trustees were requested to supply the owners with quarterly feedback with regards to maintenance related issues.
- 13.2 Owners requested to receive notification of any security related issues experienced in the complex.
- 13.3 Trustees to report on monies spent regarding the Maintenance, Repair & Replacement Plan approved by the owners annually.
- 13.5 Trustees to investigate an alternative to the current attorneys for the collection of the arrear levies. Arrear levy collections: A status report to be provided by the attorneys to determine at what stage each case is before to be considered to be handed over to CSOS. Trustees should hand a matter or two to CSOS to see their process and success rate.
- 13.7 Trustees to update the 10-year maintenance plan.

14. CONFIRMATION OF THE SUBMISSION OF AMENDMENTS, SUBSTITUTIONS ADDITIONS OR REPEAL OF RULES ADOPTED BY THE BODY CORPORATE TO THE CHIEF OMBUD

In accordance with Section 10 of the Sectional Title Schemes Management Act, 8 of 2011, the managing agent confirms that there have been no submissions of any amendments, substitutions, additions or repeal of rules (as contemplated in section (5) (a) of the Act) on behalf of the Body Corporate, to the Chief Ombud, during the last financial year.

15. APPOINTMENT OF PUBLIC OFFICER

The meeting confirmed the appointment of Pretor Group (Pty) Ltd represented by Donald Weir as the Public Officer for Stone Forest Body Corporate.

The Appointment of Public Officer was unanimously approved.

16. DETERMINATION OF *DOMICILIUM CITANDI ET EXECUTANDI*

The *domicilium citandi et executandi* was determined as:

The Body Corporate Stone Forest
c/o Pretor Group (Pty) Ltd
River Falls Office Park
262 Rose Avenue
DORINGKLOOF
0157

Private Bag X115
CENTURION
0046

17. CLOSING

There being no further matters under discussion, the Chairperson thanked the members for having attended and closed the meeting at 20:20.

Signed on this _____ day of _____ 20_____

CHAIRMAN

**MINUTES OF THE SPECIAL GENERAL MEETING OF
STONE FOREST BODY CORPORATE
HELD ON THURSDAY, 26 SEPTEMBER 2024 AT 18:00
VIRTUAL VIA ZOOM PLATFORM**

1. WELCOME AND ELECTION OF CHAIRPERSON

Tina van Zyl was elected as Chairperson for the meeting and welcomed all members present.

2. CONFIRMATION THAT NOTICE OF THE MEETING WAS GIVEN TERMS OF REGULATION 15

The Chairperson confirmed that notice, in terms of Regulation 15 of Annexure 1 of the Sectional Title Schemes Management Act, was given of the Special General Meeting.

3. CONFIRMATION OF PROXIES, NOMINEES & ISSUING OF VOTING CARDS

Member attendance was as per the attendance register. Proxies were recorded as apologies.

Nominations in the prescribed format were confirmed as received in terms of regulation 7 (2)

Tina van Zyl (Pretor Group) was in attendance.

4. DETERMINATION OF THE QUORUM

Owners of twenty-eight (28) units, constituting 36.84% of the complex in value were present, either in person or by proxy, and eligible to vote. This number was sufficient to form a quorum. In terms of Regulation 19, the meeting was declared duly constituted

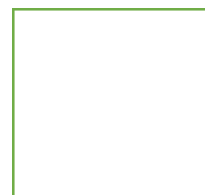
5. SPECIAL BUSINESS:

5.1 INSTALLATION OF A BOREHOLE

Hendrik Rheeder, the chairman of the Board of Trustees confirmed that the matter was discussed at a previous meeting and was not approved, the trustees requested for the matter to be reconsidered considering the recent issue with water supply.

• **Benefits of using Borehole Water**

- Current water issues in Tshwane
- Impact of load shedding on provision of water from Rand Water and Tshwane
- Virtual complete reduction of water costs for home and garden
- Water not treated heavily with chemicals in municipal purification process
- Uninterrupted water supply
- With the required filtration after water testing, a cleaner water alternative
- Improvement in common garden areas improving value to properties
- Community sharing initiatives in times of water cuts and shortages



- One of the neighbouring complexes are also considering installing a borehole and the chairman will have a discussion with them to see if the cost and the system can be shared.
- The HOA drilled for a borehole, and it was found that there is a huge amount of water 32 000 litres water per hour, but they are throttling it down to 9000 litres. The chairman did spoke to the Estate Manager and requested if there is an option that the Body Corporate can buy water from the community borehole, but still to be determined because the 9000 litre the HOA can provide is not enough.

At 18:36 someone left the meeting, and a quorum were no longer present. Tina checked the attendance to determine who left the meeting, which would mean that the meeting will be adjourned until next week. While questions were taken off the record for feedback to be provided at the adjourned meeting next week, another two owners joined the meeting, and a quorum was present for the meeting to proceed.

- **Installation Mapping and details**

- Community sharing initiatives in times of water cuts and shortages
- 140meter deep hole
- Water Bladder reservoir to hold 50k litres
- Filtration System
- Booster Pump and Borehole Pump
- Borehole Management System
- Solar installation for continuous power
- Water testing every 6 months
- Brick and mortar infrastructure to protect pump, bladder, etc. Solar on roof of Structure
- If this installation is approved at this meeting it is still subject to the approval from the Mooikloof Ridge Homeowners association.



Borehole Bladder and Mains



Bladder



- **Current Legislation and Gazette Highlights**

- General authorisations General permission has been granted by the Minister for other slightly larger uses from certain less-stressed sources. This permission has been given by means of general authorisations published in the Government Gazette. These authorisations allow a user to use water without a licence provided that the water use is within the conditions of the general authorisation. Examples of general authorisations include storing a limited amount of water in a dam or abstracting a limited amount of water from certain rivers, or from ground water sources (boreholes). A general authorisation is only applicable to specific rivers or catchments and is not applicable to the whole country
- Drilling contractor will obtain necessary permission from City Council

- **Frequently Asked Questions, Answered**

FREQUENTLY ASKED QUESTIONS

Question	Answer
How is potential algae growth managed	The algae growth is managed by tank chlorination on a monthly basis which keeps tanks and pipe work clean
Will we be charged for water by council	Currently the water act states the manner in which the water will be used is schedule 1 which is not billable. Effluent and sewage charges however will remain – minimum 'network connection' charge will remain
Do we require water tests	It is recommended to test water on a 6 monthly basis to ensure water to SANs standards has not changed and for record keeping.
What type of filters are needed	Chlorine dosing Tank Activated Carbon Filtration Ultraviolet stainless steel Disc Filter 25 mm Water Softener BOOSTER
How often will filters be required to be changed	Filters and UV lamps are recommended to be changed every half year or 6 months determined by total volume output



- **Costing Summary**

Drilling	R126 711,00
Set Up of Drilling Equipment and Traveling	
Drilling 165mm (R350/meter) 140meter deep	
Steel Casing 177mm x 3mm Solid Steel	
PVC Casing 125mm x 5mm	
Gravelpack / Formation Establishment(silica) Filling	
All Labour incl	
Testing	R12 055,01
Yield and Health test Certificates will be issued	
Borehole Pump installation	R186 477,26
Solar Borehole pump and equipment Installation	
Grundforce 1,1 Kw 230v Submersible Motor	
Grundforce 1,1 Kw 230v Submersible Pump+Controlbox	
LABOUR for Borehole 1	
3 Working Days x R 6800 / day	
300 meter Trenching 400mm x 100mm	
Water Bladder reservoir	R30 000,00
8 m x 6 m x 1,8 m Heigh	
Volume 50 000 Lt	
Filtration System	R117 322,39
BOOSTER PUMP SYSTEM	R150 650,90
	R623 216,56

Questions & Answers

Q: Were there comparable quotes for drilling and borehole pump installation?

A: Yes, there were comparable quotes obtained and the one presented in the presentation was the most cost effective.

Q: Will it be possible to share the other quotes?

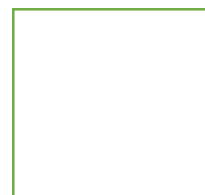
A: Yes, the other quote can be shared.

Q: Has there been risk assessment done as a result of borehole, and what is the funding model?

A: No there has been no assessment done and will be provided by the borehole service provider, and sure that a risk assessment from the HOA can be obtained on the borehole they did. The funding of the project as set out in 5.2 of the minutes.

Q: How long will the installation affect the residents?

A: Maximum over a 5-day period.



If the resolution is passed the maintenance cost for the borehole will be provided for in the budget of the Body Corporate.

Special Resolution: Improvement to Common property, Approval of the installation of the Borehole was put to vote by way of using the Zoom Chatroom:

78.57% voted in favour of the borehole project and 17.86% voted against the borehole project and 3.57% abstained from the vote.

It was confirmed that the resolution has been passed.

5.2 FINANCING OF THE BOREHOLE

The following options were presented:

- Option 1: The full amount of the borehole project to be funded out of the reserve fund and a 100% be recovered by way of a special levy over 24 months and be transferred back into the reserve fund.
- Option 2: The full amount of the borehole project to be funded out of the reserve fund and a 50% be recovered by way of a special levy over 24 months and be transferred back into the reserve fund.
- Option 3: The full amount of the borehole project to be funded out of the reserve fund and a 70% be recovered by way of a special levy over 24 months and be transferred back into the reserve fund.

It was agreed during the meeting that option 4 – 6 should be added for an option to be recovered over 36 months as out below:

- Option 4: The full amount of the borehole project to be funded out of the reserve fund and a 100% be recovered by way of a special levy over 36 months and be transferred back into the reserve fund.
- Option 5: The full amount of the borehole project to be funded out of the reserve fund and a 50% be recovered by way of a special levy over 36 months and be transferred back into the reserve fund.
- Option 6: The full amount of the borehole project to be funded out of the reserve fund and a 70% be recovered by way of a special levy over 36 months and be transferred back into the reserve fund.

A concern has been raised regarding that there are certain units are not currently paying their levies, what measures will be taken to ensure payment.

- Suggestion that Impact Metering Service assist in reducing water pressure of those units. As the arrear levies and arrear water account are two separate matters, Impact Metering Service will be approached to advise if this option will be available if it is arrear levies and not for arrear water usage that they manage.
- It was confirmed that the normal collection process will still be in place for the collection of arrear levies.



It was resolved that the special levy as per option 5 be adopted and that all registered owners at the date of the meeting be liable for the payment of such levy, it was further resolved that the special levy may be paid in instalments over a period of 36 months. The first instalment being payable on 1 November 2024.

5.3 INSTALLATION OF CCTV CAMERAS

The chairman of the board of trustees Hendrik Rheeder presented the proposal on the installation of CCTV Cameras:

- We had 3 cases of alleged theft where laptops and cellphones were stolen. In one case, a generator was stolen from the garage.
- We had three accidents in the complex over the last year. It would have helped if we had CCTV footage to see exactly what happened. CCTV footage could also assist in insurance claims.
- People continuously damage the plaster on the garage ‘surrounds’ or damage the downpipes from the gutters and do not report it.
- If people tailgate, we should be able to trace the offenders to the unit they come from or went to.
- CCTV should be a deterrent to any act of vandalism that could be perpetrated.
- We had an incident of a handgun being fired a few weeks ago, because of an altercation about unpaid rent. This would have been on CCTV and be regarded as proper evidence.
- Any other damage to property due to unforeseen circumstances, such as rain, lightning, wind and hail could be recorded and help with insurance claims.
- Record any other unruly behavior such as urinating in public, kids playing in common areas without supervision, riding of bicycles, skateboards, reckless driving, etc.

75% voted in favour of the installation of CCTV Cameras project and 3.57% voted against the installation of CCTV Cameras project and 21.43% abstained from the vote.

It was agreed that the trustees need to confirm that the CCTV Cameras will not affect the privacy of residents.

5.4 FINANCING OF THE CAMERAS

- Planting of Poles	Total R25 608
- Trenching	Total R23 334
- Cabling	Total R15 710
- Cameras & Installation Accessories	Total R48 023
- Labour, Commissioning & Setup	Total R14 350

Total Estimated cost = R127 025.00

It was requested that the comparative quotes be shared with the owners.



STONE FOREST BODY CORPORATE

BALANCE SHEET

AS AT 31 JULY 2024



ASSETS	
Assets	
Reserve fund - Investec 50011953686	1,179,012.67
Pretor Group Trust Account	82,690.02
Petty Cash	11,600.00
Investment account - 50010026470	181,014.87
Debtors Levies	473,477.55
Deposits Held - Municipal	75,990.00
TOTAL ASSETS	2,003,685.11
EQUITY AND LIABILITIES	
Capital & Reserves	
Net Profit / (Loss) this year	354,139.21
Retained Income / (Accumulated Loss) - Reserve Fund	914,536.00
Retained Income / (Accumulated Loss) - Admin	691,636.26
TOTAL Capital & Reserves	1,960,311.47
Liabilities & Provisions	
Levy Refunds	307.85
CSOS	1,109.82
Provisions - Sundry	5,175.00
Provisions - (Impact Acc 345571)	10,107.97
South African Revenue Services - Income Tax	26,673.00
TOTAL Liabilities & Provisions	43,373.64
TOTAL EQUITY AND LIABILITIES	2,003,685.11

It was resolved that the CCTV Cameras will be funded out of the current Reserve Fund for an amount of R130 000.00.

6. CLOSING

There being no further matters under discussion, the Chairperson thanked the members for having attended and closed the meeting at 20:10.

Signed on this _____ day of _____ 20____

Full Name & Surname	Designation	Signature



**STONE FOREST
BODY CORPORATE**

Trustees Report

(PMR 17(6)(j)(i) and PMR 26(f) of the Sectional Title Schemes Management Act 8 of 2011)

TRUSTEES REPORT FOR THE YEAR ENDING 31 OCTOBER 2024

<u>Inside this report</u>	Page
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Introduction

The Trustees for the past financial year were:

H. Rheeder # 2
A. vd Heever # 25
M. Mhandu # 38
TI. Manganye # 39
H. Aspeling # 51

Trustee Portfolios

The following portfolios were allocated to the Trustees:

Portfolio	Responsible Trustee
Chairperson	H Rheeder
Security	I Manganye
Finance	A vd Heever
Gardens & Landscaping	M Mhandu
Communication	H Aspeling

Highlights of the year

- To improve security in the complex, we have installed a CCTV system, consisting of 16 cameras with connectivity to record all movement in the complex. The connectivity

also entails access to an app on our cell phones to have real time access to all cameras.

- During the winter break we have replaced approximately 150 roof tiles that were broken or cracked to mitigate the risk of leaking roofs during the rainy season. We have also applied a sealant where possible.
- At the same time, we have started repairing the paving. We have decided to do this in-house as using a contractor is prohibitively expensive. We have replaced approximately 1000 paver bricks. This exercise will continue during the winter break.
- The gate is behaving very well, and the investment we made in the previous financial year to fix the gate, is paying off. The only issue is Click-on and the codes for access. We urge all owners to start using the ClickOn app and ask their tenants where applicable to do the same. The app can be downloaded from your relevant mobile store and is called **Clickon Smart Access**.
- The financial position of the Body Corporate has improved significantly with the finalisation of the sale of unit 54 which the previous owner failed to pay any levies in the time that he was the owner.
- We have also managed expenses to the extent that we came in under budget.

Managing Agent

Pretor is the appointed Managing Agent and their primary responsibilities are as follows:

- A. Preparation and provision of detailed monthly financial accounts;
- B. Raising and collection of levies;
- C. Professional advice on Sectional Title's and Companies Act where applicable; and
- D. Company secretarial services;

Finances

The independent auditors of the Body Corporate are First Place Auditors. The Audited Financial Statements for the year ending 31 October 2024 are attached hereto for your attention and perusal. The Audited financial statements are to be discussed and considered in a formal agenda item later in the General Meeting.

As at year end 31 October 2024 had accumulated funds to the value of R591 802.00.

The income statement showed a surplus of R232 905.00 for the year, versus the surplus of R181 078.00 for the previous year.

Collection of arrear levies remained a major focus, and we are pleased to note that outstanding levies decreased by R179 462.00 from R528 537.00 to R349 075.00 as at 31 October 2024.

Budget summary of income and expense over the past financial year

		Actual	Budget	Variance
Income	Levies and other income	R 1 041 348.00	R 1 135 271.00	R -93 923.00
Expenditure	Security Expenses	R 71 702.00	R 92 100.00	R 20 398.00
	Salaries & Wages	R 10 542.00	R 20 000.00	R 9 458.00
	Insurance	R 138 103.00	R 136 113.00	R -1 990.00
	Garden & Pool Expenses	R 233 203.00	R 233 900.00	R 697.00
	Special Projects	R 326 447.00	R 341 894.00	R 15 447.00
	Communication	R 57 571.00	R 59 321.00	R 1 750.00
	Office Expenses	R -	R -	R -
	Building Expenses	R 52 470.00	R 123 800.00	R 71 330.00
	Municipal Expenses	R 165 297.00	R 184 580.00	R 19 283.00
	Professional Fees	R 42 455.00	R 17 884.00	R -24 571.00
	Administration & Provisions	R 271 948.00	R 267 574.00	R -4 374.00
	TOTAL EXPENDITURE	R 1 369 738.00	R 1 477 166.00	R 107 428.00

Portfolio Feedback

A. Security

- Security in the complex can be classified as good. We can be excellent if the following is adhered to:
 - No tailgating – tailgating is a big problem, hence the rule change in terms of the fines that will be raised in future
 - Illegal parking and the associated conflict amongst residents. This will also be addressed in terms of the rule change.
 - Accidents over the last year in the complex.
 - Burglaries – hopefully the cameras will be a deterrent in future
- I am happy to report that Stone Forest is keeping a low profile in terms of the crime stats that is reported monthly by the Mooikloof Ridge security team. The security team is keeping tabs on all kinds of issues, such as: drug and substance abuse and selling, alcohol related incidents, break-ins, domestic violence, police on site and arrests and some other transgressions.

B. Finance

- As already reported, the financial state of the Body Corporate is excellent.
- There are 12 units which were behind on their levy payments at the end of December. One unit is standing at R100,000 plus and we will not allow this to

escalate much further. The following are measures we are taking to address arrears levies:

- Any account over R5000 is handed over to attorneys. Once this is done, the debt burden on owners escalates quickly and becomes difficult for defaulters to manage.
- Once over R5000, garden service are stopped and the trustees are looking at further legal measures to persuade owners to get up to date.
- If an owner makes no attempt to make an arrangement with the Body Corporate through Pretor, we will instruct the attorneys to file for sequestration.

C. Gardens & Landscaping

- The landscaping in the complex and the main gate is being maintained, and no new layouts are envisioned for the short-term future. Our aim is to keep the gardens as neat as possible and keep the growth in check. Owners are welcome to suggest changes and we will review all suggestions.

D. Communication

- Communication to the residents is done through Pretor and sometimes on WhatsApp. The Body Corporate wants to ensure that all owners are kept up to date with what is happening in the complex.
- Owners need to make sure that their tenants are also informed of important communications that will affect them

10-Year Maintenance Plan implementation

A. Implementation of 10-year Maintenance plan projects as approved at the previous General Meeting

- Maintenance plan has been updated. Many of the aspects have been and are being taken care of by the caretaker and Stone Forest workers.

B. Capital Projects and Requirements for the next 12 months

- Borehole installation. We are waiting for the HOA to inform us of the way forward. We have sent a letter to request an answer in the by the end of March. If no answer is received we will continue with this project. Estimated cost R700,000.

Conclusion and Thanks

In conclusion, I would like to thank all stakeholders in Stone Forest for the work that has gone in to making Stone Forest a great place to live in. I would like to thank the following:

1. Pretor for all their hard work and patience in dealing with us, the trustees and the residents. Thank you for the work going into running and recording the trustee meetings and their valued advice when things are not quite simple to deal with. Tina and Zanelle are true flag bearers for Pretor.
2. Thank you to our contractors:
 - a. PCworld for the excellent work that has gone into maintaining our gate, solar system and the CCTV and fibre installation they did. Truly a very professional outfit, with Frans at the helm.
 - b. Marni services for the maintenance work that we have contracted them for. Especially JP, who always have good advice and who prices all the work he does realistically.
 - c. Plumbright, our plumber of choice, who is always ready to help out in emergencies. Pity they are not on the insurance's list for geyser repairs.
 - d. Level-7 internet service provider and Metrofibre for the work done in getting our CCTV system up and connected. Residents can really try Level-7 as ISP, they were the most realistic in their pricing for the CCTV connectivity.
 - e. Other contractor who were involved with Stone Forest and who in general provided a fair service.
3. The Stone Forest workers, who are not only garden workers anymore, but have taken on additional work and learned skills, such as replacing paving, roof tile repairs, etc. Sam, Lodwick and Tshupo are a pleasure to work with.
4. My fellow trustees, who gives up time with their families and kids to attend trustee meetings and provide advice and support to help run this Body Corporate.
5. Finally, the owners and residents of Stone Forest who provides support when needed, who values our security, and contribute to making Stone Forest a model complex in Mooikloof Ridge.

Kind regards,

Hendrik Rheeder

Signed by the Chairperson of STONE FOREST Body Corporate



REPLACEMENT VALUE SCHEDULE

Stone Forest Body Corporate
Rate per square metre: R 11 437,00



Account Number	Section Number	Door Number	Last Name	Bond Holder	Square Meterage	PQ	AGM Approved Sum Insured	Additional Sum Requested	Owner Specified Items	Total Additional Sum Insured	Total Replacement Value	Owner Specified Items	Premium on Additional Value	Premium on Specified Items	Total Additional Premium Owner
BSFT00001A	1	1	MASWANGANYI	NEDBANK LIMITED	199,00	1,81	2 275 963	0	0	0	2 275 963	No	0,00	0,00	0,00
BSFT00002B	2	2	RHEEDER	NEDBANK LIMITED	199,00	1,81	2 275 963	0	0	0	2 275 963	No	0,00	0,00	0,00
BSFT00003C	3	3	RAMUTLA (H/O)	NEDBANK LIMITED	197,00	1,80	2 253 089	0	0	0	2 253 089	No	0,00	0,00	0,00
BSFT00004C	4	4	ZHU		135,00	1,23	1 543 995	0	0	0	1 543 995	No	0,00	0,00	0,00
BSFT00005B	5	5	MOENG	FNB/RMB	135,00	1,23	1 543 995	0	4 950	4 950	1 548 945	Yes	0,00	25,00	25,00
BSFT00006A	6	6	GUNDA	FNB/RMB	135,00	1,23	1 543 995	0	0	0	1 543 995	No	0,00	0,00	0,00
BSFT00007C	7	7	MALOLA FAMILY TRUST		135,00	1,23	1 543 995	0	0	0	1 543 995	No	0,00	0,00	0,00
BSFT00008B	8	8	SINGH - ESTATE LATE		199,00	1,81	2 275 963	0	0	0	2 275 963	No	0,00	0,00	0,00
BSFT00009B	9	9	NDAWUNI	NEDBANK LIMITED	199,00	1,81	2 275 963	0	0	0	2 275 963	No	0,00	0,00	0,00
BSFT00010C	10	10	MOHASE - ESTATE LATE	ABSA BANK LIMITED	199,00	1,81	2 275 963	4 037	0	4 037	2 280 000	No	0,29	0,00	0,29
BSFT00011C	11	11	FUNANI NDOU FAMILY TRUST		199,00	1,81	2 275 963	0	0	0	2 275 963	No	0,00	0,00	0,00
BSFT00012C	12	12	MATANDA		199,00	1,81	2 275 963	0	0	0	2 275 963	No	0,00	0,00	0,00
BSFT00013B	13	13	MASUKU		199,00	1,81	2 275 963	0	0	0	2 275 963	No	0,00	0,00	0,00
BSFT00014C	14	14	MAREE & FERREIRA (*03/25)	FNB/RMB	135,00	1,23	1 543 995	0	0	0	1 543 995	No	0,00	0,00	0,00
BSFT00015B	15	15	GUO & HUANG	ABSA BANK LIMITED	199,00	1,81	2 275 963	0	109 940	109 940	2 385 903	Yes	0,00	92,53	92,53
BSFT00016B	16	16	RAMMOPO & THOMBO	STANDARD BANK	199,00	1,81	2 275 963	0	0	0	2 275 963	No	0,00	0,00	0,00
BSFT00017B	17	17	MAJORO	INVESTEC BANK	135,00	1,23	1 543 995	0	0	0	1 543 995	No	0,00	0,00	0,00
BSFT00018B	18	18	LIDDELL (*03/25)		122,00	1,11	1 395 314	0	0	0	1 395 314	No	0,00	0,00	0,00
BSFT00019C	19	19	SOLITE PROJECT SOLUTIONS PTY LTD(H/O)		122,00	1,11	1 395 314	0	0	0	1 395 314	No	0,00	0,00	0,00
BSFT00020C	20	20	PAUL		122,00	1,11	1 395 314	0	0	0	1 395 314	No	0,00	0,00	0,00

Account Number	Section Number	Door Number	Last Name	Bond Holder	Square Meterage	PQ	AGM Approved Sum Insured	Additional Sum Requested	Owner Specified Items	Total Additional Sum Insured	Total Replacement Value	Owner Specified Items	Premium on Additional Value	Premium on Specified Items	Total Additional Premium Owner
BSFT00021C	21	21	MEDUPE & KGALADI	STANDARD BANK	135,00	1,23	1 543 995	0	0	0	1 543 995	No	0,00	0,00	0,00
BSFT00022B	22	22	LENCWE	NEDBANK LIMITED	135,00	1,23	1 543 995	0	0	0	1 543 995	No	0,00	0,00	0,00
BSFT00023B	23	23	KGORI(SEE MEMO)	NEDBANK LIMITED	135,00	1,23	1 543 995	0	0	0	1 543 995	No	0,00	0,00	0,00
BSFT00024A	24	24	MGIDI	NEDBANK LIMITED	135,00	1,23	1 543 995	0	0	0	1 543 995	No	0,00	0,00	0,00
BSFT00025C	25	25	CCC PROPERTY INVESTMENTS CCC PROPERTY INVESTMENTS PROPCCC PROPERTY INVESTMENTS PROPRIETARY LIMITED	FIRSTRAND	135,00	1,23	1 543 995	0	80 438	80 438	1 624 433	Yes	0,00	67,70	67,70
BSFT00026B	26	26	NGOBENI (ARR)		135,00	1,23	1 543 995	0	0	0	1 543 995	No	0,00	0,00	0,00
BSFT00027B	27	27	VALA	FNB/RMB	135,00	1,23	1 543 995	0	0	0	1 543 995	No	0,00	0,00	0,00
BSFT00028B	28	28	MACDONALD & GABA(*12/24)		135,00	1,23	1 543 995	0	0	0	1 543 995	No	0,00	0,00	0,00
BSFT00029B	29	29	NDLOVU(H/O)(ARR)	STANDARD BANK	199,00	1,81	2 275 963	0	0	0	2 275 963	No	0,00	0,00	0,00
BSFT00030B	30	30	KHOZA	STANDARD BANK	133,00	1,21	1 521 121	0	0	0	1 521 121	No	0,00	0,00	0,00
BSFT00031B	31	31	MORULE(H/O)	FIRSTRAND	199,00	1,81	2 275 963	0	0	0	2 275 963	No	0,00	0,00	0,00
BSFT00032C	32	32	NGWANA		199,00	1,81	2 275 963	0	0	0	2 275 963	No	0,00	0,00	0,00
BSFT00033B	33	33	THERON		135,00	1,23	1 543 995	0	0	0	1 543 995	No	0,00	0,00	0,00
BSFT00034B	34	34	MOLEFE	FNB/RMB	135,00	1,23	1 543 995	0	0	0	1 543 995	No	0,00	0,00	0,00
BSFT00035B	35	35	ANTHONY	NEDBANK LIMITED	135,00	1,23	1 543 995	0	0	0	1 543 995	No	0,00	0,00	0,00
BSFT00036C	36	36	MASONDO (H/O)		135,00	1,23	1 543 995	0	0	0	1 543 995	No	0,00	0,00	0,00
BSFT00037C	37	37	MASHELE		135,00	1,23	1 543 995	0	0	0	1 543 995	No	0,00	0,00	0,00
BSFT00038C	38	38	MHANDU & TEBOGO MODISE	ABSA BANK LIMITED	135,00	1,23	1 543 995	88 005	0	88 005	1 632 000	No	6,24	0,00	6,24
BSFT00039B	39	39	MANGANYE	ABSA BANK LIMITED	133,00	1,21	1 521 121	0	0	0	1 521 121	No	0,00	0,00	0,00
BSFT00040A	40	40	VAN WYK		135,00	1,23	1 543 995	0	0	0	1 543 995	No	0,00	0,00	0,00
BSFT00041A	41	41	SANDE		135,00	1,23	1 543 995	0	0	0	1 543 995	No	0,00	0,00	0,00

Account Number	Section Number	Door Number	Last Name	Bond Holder	Square Meterage	PQ	AGM Approved Sum Insured	Additional Sum Requested	Owner Specified Items	Total Additional Sum Insured	Total Replacement Value	Owner Specified Items	Premium on Additional Value	Premium on Specified Items	Total Additional Premium Owner
BSFT00042C	42	42	MATJI & MATJI		133,00	1,21	1 521 121	0	0	0	1 521 121	No	0,00	0,00	0,00
BSFT00043B	43	43	MMELESI	FIRSTRAND	135,00	1,23	1 543 995	0	0	0	1 543 995	No	0,00	0,00	0,00
BSFT00044B	44	44	MEYER	ABSA BANK LIMITED	135,00	1,23	1 543 995	0	0	0	1 543 995	No	0,00	0,00	0,00
BSFT00045B	45	45	VENTER	NEDBANK LIMITED	199,00	1,81	2 275 963	0	0	0	2 275 963	No	0,00	0,00	0,00
BSFT00046C	46	46	CHAUKE & MAMITWA (ARR)		122,00	1,11	1 395 314	0	0	0	1 395 314	No	0,00	0,00	0,00
BSFT00047C	47	47	MOKOENA (H/O) (ARR)	STANDARD BANK	125,00	1,14	1 429 625	170 375	0	170 375	1 600 000	No	12,07	0,00	12,07
BSFT00048C	48	48	NKOANA		122,00	1,11	1 395 314	0	0	0	1 395 314	No	0,00	0,00	0,00
BSFT00049B	49	49	MABASA		124,00	1,13	1 418 188	0	0	0	1 418 188	No	0,00	0,00	0,00
BSFT00050B	50	50	NYAMUPANGEDEN GU	NEDBANK LIMITED	122,00	1,11	1 395 314	0	0	0	1 395 314	No	0,00	0,00	0,00
BSFT00051B	51	51	ASPELING	ABSA BANK LIMITED	122,00	1,11	1 395 314	0	0	0	1 395 314	No	0,00	0,00	0,00
BSFT00052B	52	52	BRUYNS FAMILY TRUST	FNB/RMB	122,00	1,11	1 395 314	0	0	0	1 395 314	No	0,00	0,00	0,00
BSFT00053C	53	53	SLABBERT		122,00	1,11	1 395 314	0	155 300	155 300	1 550 614	Yes	0,00	130,71	130,71
BSFT00054A	54	54	MTSWENI (H/O) (*EXT02/25)		122,00	1,11	1 395 314	0	0	0	1 395 314	No	0,00	0,00	0,00
BSFT00055C	55	55	MASHELE & MASHELE		124,00	1,13	1 418 188	0	0	0	1 418 188	No	0,00	0,00	0,00
BSFT00056C	56	56	THELAMS SECURITY SERVICES (PTY) LTD (H/O)		122,00	1,11	1 395 314	0	0	0	1 395 314	No	0,00	0,00	0,00
BSFT00057C	57	57	MOCHAKI		122,00	1,11	1 395 314	0	0	0	1 395 314	No	0,00	0,00	0,00
BSFT00058B	58	58	MTSWENI		122,00	1,11	1 395 314	0	73 795	73 795	1 469 109	Yes	0,00	124,23	124,23
BSFT00059B	59	59	BRUYNS FAMILY TRUST	FIRSTRAND	122,00	1,11	1 395 314	0	0	0	1 395 314	No	0,00	0,00	0,00
BSFT00060C	60	60	FOXIE TRUST		122,00	1,11	1 395 314	0	0	0	1 395 314	No	0,00	0,00	0,00
BSFT00061A	61	61	VAN DER HOVEN		122,00	1,11	1 395 314	0	0	0	1 395 314	No	0,00	0,00	0,00
BSFT00062C	62	62	MMAPULA COLLEEN & LEONARD KGOMOANGOATO	FNB/RMB	135,00	1,23	1 543 995	15 856	0	15 856	1 559 851	No	1,12	0,00	1,12

Account Number	Section Number	Door Number	Last Name	Bond Holder	Square Meterage	PQ	AGM Approved Sum Insured	Additional Sum Requested	Owner Specified Items	Total Additional Sum Insured	Total Replacement Value	Owner Specified Items	Premium on Additional Value	Premium on Specified Items	Total Additional Premium Owner
BSFT00063C	63	63	DCS HOLDINGS PROPRIETARY LIMITED	INVESTEC BANK	135,00	1,23	1 543 995	0	0	0	1 543 995	No	0,00	0,00	0,00
BSFT00064C	64	64	STADLER		135,00	1,23	1 543 995	0	0	0	1 543 995	No	0,00	0,00	0,00
BSFT00065B	65	65	MGUDLWA	FNB/RMB	135,00	1,23	1 543 995	0	0	0	1 543 995	No	0,00	0,00	0,00
BSFT00066A	66	66	MEJA & CHUNDU		135,00	1,23	1 543 995	0	0	0	1 543 995	No	0,00	0,00	0,00
BSFT00067C	67	67	NDALENI		135,00	1,23	1 543 995	0	0	0	1 543 995	No	0,00	0,00	0,00
BSFT00068B	68	68	CHOKOE	OWNER REQUESTED	135,00	1,23	1 543 995	0	0	0	1 543 995	No	0,00	0,00	0,00
BSFT00069B	69	69	MABASA & MAKHUBELA	ABSA BANK LIMITED	135,00	1,23	1 543 995	0	0	0	1 543 995	No	0,00	0,00	0,00
BSFT00070B	70	70	MTHEMBU (H/O)		135,00	1,23	1 543 995	0	0	0	1 543 995	No	0,00	0,00	0,00
BSFT00071B	71	71	RAPHALA(H/O)	NEDBANK LIMITED	135,00	1,23	1 543 995	0	0	0	1 543 995	No	0,00	0,00	0,00
BSFT00072C	72	72	MAHLANGU & MBEWANNA		135,00	1,23	1 543 995	0	0	0	1 543 995	No	0,00	0,00	0,00
BSFT00073C	73	73	MEKGWE		135,00	1,23	1 543 995	0	0	0	1 543 995	No	0,00	0,00	0,00
BSFT00074A	74	74	RAPETSOA	FNB/RMB	135,00	1,23	1 543 995	0	0	0	1 543 995	No	0,00	0,00	0,00
BSFT00075C	75	75	BEJA(ARR)		135,00	1,23	1 543 995	0	0	0	1 543 995	No	0,00	0,00	0,00
BSFT00076B	76	76	OTTO	FNB/RMB	135,00	1,23	1 543 995	0	0	0	1 543 995	No	0,00	0,00	0,00
					10 972,00	100,00	125 486 764	278 273	424 423	702 696	126 189 460				459,89

Stone Forest Body Corporate

(Registration Number SS 843/2015; 950/2015)

Annual Financial Statements

for the year ended 31 October 2024

Stone Forest Body Corporate

(Registration Number SS 843/2015; 950/2015)

Annual Financial Statements for the year ended 31 October 2024

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Stone Forest Body Corporate

(Registration Number SS 843/2015; 950/2015)

Annual Financial Statements for the year ended 31 October 2024

General Information

Country of Incorporation and Domicile	South Africa
Sectional Scheme Number	SS 843/2015; 950/2015
Nature of Business and Principal Activities	The body corporate is responsible for the maintenance and administration of common property.
Trustees	H. Rheeder # 2 A. vd Heever # 25 M. Mhandu # 38 Tl. Manganye # 39 H. Aspeling # 51
Registered Office	River Falls Office Park 262 Rose Avenue Doringkloof 0157
Business Address	Augrabies Street Mooikloof Ridge X6 0081
Bankers	Investec
Tax Number	9768489164
Auditors	FirstPlace Auditors Inc Unit 9 Sandton View Office Park Conduit Street Lyme Park Randburg 2194
Preparer	F.S. Muhali CA(SA)
Managing agent	Pretor Group River Falls Office Park 262 Rose Avenue Doringkloof 0157

Stone Forest Body Corporate

(Registration Number SS 843/2015; 950/2015)

Annual Financial Statements for the year ended 31 October 2024

Trustees' Responsibilities and Approval

The trustees are required by the Sectional Titles Schemes Management Act, 2011 to maintain adequate accounting records and are responsible for the content and integrity of the annual financial statements and related financial information included in this report. It is their responsibility to ensure that the annual financial statements satisfy the financial reporting standards with regards to form and content and present fairly the statement of financial position, results of operations and business of the body corporate, and explain the transactions and financial position of the business of the body corporate at the end of the financial year. The annual financial statements are based upon appropriate accounting policies consistently applied throughout the body corporate and supported by reasonable and prudent judgements and estimates.

The trustees acknowledge that they are ultimately responsible for the system of internal financial control established by the body corporate and place considerable importance on maintaining a strong control environment. To enable the trustees to meet these responsibilities, the trustees set standards for internal control aimed at reducing the risk of error or loss in a cost effective manner. The standards include the proper delegation of responsibilities within a clearly defined framework, effective accounting procedures and adequate segregation of duties to ensure an acceptable level of risk. These controls are monitored throughout the body corporate and all employees are required to maintain the highest ethical standards in ensuring the body corporate's business is conducted in a manner that in all reasonable circumstances is above reproach.

The focus of risk management in the body corporate is on identifying, assessing, managing and monitoring all known forms of risk across the body corporate. While operating risk cannot be fully eliminated, the body corporate endeavours to minimise it by ensuring that appropriate infrastructure, controls, systems and ethical behaviour are applied and managed within predetermined procedures and constraints.

The trustees are of the opinion, based on the information and explanations given by management, that the system of internal control provides reasonable assurance that the financial records may be relied on for the preparation of the annual financial statements. However, any system of internal financial control can provide only reasonable, and not absolute, assurance against material misstatement or loss. The going-concern basis has been adopted in preparing the financial statements. Based on forecasts and available cash resources the trustees have no reason to believe that the body corporate will not be a going concern in the foreseeable future. The financial statements support the viability of the body corporate.

The financial statements have been audited by the independent auditing firm, FirstPlace Auditors Inc, who have been given unrestricted access to all financial records and related data, including minutes of all meetings of the members, the trustees and committees of the trustees. The trustees believe that all representations made to the independent auditor during the audit were valid and appropriate. The external auditor's unqualified audit report is presented on pages 5 to 7.

The financial statements set out on pages 8 to 17, and the supplementary information set out on pages 18 to 21 which have been prepared on the going concern basis, were approved by the trustees and were signed on 13 January 2025 on their behalf by:

Trustee

Trustee

Stone Forest Body Corporate

(Registration Number SS 843/2015; 950/2015)

Annual Financial Statements for the year ended 31 October 2024

Trustees' Report

The trustees present their report for the year ended 31 October 2024.

1. Review of activities

Main business and operations

The body corporate is responsible for the maintenance and administration of common property. There were no major changes herein during the year.

The operating results and statement of financial position of the body corporate are fully set out in the attached financial statements and do not in our opinion require any further comment.

2. Going concern

The annual financial statements have been prepared on the basis of accounting policies applicable to a going concern. This basis presumes that funds will be available to finance future operations and that the realisation of assets and settlement of liabilities, contingent obligations and commitments will occur in the ordinary course of business.

3. Events after reporting date

All events subsequent to the date of the annual financial statements and for which the applicable financial reporting framework requires adjustment or disclosure have been adjusted or disclosed.

The trustees are not aware of any matter or circumstance arising since the end of the financial year to the date of this report that could have a material effect on the financial position of the body corporate.

4. Trustees' interest in contracts

To our knowledge none of the trustees had any interest in contracts entered into during the year under review.

5. Trustees

The trustees of the body corporate during the year and to the date of this report are as follows:

H. Rheeder # 2

A. vd Heever # 25

M. Mhandu # 38

TI. Manganye # 39

H. Aspeling # 51

6. Independent Auditors

FirstPlace Auditors Inc were the independent auditors for the year under review.

7. Managing Agent

The body corporate's designated managing agent is Pretor Group (Pty) Ltd.

Independent Auditor's Report

To the Members of Stone Forest Body Corporate

Opinion

We have audited the financial statements of Stone Forest Body Corporate set out on pages 8 to 17, which comprise the statement of financial position as at 31 October 2024, and the statement of comprehensive income, the statement of changes in funds and reserves and the statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the financial statements of Stone Forest Body Corporate for the year ended 31 October 2024 are prepared, in all material respects, in accordance with the basis of accounting described in note 2 to the financial statements and the requirements of the Sectional Titles Schemes Management Act, 2011.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the body corporate in accordance with the Independent Regulatory Board for Auditors' Code of Professional Conduct for Registered Auditors (IRBA Code) and other independence requirements applicable to performing audits of financial statements in South Africa. We have fulfilled our other ethical responsibilities in accordance with the IRBA Code and in accordance with other ethical requirements applicable to performing audits in South Africa. The IRBA Code is consistent with the corresponding sections of the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (including International Independence Standards). We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Emphasis of Matter – Basis of Accounting

We draw attention to note 2 to the financial statements, which describes the basis of accounting. The financial statements are prepared in accordance with the body corporate's own accounting policies to satisfy the financial information needs of the body corporate's members. As a result, the financial statements may not be suitable for another purpose. Our opinion is not modified in respect of this matter.

Emphasis of Matter – Other

Included in Trade and other receivables is levies that does qualify to be impaired, but due to the entity specific accounting framework, the body corporate has decided not to impair any debtors. The recoverability of the debtors older than 120 days is uncertain.

Other Information

The trustees are responsible for the other information. The other information comprises the information included in the document titled "Stone Forest Body Corporate Financial Statements for the year ended 31 October 2024", which includes the Trustees' Report, and the statement of Trustees' Responsibilities and Approval as required by the Sectional Titles Schemes Management Act, 2011, which we obtained prior to the date of this report, and the supplementary information set out on pages 18 to 21. The other information does not include the financial statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information and we do not express an audit opinion or any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the Trustees for the Financial Statements

The trustees are responsible for the preparation of the financial statements in accordance with the basis of accounting described in note 2 to the financial statements and the requirements of the Sectional Titles Schemes Management Act, 2011, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the body corporate's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the body corporate or to cease operations, or have no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the body corporate's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.
- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the body corporate's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the body corporate to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with the trustees regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Report on Other Legal and Regulatory Requirements

In accordance with the Management Rules of the body corporate as adopted in terms of Regulation 6 of the Sectional Titles Schemes Management Regulations, 2016, Rules 26(5)(c)(ii), (iii) and (iv), we report as follows:

Compliance findings with accounting requirements (Rule 26(5)(c)(ii))

The trustees are responsible to ensure that the body corporate complies with management rules 21, 24 and 26 adopted in terms of the Sectional Titles Schemes Management Regulations, 2016, including the implementation of systems, processes and internal control the trustees determine are necessary in the circumstances.

If during the course of our audit of the financial statements of the body corporate we become aware of any instances of non-compliance with the accounting requirements set out in management rules 21, 24 and 26, we are required to report our findings. We have nothing to report in this regard.

Management of the body corporate's financial affairs and funds (Rule 26(5)(c)(iii) and (iv))

In terms of relevant International Standards applicable to audit, review and other assurance engagements we were unable to conduct an engagement relating to whether the books of account of the body corporate have been kept and its funds have been managed so as to provide a reasonable level of protection against theft or fraud, and whether the financial affairs of the body corporate appear to be effectively managed, as required by Rules 26(5)(c)(iii) and (iv). We have not performed any audit, review or other assurance engagement in relation to these matters and accordingly we do not express any assurance opinion or conclusion thereon.

FirstPlace Auditors Inc

13 January 2025

Per: Tumelo J Makgakga
Director
Chartered Accountant (SA)
Registered Auditor

Unit 9 Sandton View Office Park
Conduit Street
Lyme Park
2194

Stone Forest Body Corporate

(Registration Number SS 843/2015; 950/2015)

Financial Statements for the year ended 31 October 2024

Statement of Financial Position

Figures in R

Notes

2024

2023

Assets

Non-current assets

Deposits Held - Municipal

75,990

75,990

Current assets

Trade and other receivables

4

349,072

528,537

Cash and cash equivalents

5

1,483,225

1,110,801

Total current assets

1,832,297

1,639,338

Total assets

1,908,287

1,715,328

Reserves and liabilities

Reserves

Accumulated surplus

591,802

691,634

Reserve Funds

6

1,215,539

914,536

Total reserves

1,807,341

1,606,170

Liabilities

Current liabilities

Trade and other payables

7

23,634

16,857

Levies in advance

77,109

65,628

Current tax liabilities

203

26,673

Total current liabilities

100,946

109,158

Total reserves and liabilities

1,908,287

1,715,328

Stone Forest Body Corporate

(Registration Number SS 843/2015; 950/2015)

Financial Statements for the year ended 31 October 2024

Statement of Comprehensive Income

Figures in R

	2024	2023
Revenue	1,476,989	1,433,108
Other income	25,159	9,620
Other expenses	(1,269,243)	(1,261,650)
Surplus from operating activities	232,905	181,078
Finance income	(31,734)	145,560
Surplus before tax	201,171	326,638
Income tax expense	-	(26,673)
Surplus for the year	201,171	299,965

Stone Forest Body Corporate

(Registration Number SS 843/2015; 950/2015)

Financial Statements for the year ended 31 October 2024

Statement of Changes in Funds and Reserves

Figures in R

	Reserve fund	Admin Funds	Total
Balance at 1 March 2019	570,502	735,703	1,306,205
Changes in reserves			
Surplus for the year	-	299,965	299,965
Transfers between reserves	344,034	(344,034)	-
Balance at 31 October 2023	914,536	691,634	1,606,170
Balance at 1 November 2023	914,536	691,634	1,606,170
Changes in reserves			
Surplus for the year	-	201,171	201,171
Transfers between reserves	301,003	(301,003)	-
Balance at 31 October 2024	1,215,539	591,802	1,807,341

Stone Forest Body Corporate

(Registration Number SS 843/2015; 950/2015)

Financial Statements for the year ended 31 October 2024

Statement of Cash Flows

Figures in R

Note 2024 2023

Cash flows from operations

Surplus for the year		201,171	299,965
Adjustments to reconcile surplus			
Adjustments for income tax expense		-	26,673
Adjustments for finance income		31,734	(145,560)
Adjustments for decrease in trade accounts receivable		180,500	19,224
Adjustments for increase in other operating receivables		(1,035)	(1,607)
Adjustments for increase / (decrease) in trade accounts payable		312	(23,240)
Adjustments for increase in other operating payables		17,946	-
Total adjustments to reconcile surplus		229,457	(124,510)
Net cash flows from operations		430,628	175,455
Interest received		(31,734)	145,560
Income taxes paid		(26,470)	(18,231)
Net cash flows from operating activities		372,424	302,784
Net increase in cash and cash equivalents		372,424	302,784
Cash and cash equivalents at beginning of the year		1,110,801	808,017
Cash and cash equivalents at end of the year	5	1,483,225	1,110,801

Stone Forest Body Corporate

(Registration Number SS 843/2015; 950/2015)

Financial Statements for the year ended 31 October 2024

Accounting Policies

1. General information

Stone Forest Body Corporate ('the body corporate') is responsible for the maintenance and administration of common property.

The body corporate is incorporated as a body corporate and domiciled in South Africa. The address of its registered office is River Falls Office Park, 262 Rose Avenue, Doringkloof, 0157.

2. Basis of preparation and summary of significant accounting policies

The financial statements of Stone Forest Body Corporate have been prepared in accordance with the basis of accounting set out below and the Sectional Titles Schemes Management Act, 2011. The financial statements have been prepared under the historical cost convention, as modified by the revaluation of investment property, certain property, plant and equipment, biological assets and derivative financial instruments at fair value. They are presented in South African Rand.

The preparation of financial statements in conformity with the basis of accounting described below requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the body corporate's accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements are disclosed in note 3.

The principal accounting policies applied in the preparation of these annual financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

2.1 Financial instruments

Trade and other receivables

Most sales are made on the basis of normal credit terms and the receivables do not bear interest. Where credit is extended beyond normal credit terms, receivables are measured at amortised cost using the effective interest method. At the end of each reporting period, the carrying amounts of trade and other receivables are reviewed to determine whether there is any objective evidence that the amounts are not recoverable. If so, an impairment loss is recognised immediately in surplus or deficit.

Trade and other receivables are classified as debt instruments and loan commitments at amortised cost.

Levies in arrears

Levies in arrears are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for impairment of levies in arrears is established when there is objective evidence that the body corporate will not be able to collect all amounts due according to the original terms.

Levies in arrears are classified as debt instruments and loan commitments at amortised cost.

Cash and cash equivalents

Cash and cash equivalents includes cash on hand, demand deposits and other short-term highly liquid investments with original maturities of three months or less. Bank overdrafts are shown in current liabilities on the statement of financial position.

Trade and other payables

Trade payables are obligations on the basis of normal credit terms and do not bear interest.

Stone Forest Body Corporate

(Registration Number SS 843/2015; 950/2015)

Financial Statements for the year ended 31 October 2024

Accounting Policies

Basis of preparation and summary of significant accounting policies continued...

2.2 Tax

Provisions for tax are made at the corporation rate on net investment income earned by the body corporate, less allowable expenses applicable to bodies corporate. The body corporate is taxed in terms of Section 10(1)(e) of the Income Tax Act.

2.3 Revenue

Levies

The ordinary levies receivable are accounted for on a straight-line basis over the financial year and decided amongst the trustees on a participation quota basis. The annual ordinary levies are agreed and approved by the trustees at the body corporate's annual general meeting. Interest is recognised, in surplus or deficit, using the effective interest rate method. Interest on arrear levy contributions is recognised in terms of prescribed management rule 21(3)(c).

2.4 Interest

Interest income is recognised using the effective interest method.

3. Critical accounting estimates and judgements

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Stone Forest Body Corporate

(Registration Number SS 843/2015; 950/2015)

Financial Statements for the year ended 31 October 2024

Notes to the Financial Statements

Figures in R

2024

2023

4. Trade and other receivables

Trade and other receivables comprise:

Trade receivables	348,037	528,537
Sundry debtors	1,035	-
Total trade and other receivables	349,072	528,537

5. Cash and cash equivalents

Detail of cash and cash equivalent balances

Bank balances

Pretor Group Trust Account	130,239	163,635
Reserve fund - Investec 50011953686	1,189,813	907,875
Investment account - 50010026470	141,673	27,791
Petty Cash	21,500	11,500
Total	1,483,225	1,110,801

6. Reserves

6.1 Details of reserve fund at 31 October 2024

Major capital items	Estimated costs	Amount available for maintenance, repair and replacement	Available reserve as a percentage of estimated costs	Shortfall
All roof areas at units & garages	1,354,109	412,208	30.44%	(941,901)
Facade walls all areas	1,392,950	424,032	30.44%	(968,918)
Garden walls & steel gates	128,892	39,236	30.44%	(89,656)
Boundary walls & steel gates	104,915	31,937	30.44%	(72,978)
Paving	224,971	68,484	30.44%	(156,487)
Stormwater drainage	60,597	18,447	30.44%	(42,151)
Access control and security	502,613	153,002	30.44%	(349,611)
Signage	20,585	6,266	30.44%	(14,319)
Electrical	92,982	28,305	30.44%	(64,677)
Plumbing	110,449	33,622	30.44%	(76,827)
	3,993,063	1,215,539	30.44%	(2,777,524)

Stone Forest Body Corporate

(Registration Number SS 843/2015; 950/2015)

Financial Statements for the year ended 31 October 2024

Notes to the Financial Statements

Figures in R

2024

2023

Reserves continued...

6.2 Details of reserve fund at 31 October 2023

Major capital items	Estimated costs	Amount available for maintenance, repair and replacement	Available reserve as a percentage of estimated costs	Shortfall
All roof areas at units & garages	1,354,109	310,133	22.90%	(1,043,976)
Facade walls all areas	1,392,950	319,029	22.90%	(1,073,921)
Garden walls & steel gates	128,892	29,520	22.90%	(99,372)
Boundary walls & steel gates	104,915	24,029	22.90%	(80,886)
Paving	224,971	51,525	22.90%	(173,446)
Stormwater drainage	60,597	13,879	22.90%	(46,718)
Access control and security	502,613	115,114	22.90%	(387,499)
Signage	20,585	4,715	22.91%	(15,870)
Electrical	92,982	21,296	22.90%	(71,686)
Plumbing	110,449	25,296	22.90%	(85,153)
	3,993,063	914,536	22.90%	(3,078,527)

6.3 Reconciliation for the year ended 31 October 2024

Major capital items	Opening balance	Amounts allocated from levy fund	Maintenance costs incurred	Closing balance
Opening balance	914,536	-	-	914,536
Levies Charged	-	341,829	-	341,829
Interest received	-	94,761	-	94,761
Bank charges	-	(3,842)	-	(3,842)
Painting project	-	-	(94,696)	(94,696)
Project other	-	-	(37,050)	(37,050)
	914,536	432,749	(131,746)	1,215,539

6.4 Reconciliation for the year ended 31 October 2023

Major capital items	Opening balance	Amounts allocated from levy fund	Maintenance costs incurred	Closing balance
Opening Balance	570,502	-	-	570,502
Levies Charged	-	342,180	-	342,180
Interst Charged	-	53,631	-	53,631
Bank charges	-	(3,859)	-	(3,859)
Painting Project	-	-	(47,918)	(47,918)
	570,502	391,952	(47,918)	914,536

Stone Forest Body Corporate

(Registration Number SS 843/2015; 950/2015)

Financial Statements for the year ended 31 October 2024

Notes to the Financial Statements

Figures in R

2024

2023

7. Trade and other payables

Trade and other payables comprise:

Trade payables	5,688	16,857
CSOS	1,110	-
Accrual - (Impact Acc 345571)	8,912	-
Accrual - Sundry	7,924	-
Total trade and other payables	23,634	16,857

8. Municipal charges

Municipal charges comprise:

Municipal charges - Electricity	30,863	28,636
Municipal charges - Sewage and waste disposal	5,557	5,242
Municipal charges - Water	35,862	57,344
Municipal charges - Refuse removal	93,015	84,116
Total municipal charges	165,297	175,338

9. Garden and pool repairs

Garden and pool repairs comprise:

Garden service	203,400	197,219
Garden maintenance	29,803	29,386
Garden equipment	-	17,088
Total garden and pool repairs	233,203	243,693

10. Repairs and maintenance

Repairs and maintenance comprise:

Repairs and maintenance - Cleaning materials	745	-
Repairs and maintenance - Electrical	7,025	2,013
Repairs and maintenance - Fire equipment	598	598
Repairs and maintenance - Maintenance general	32,465	70,534
Repairs and maintenance - Plumbing	11,638	62,040
Total repairs and maintenance	52,471	135,185

Stone Forest Body Corporate

(Registration Number SS 843/2015; 950/2015)

Financial Statements for the year ended 31 October 2024

Notes to the Financial Statements

Figures in R

2024

2023

11. Security

Security costs comprise:

Maintenance	863	123,212
Other network	62,100	25,875
Security: guarding service	8,740	-
Total security	71,703	149,087

12. Special projects

Special projects comprise:

Project - Other	94,696	-
Project - Other	37,050	47,918
Total special projects	131,746	47,918

13. Insurance policies

Insurance policy details

The body corporate holds the following insurance policies with expiry dates as set out below:

Underwriter	Description of cover	Expiry date
The Hollard Insurance Company Limited	All premises as stated in each section of this policy owned or occupied or used by the insured all for the purpose of The Business all situated in areas which on 1 January 1976 constituted the Republic of South Africa, Namibia, Botswana, Lesotho, Swaziland, Zimbabwe, Mozambique,	31-Jan-25
Policy number	PTA/HSTM P/000154790	
Period of cover	01 February 2024 to 31 January 2025	
Policy expiry date	1-Feb-25	
Payment basis	Monthly	

Stone Forest Body Corporate

(Registration Number SS 843/2015; 950/2015)

Annual Financial Statements for the year ended 31 October 2024

Detailed Income Statement

Figures in R

Notes

2024

2023

Revenue

Levy - CSOS		13,246	12,450
Levy - Reserve Fund		341,829	342,180
Ordinary levies		1,121,914	1,078,478
		1,476,989	1,433,108

Other income

Fine		3,000	4,750
Insurance Premium Recovered		4,444	2,224
Legal Collection Fees Recovered		17,715	2,646
		25,159	9,620

Other expenses

Access Control		(42,851)	(41,755)
Architect Fees		(29,962)	-
Attorney Professional Fees		(820)	-
Auditor remuneration - Current year		(5,688)	(5,710)
Bank Charges		(19,433)	(18,367)
Caretaker Fee		(69,800)	(60,420)
Consulting fees		(776)	-
CSOS Levy		(13,246)	(12,450)
Entertainment		(849)	-
Garden and pool expenses	9	(233,203)	(243,693)
Honorarium		(4,000)	(5,000)
Insurance		(138,103)	(135,454)
Internet Service		(14,720)	(13,520)
Legal Collection Fee		(90,364)	(51,311)
Management Fees		(114,804)	(107,304)
Meeting Fees		(1,656)	(4,760)
Meter Reading Fee		(47,872)	(47,252)
Municipal charges	8	(165,297)	(175,338)
Overalls & Uniforms		(5,136)	-
Postage		(358)	(4,276)
Printing and stationery		(625)	(1,981)
Prior year adjustments		(7,146)	10,500
Project expenditure	12	(131,746)	(47,918)
Repairs and maintenance	10	(52,471)	(135,185)
Secretarial Fees		(1,770)	(2,315)
Security	11	(71,703)	(149,087)
Staff Consumables		(1,405)	(5,707)
Tax Return Fees		(3,439)	(3,347)
		(1,269,243)	(1,261,650)
Surplus from operating activities		232,905	181,078

Finance income

Investment income		(31,734)	145,560
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Stone Forest Body Corporate

(Registration Number SS 843/2015; 950/2015)

Annual Financial Statements for the year ended 31 October 2024

Detailed Income Statement

Figures in R

Notes

2024

2023

Surplus before tax

201,171

326,638

Income tax

Current tax

-

(26,673)

Surplus for the year

201,171

299,965

Stone Forest Body Corporate

(Registration Number SS 843/2015; 950/2015)

Annual Financial Statements for the year ended 31 October 2024

Income Tax Computation

Figures in R

Notes

2024

2023

Levies and Recoveries

Levies

Ordinary levies	1,121,914	1,078,478
Levy - Reserve Fund	341,829	342,180
Levy - CSOS	13,246	12,450
	<u>1,476,989</u>	<u>1,433,108</u>

Total levies and recoveries

	1,476,989	1,433,108
Less: Exemption in terms of section 10(1)(e) of the Income Tax Act	(1,476,989)	(1,433,108)

Taxable levies and recoveries

	<u>-</u>	<u>-</u>
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Taxable receipts and accruals

Fines	3,000	4,750
Interest : Investment	8,365	6,536
Interest : Outstanding Levies	(127,336)	85,393
Interest : Reserve Funds	87,237	53,631
	<u>(28,734)</u>	<u>150,310</u>

Less: Basic exemption (limited to R 50,000 of taxable receipts and accruals)	28,734	(50,000)
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Income subject to income tax	<u>(0)</u>	<u>100,310</u>
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Taxable (deficit) / income	<u>(0)</u>	<u>100,310</u>
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Normal tax

	-	27,084
Less : Assessed tax payments / refunds	(26,470)	-
(Debit) / Credit balance brought forward	26,673	-
Total per statement of financial position - (Asset) / Liability	<u>203</u>	<u>27,084</u>

Stone Forest Body Corporate

(Registration Number SS 843/2015; 950/2015)

Annual Financial Statements for the year ended 31 October 2024

Schedules

Figures in R

Member	Current	30 days	60 days	90 days	120 days	Total	2023
BSFT00003C	2,471	2,490	2,436	2,398	9,746	19,541	6,781
BSFT00012C	-	-	-	-	-	-	6,623
BSFT00017B	350	-	-	-	-	350	980
BSFT00019C	1,416	1,412	1,013	317	8	4,167	816
BSFT00021C	1,415	-	-	-	-	1,415	34
BSFT00021C	-	-	-	-	-	-	34
BSFT00022B	-	-	-	-	-	-	1
BSFT00026B	(873)	351	351	351	36,091	36,271	65,519
BSFT00029B	681	615	593	581	3,641	6,111	1,726
BSFT00031B	(98)	572	556	547	2,160	3,737	278
BSFT00036C	(722)	521	500	516	7,254	8,070	20,199
BSFT00046C	2,843	-	-	-	-	2,843	4,773
BSFT00047C	1,690	421	426	415	600	3,552	12,449
BSFT00054A	2,403	1,368	1,368	5,587	122,221	132,946	299,589
BSFT00055C	1,437	1,446	986	322	322	4,513	-
BSFT00056C	1,386	1,368	68	-	-	2,822	2,754
BSFT00065A	-	-	-	-	-	-	3,596
BSFT00067C	524	386	376	370	1,356	3,012	1,295
BSFT00070B	3,082	3,316	3,028	2,904	102,086	114,415	83,917
BSFT00071B	3,500	-	-	-	-	3,500	14,264
BSFT00075C	374	370	362	351	351	1,808	2,910
	21,879	14,636	12,065	14,659	285,836	349,075	528,537

						6	7	8	9	10	11	12	13	14	15	16	17
24	CAST CONCRETE FLOORS IN ALL SERVICE DUCTS	ONCE OFF		Good	R 20 990					R33 584							
25	CLEAN OUT BUILDER'S RUBBLE IN ALL STORMWATER PIPES	EVERY 2 YEARS	2	Good	R3 000		R4 260		R4 620		R4 980		R5 340		R5 700	R5 880	R6 060
26	INCREASE DRAIN OPENING SIZE AT ALL COURTYARD WALLS	ONCE OFF		Good	R 4 400												
27	EXCAVATE & WATERPROOF EAST WALL	ONCE OFF		Good	R 6 500												
						R0	R4 260	R0	R4 620	R33 584	R4 980	R0	R5 340	R0	R5 700	R5 880	R6 060

ACCESS CONTROL AND SECURITY

PRIORITY OVER 10 YEAR PERIOD - WHEN TO START																	
Item	Work To Be Done	How Often		State of complex components and infrastructure	Today's Cost	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
						6	7	8	9	10	11	12	13	14	15	16	17
28	ANNUAL GATE MOTOR & GATE STEEL REPAIRS	EVERY YEAR	1	Good	R2 950		R4 189	R4 366	R4 543	R4 720	R4 897	R5 074	R5 251	R5 428	R5 605	R5 782	R5 959
29	REPLACEMENT OF BOTH GATE MOTORS	7 YEARS	7	Good	R25 600						R42 496						R51 712
30	ANNUAL ELECTRIC FENCE REPAIRS	EVERY YEAR	1	Good	R3 250	R4 420	R4 615	R4 810	R5 005	R5 200	R5 395	R5 590	R5 785	R5 980	R6 175	R6 370	R6 565
31	REPLACEMENT OF ENTIRE ELECTRIC FENCE SYSTEM	10 YEARS	10	Good	R84 600				R130 284								
32	ANNUAL CCTV CAMERA REPAIRS	EVERY YEAR	1	Good	R1 300	R1 768	R1 846	R1 924	R2 002	R2 080	R2 158	R2 236	R2 314	R2 392	R2 470	R2 548	R2 626
33	INSTALL SOLAR SOLUTION FOR GATE	ONCE OFF		Good													
34	REPLACEMENT OF CCTV SYSTEM	10 YEARS	10	Good	R26 800			R39 664									R52 528
35	ANNUAL INTERCOM REPAIRS	EVERY YEAR	1	Good	R2 600	R3 536	R3 692	R3 848	R4 004	R4 160	R4 316	R4 472	R4 628	R4 784	R4 940	R5 096	R5 252
36	REPLACEMENT OF INTERCOM AND KEYPAD SYSTEM	EVERY 10 YEARS	10	Good	R27 887			R41 273									
						R9 724	R14 342	R95 885	R145 838	R16 160	R59 262	R17 372	R17 978	R18 584	R19 190	R72 324	R72 114

SIGNAGE

PRIORITY OVER 10 YEAR PERIOD - WHEN TO START																	
Item	Work To Be Done	How Often		State of complex components and infrastructure	Today's Cost	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
						6	7	8	9	10	11	12	13	14	15	16	17
37	NEW DISCLAIMER SIGN AT MAIN ENTRANCE	7 YEARS		Needs attention	R2 000		R2 840							R3 680			
38	15 KM/H SPEED LIMIT SIGN ON MAIN GATE	10 YEARS		Needs attention	R1 500		R2 130										R3 030
39	NEW TRAFFIC REFLECTIVE MIRROR AT UNIT 70	10 YEARS		Needs attention	R1 880		R2 684										R3 818
40	INSTALL NEW STOP SIGNS ON POSTS AT INTERSECTIONS	10 YEARS		Needs attention	R8 757		R12 435										R17 689
41	ELECTRICAL HAZARD SIGNS ON DB BOARDS	10 YEARS		Needs attention	R2 000		R2 840										R4 040
42	FIRE HYDRANT SIGNS - PICTOGRAM & ARROW	7 YEARS		Good	R3 000					R4 800							
						R0	R22 929	R0	R0	R4 800	R0	R0	R0	R3 680	R0	R0	R28 577


ELECTRICAL

PRIORITY OVER 10 YEAR PERIOD - WHEN TO START																		
Item	Work To Be Done	How Often		State of complex components and infrastructure	Today's Cost	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
						6	7	8	9	10	11	12	13	14	15	16	17	
43	ANNUAL ALLOWANCE FOR REPLACEMENT OF DAY NIGHT SWITCHES, JAMPS, ETC.	EVERY YEAR	1	Good	R2 670	R3 631	R3 791	R3 952	R4 112	R4 272	R4 432	R4 592	R4 753	R4 913	R5 073	R5 233	R5 393	
44	ANNUAL ALLOWANCE FOR CABLE REPAIRS & CIRCUIT BREAKERS	EVERY YEAR	1	Good	R1 500	R2 040	R2 130	R2 220	R2 310	R2 400	R2 490	R2 580	R2 670	R2 760	R2 850	R2 940	R3 030	
45	REPLACEMENT OF LED SPOT LIGHTS AT BOUNDARY WALL	EVERY 4 YEARS	4	Good	R11 220		R15 932				R18 625				R21 318			
46	ELECTRICAL DISTRIBUTION BOXES	EVERY YEAR	1	Good	R2 000		R2 840	R2 960	R3 080	R3 200	R3 320	R3 440	R3 560	R3 680	R3 800	R3 920	R4 040	
						R5 671	R24 094	R9 132	R9 502	R9 872	R28 867	R10 612	R10 983	R11 353	R23 041	R12 093	R12 463	

PLUMBING

PRIORITY OVER 10 YEAR PERIOD - WHEN TO START																	
Item	Work To Be Done	How Often		State of complex components and infrastructure	Today's Cost	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
						6	7	8	9	10	11	12	13	14	15	16	17
47	ANNUAL ALLOWANCE FOR SEWERAGE BLOCKS	EVERY YEAR		Good	R2 600	R3 536	R3 692	R3 848	R4 004	R4 160	R4 316	R4 472	R4 628	R4 784	R4 940	R5 096	R5 252
48	ANNUAL ALLOWANCE FOR WATER PIPE LEAKS	EVERY YEAR		Good	R12 000	R16 320	R17 040	R17 760	R18 480	R19 200	R19 920	R20 640	R21 360	R22 080	R22 800	R23 520	R24 240
49	ANNUAL TAP SERVICE AT COMMON AREAS SUCH GARDEN AREAS ETC TO REDUCE WATER WASTAGE	EVERY YEAR		Good	R1 450	R1 972	R2 059	R2 146	R2 233	R2 320	R2 407	R2 494	R2 581	R2 668	R2 755	R2 842	R2 929
						R21 828	R22 791	R23 754	R24 717	R25 680	R26 643	R27 606	R28 569	R29 532	R30 495	R31 458	R32 421

TOTAL PER ANNUM						R41 303	R324 156	R608 952	R719 934	R278 791	R306 167	R322 148	R801 611	R229 076	R430 426	R399 958	R255 512
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Stone Forest	
BODY CORPORATE	
PROPOSED INCOME AND EXPENSES FOR THE PERIOD	

01 Nov 2024 - 31 Oct 2025

ADMINISTRATIVE FUND BUDGET

		PROPOSED BUDGET	Previous year	
			ACTUAL	BUDGET
TOTAL INCOME		1 216 620	1 041 348	1 135 271
Levies		1 195 057	1 135 160	1 135 271
Levy - Administrative	1	1 180 569	1 121 914	1 121 953
Levy - CSOS		14 488	13 246	13 318
Interest		-	(118 971)	-
Interest - Call Account		-	8 365	-
Interest - Debtor Levies		-	(127 336)	-
Sundry Income		-	3 000	-
Fine		-	3 000	-
Recoveries		21 563	22 160	-
Insurance Premium Recovered		5 563	4 444	-
Legal Collection Fees Recovered		16 000	17 715	-
TOTAL EXPENSES		1 213 969	1 133 656	1 135 271
Municipal Expenses	8	186 037	165 297	184 580
Sanitation		6 283	5 557	5 702
Electricity		35 783	30 863	35 794
Water		43 811	35 862	49 472
Refuse Removal - Inform Garden Projects		100 159	93 015	93 612
Repairs and Maintenance		122 480	52 470	123 800
R&M: Cleaning Materials		1 000	745	-
R&M: Electrical		10 000	7 025	10 000
R&M: Fire Equipment		1 980	598	1 800
R&M: Maintenance General		49 500	32 465	52 000
R&M: Plumbing		60 000	11 638	60 000
Garden & Pool Expenses	2	256 660	233 203	233 900
Garden Service		231 660	203 400	194 400
Garden Maintenance		20 000	29 803	20 000
Garden Equipment		5 000	-	9 500
Garden Stand Cleaning		-	-	10 000
Security Expenses	3	85 265	71 702	92 100
Security: Guarding Service		9 439	8 740	-
Security: Maintenance		10 000	862	30 000
Security: Maintenance Contract		65 826	62 100	62 100
Insurance	7	146 070	138 103	136 113
Insurance Premium		146 070	138 103	136 113
Communication	5	85 159	57 571	59 321
Access Control		45 159	42 851	45 101

Internet Service		40 000	14 720	14 220
Salaries, Wages & Contributions	6	20 500	10 542	20 000
Honorarium		15 000	4 000	15 000
Staff Consumables		1 500	1 405	5 000
Overalls & Uniforms		4 000	5 136	-
Management & Admin Expenses		261 840	271 948	267 574
Management Fees		123 984	114 804	115 884
Caretaker Fee		75 816	69 800	70 200
Bank Charges		15 664	14 063	14 504
Fees: Investment Account & Paywallet		1 188	1 528	1 100
Meter Reading Fee		25 700	47 872	47 568
Printing & Stationery		1 000	625	1 000
Meeting Fees		1 500	1 656	1 500
Postage		500	358	500
Entertainment & Gifts		2 000	849	2 000
Prior year adjustments		-	7 146	-
CSOS Levy		14 488	13 246	13 318
Professional Fees		19 958	42 455	17 884
Audit fees Current Year		7 178	5 688	6 646
Architect Fees		5 000	29 962	-
Consulting Fees		-	776	-
Attorney Professional Fees		-	820	-
Tax Return Fees		4 000	3 438	7 458
Secretarial Fees		3 780	1 770	3 780
Legal Collection Fees		30 000	90 364	-
Legal Collection Fee		30 000	90 364	-
TAXATION AND EXTRAORDINARY ITEMS		2 652	-	-
Taxation		2 652	-	-
Normal taxation Current Year		2 652	-	-
NETTO SURPLUS / DEFICIT		-	(- 96 150)	-

True

RESERVE FUND BUDGET	PROPOSED	Previous year	
	BUDGET	ACTUAL	BUDGET
ANTICIPATED RESERVE FUND BALANCE AT BEGINNING OF FINANCIAL YEAR	1 260 571	907 875	907 875
Funds Transferred From / To Administration Funds	-	-	-
Funds To Be Utilised From Current Reserve Fund Balance	-	-	-
Total Reserve Fund Levy	341 894	326 447	341 894
Levy As Per Long Term Maintenance Plan	341 894	-	341 894
Additional Reserve Fund Levy	-	330 289	-
Reserve Fund Fees	-	(3 842)	-
Interest - Reserve Fund Call Account	60 000	87 237	-

Maintenance Repair And Replacement Projects


Project: Security

Project: Other

-	(131 746)	-
-	(94 696)	-
-	(37 050)	-

ANTICIPATED RESERVE FUND BALANCE AT END OF FINANCIAL YEAR

1 662 465	1 189 813	1 249 769
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Stone Forest				
BODY CORPORATE				
From	01 Nov 2024	To	31 Oct 2025	

NOTE

1 Income: Levy			<u>Increase</u>		<u>Month</u>	
01 Nov 2024 - 31 Oct 2025	Increase of		5.21%	98 366	12	1 180 392
	Levy represents R 8.96 per m ²					1 180 392

EXPENSES

2 Garden Service		<u>Internal Service Providers</u>				
01 Nov 2024 - 31 Oct 2025			10%	19 305	12	231 660
						231 660

5 Access Control		<u>Click On Communications</u>				
01 Nov 2024 - 31 Mar 2025				3 636	5	18 180
01 Apr 2025 - 31 Oct 2025			6%	3 854	7	26 979
						45 159

7 INSURANCE

<u>Combined : Building</u>		<u>Extent</u>	<u>Rate</u>	<u>Per SM</u>	<u>Value</u>		<u>Premium</u>
01 Nov 2024 - 31 Oct 2025		10972	0.0807%	11 437	126 189 460	12	101 835
							101 835

<u>Combined : Common Property</u>							
01 Nov 2024 - 31 Oct 2025			0.0807%		12 403 709	12	10 010
							10 010

<u>Fidelity Insurance / Commercial Crime</u>							
01 Nov 2024 - 31 Oct 2025			0.33%		1 241 289	12	4 096
							4 096

<u>Business : All Risks</u>							
01 Nov 2024 - 31 Oct 2025			3%		127 117	12	3 814
							3 814

All Risk Items

Energizer	6141.00
Solar Installation Inverter & Panels	28415.00
Cctv Camera System	18897.95
Lithium Battery	19692.00
Gate Motor D10 Smart & Gate	53971.25

Geysers

01 Nov 2024 - 31 Oct 2025	76		149	12	11 298
					11 298
Geyser Excess			0		

SASRIA

01 Nov 2024 - 31 Oct 2025		0.0036%		582	6 982
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Other (per annum)

Public Liability	R 50 000 000	240
Trustee/Director Liability	R 5 000 000	210
Employers Liability	R 10 000 000	300

Money

R 50 000 000

120

8 MUNICIPAL EXPENSES

Sanitation

Impact Meter Services

01 Nov 2024 - 31 Oct 2025

10%

524

12

6 283

6 283

Electricity

Impact Meter Services

01 Nov 2024 - 31 Oct 2025

15%

2 982

12

35 783

35 783

Water

Impact Meter Services

01 Nov 2024 - 31 Oct 2025

10%

3 651

12

43 811

43 811

Refuse Removal - Inform Garden Projects

Inform Garden Project-W Thiele

01 Nov 2024 - 28 Feb 2025

01 Mar 2025 - 31 Oct 2025

8%

7 924

8 558

4

8

31 696

68 463

100 159

10 TAXATION

Taxable Income Accounts

Interest - Reserve Fund Call Account

60 000

Calculation of percentage allowable expenses deductible from taxable income:

Total Income X 100

Taxable Income

10 000

Total Income

Total Income

1 276 620

.78%

Allowable Expenses Deductable - Taxable Income - VAT Inclusive

Audit Fee

7 178

Bank Charges

15 664

Total

22 842

X

.78%

179

Calculation of Tax

Taxable Income

10 000

Deduction: Allowable Expenses

179

Taxable Amount


9 821

Taxation Thereon

@

27.00%

2 652

Stone Forest											
BODY CORPORATE											
ADMIN LEVY INCREASE DATE 01 Nov 2024					RESERVE FUND LEVY START/INCREASE DATE 01 Nov 2024						
					RESERVE FUND LEVY END DATE						

Section Number	Extent Sqm	Participation Quota	Previous Levy	Interim Levy	Admin Levy	Previous Reserve Fund Levy	Interim Reserve Fund Levy	Reserve Fund Levy	Other Charges	TOTAL LEVY
1	199	1.8137	1 696	1 784	1 784	517	517	517	Community Schemes Levy 25.68	2 326.68
2	199	1.8137	1 696	1 784	1 784	517	517	517	Community Schemes Levy 25.68	2 326.68
3	197	1.7955	1 679	1 766	1 766	512	512	512	Community Schemes Levy 25.32	2 303.32
4	135	1.2304	1 150	1 210	1 210	351	351	351	Community Schemes Levy 14.20	1 575.20
5	135	1.2304	1 150	1 210	1 210	351	351	351	Community Schemes Levy 14.20 Additional Insurance 25	1 600.20
6	135	1.2304	1 150	1 210	1 210	351	351	351	Community Schemes Levy 14.20	1 575.20
7	135	1.2304	1 150	1 210	1 210	351	351	351	Community Schemes Levy 14.20	1 575.20
8	199	1.8137	1 696	1 784	1 784	517	517	517	Community Schemes Levy 25.68	2 326.68
9	199	1.8137	1 696	1 784	1 784	517	517	517	Community Schemes Levy 25.68	2 326.68
10	199	1.8137	1 696	1 784	1 784	517	517	517	Community Schemes Levy 25.68	2 326.68
11	199	1.8137	1 696	1 784	1 784	517	517	517	Community Schemes Levy 25.68	2 326.68
12	199	1.8137	1 696	1 784	1 784	517	517	517	Community Schemes Levy 25.68	2 326.68
13	199	1.8137	1 696	1 784	1 784	517	517	517	Community Schemes Levy 25.68	2 326.68
14	135	1.2304	1 150	1 210	1 210	351	351	351	Community Schemes Levy 14.20	1 575.20
15	199	1.8137	1 696	1 784	1 784	517	517	517	Community Schemes Levy 25.68 Additional Insurance 93	2 419.21
16	199	1.8137	1 696	1 784	1 784	517	517	517	Community Schemes Levy 25.68	2 326.68
17	135	1.2304	1 150	1 210	1 210	351	351	351	Community Schemes Levy 14.20	1 575.20
18	122	1.1119	1 040	1 094	1 094	317	317	317	Community Schemes Levy 11.88	1 422.88
19	122	1.1119	1 040	1 094	1 094	317	317	317	Community Schemes Levy 11.88	1 422.88
20	122	1.1119	1 040	1 094	1 094	317	317	317	Community Schemes Levy 11.88 Additional Insurance 4	1 426.88
21	135	1.2304	1 150	1 210	1 210	351	351	351	Community Schemes Levy 14.20	1 575.20
22	135	1.2304	1 150	1 210	1 210	351	351	351	Community Schemes Levy 14.20	1 575.20

Section Number	Extent Sqm	Participation Quota	Previous Levy	Interim Levy	Admin Levy	Previous Reserve Fund Levy	Interim Reserve Fund Levy	Reserve Fund Levy	Other Charges	TOTAL LEVY
23	135	1.2304	1 150	1 210	1 210	351	351	351	Community Schemes Levy 14.20	1 575.20
24	135	1.2304	1 150	1 210	1 210	351	351	351	Community Schemes Levy 14.20	1 575.20
25	135	1.2304	1 150	1 210	1 210	351	351	351	Community Schemes Levy 14.20 Additional Insurance 68	1 642.90
26	135	1.2304	1 150	1 210	1 210	351	351	351	Community Schemes Levy 14.20	1 575.20
27	135	1.2304	1 150	1 210	1 210	351	351	351	Community Schemes Levy 14.20	1 575.20
28	135	1.2304	1 150	1 210	1 210	351	351	351	Community Schemes Levy 14.20	1 575.20
29	199	1.8137	1 696	1 784	1 784	517	517	517	Community Schemes Levy 25.68	2 326.68
30	133	1.2122	1 133	1 192	1 193	345	345	345	Community Schemes Levy 13.86	1 551.86
31	199	1.8137	1 696	1 784	1 784	517	517	517	Community Schemes Levy 25.68	2 326.68
32	199	1.8137	1 696	1 784	1 784	517	517	517	Community Schemes Levy 25.68	2 326.68
33	135	1.2304	1 150	1 210	1 210	351	351	351	Community Schemes Levy 14.20	1 575.20
34	135	1.2304	1 150	1 210	1 210	351	351	351	Community Schemes Levy 14.20	1 575.20
35	135	1.2304	1 150	1 210	1 210	351	351	351	Community Schemes Levy 14.20	1 575.20
36	135	1.2304	1 150	1 210	1 210	351	351	351	Community Schemes Levy 14.20	1 575.20
37	135	1.2304	1 150	1 210	1 210	351	351	351	Community Schemes Levy 14.20	1 575.20
38	135	1.2304	1 150	1 210	1 210	351	351	351	Community Schemes Levy 14.20 Additional Insurance 6	1 581.44
39	133	1.2122	1 133	1 192	1 193	345	345	345	Community Schemes Levy 13.86	1 551.86
40	135	1.2304	1 150	1 210	1 210	351	351	351	Community Schemes Levy 14.20	1 575.20
41	135	1.2304	1 150	1 210	1 210	351	351	351	Community Schemes Levy 14.20	1 575.20
42	133	1.2122	1 133	1 192	1 193	345	345	345	Community Schemes Levy 13.86	1 551.86
43	135	1.2304	1 150	1 210	1 210	351	351	351	Community Schemes Levy 14.20	1 575.20
44	135	1.2304	1 150	1 210	1 210	351	351	351	Community Schemes Levy 14.20	1 575.20
45	199	1.8137	1 696	1 784	1 784	517	517	517	Community Schemes Levy 25.68	2 326.68
46	122	1.1119	1 040	1 094	1 094	317	317	317	Community Schemes Levy 11.88	1 422.88
47	125	1.1393	1 065	1 120	1 121	325	325	325	Community Schemes Levy 12.42 Additional Insurance 12	1 470.49
48	122	1.1119	1 040	1 094	1 094	317	317	317	Community Schemes Levy 11.88	1 422.88
49	124	1.1301	1 057	1 112	1 112	322	322	322	Community Schemes Levy 12.24	1 446.24

Section Number	Extent Sqm	Participation Quota	Previous Levy	Interim Levy	Admin Levy	Previous Reserve Fund Levy	Interim Reserve Fund Levy	Reserve Fund Levy	Other Charges	TOTAL LEVY
50	122	1.1119	1 040	1 094	1 094	317	317	317	Community Schemes Levy 11.88	1 422.88
51	122	1.1119	1 040	1 094	1 094	317	317	317	Community Schemes Levy 11.88	1 422.88
52	122	1.1119	1 040	1 094	1 094	317	317	317	Community Schemes Levy 11.88	1 422.88
53	122	1.1119	1 040	1 094	1 094	317	317	317	Community Schemes Levy 11.88 Additional Insurance 131	1 553.59
54	122	1.1119	1 040	1 094	1 094	317	317	317	Community Schemes Levy 11.88	1 422.88
55	124	1.1301	1 057	1 112	1 112	322	322	322	Community Schemes Levy 12.24	1 446.24
56	122	1.1119	1 040	1 094	1 094	317	317	317	Community Schemes Levy 11.88	1 422.88
57	122	1.1119	1 040	1 094	1 094	317	317	317	Community Schemes Levy 11.88	1 422.88
58	122	1.1119	1 040	1 094	1 094	317	317	317	Community Schemes Levy 11.88 Additional Insurance 124	1 547.11
59	122	1.1119	1 040	1 094	1 094	317	317	317	Community Schemes Levy 11.88	1 422.88
60	122	1.1119	1 040	1 094	1 094	317	317	317	Community Schemes Levy 11.88	1 422.88
61	122	1.1119	1 040	1 094	1 094	317	317	317	Community Schemes Levy 11.88	1 422.88
62	135	1.2304	1 150	1 210	1 210	351	351	351	Community Schemes Levy 14.20 Additional Insurance 1	1 576.32
63	135	1.2304	1 150	1 210	1 210	351	351	351	Community Schemes Levy 14.20	1 575.20
64	135	1.2304	1 150	1 210	1 210	351	351	351	Community Schemes Levy 14.20	1 575.20
65	135	1.2304	1 150	1 210	1 210	351	351	351	Community Schemes Levy 14.20	1 575.20
66	135	1.2304	1 150	1 210	1 210	351	351	351	Community Schemes Levy 14.20	1 575.20
67	135	1.2304	1 150	1 210	1 210	351	351	351	Community Schemes Levy 14.20	1 575.20
68	135	1.2304	1 150	1 210	1 210	351	351	351	Community Schemes Levy 14.20	1 575.20
69	135	1.2304	1 150	1 210	1 210	351	351	351	Community Schemes Levy 14.20	1 575.20
70	135	1.2304	1 150	1 210	1 210	351	351	351	Community Schemes Levy 14.20	1 575.20
71	135	1.2305	1 150	1 210	1 211	351	351	351	Community Schemes Levy 14.22	1 576.22
72	135	1.2305	1 150	1 210	1 211	351	351	351	Community Schemes Levy 14.22	1 576.22
73	135	1.2305	1 150	1 210	1 211	351	351	351	Community Schemes Levy 14.22	1 576.22
74	135	1.2305	1 150	1 210	1 211	351	351	351	Community Schemes Levy 14.22	1 576.22
75	135	1.2305	1 150	1 210	1 211	351	351	351	Community Schemes Levy 14.22	1 576.22

Section Number	Extent Sqm	Participation Quota	Previous Levy	Interim Levy	Admin Levy	Previous Reserve Fund Levy	Interim Reserve Fund Levy	Reserve Fund Levy	Other Charges	TOTAL LEVY
76	135	1.2305	1 150	1 210	1 211	351	351	351	Community Schemes Levy 14.22	1 576.22
Total	10 972	100.0000	93 491	98 356	98 366	28 515	28 515	28 515	1 670.92	128 551.92

ADMIN LEVY INCREASE	5.21%	RESERVE FUND LEVY INCREASE	0.00%	TOTAL LEVY INCREASE	4.00%
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Other Charges			
Description	Start Date	Increase Date	End Date
Additional Insurance	N/A	01 Nov 2024	N/A



**STONE FOREST BODY
CORPORATE
MOOIKLOOF RIDGE
SS NO 843/2015**

CONDUCT RULES

Rules established for the Body Corporate of Stone Forest in terms of Section 10 of the Sectional Titles Schemes Management Act, hereinafter referred to as “the Act”.

1. PREAMBLE
2. INTERPRETATION
3. NON ADHERANCE AND NON-COMPLIANCE TO THE CONDUCT RULE
4. DUTIES OF OWNERS AND OCCUPIERS OF SECTIONS
5. DOMICILIUM CITANDI ET EXECUTANDI AND REGISTER OF OWNERS
6. SUPPLY OF OCCUPIERS PARTICULARS BY NON-RESIDENT OWNER
7. OCCUPIERS AND VISITORS
8. NUMBER OF PERSONS RESIDING IN EACH UNIT
9. CHILDREN
10. DOMESTICS AND LABOURERS
11. EMPLOYEES & HAWKERS
12. PETS
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1 PREAMBLE

- 1.1** Mooikloof Ridge Homeowners Association (NPC) Registration Number: 2003/029492/08, hereafter referred to as the HOA is a pre-existing Non-Profit Company, as defined in the Companies Act, 2008 and regulated in accordance with its Memorandum of Incorporation (MOI) and the Mooikloof Ridge Rules, being schedule 5 of the MOI.
- 1.2** An owner of a section in the Stone Forest Scheme is ipso facto also a member of the HOA and is accordingly obligated to comply with the Mooikloof Ridge Rules (as amended from time to time), as well as the Stone Forest Conduct Rules.
- 1.3** These rules are established in terms of the Sectional Title Schemes Management Act (Act 8 of 2011 as amended) as well as the Mooikloof Ridge Rules
- 1.4** The principal objective of the Stone Forest Conduct Rules and the Mooikloof Ridge Rules is to preserve and enhance the security, aesthetics and environment for the common good of the Mooikloof Ridge community, whilst at the same time protecting the collective interests of all Homeowners.
- 1.5** The purpose of these Conduct Rules is to permit the occupiers/owners to have full enjoyment of their units and of the common property, as defined and dealt with in the act, without interfering with the rights of the other owners/occupiers, to contribute towards the efficient management of the complex and the protection of the collective interest. Copies of the Act and Regulations (Management Rules / Conduct Rules) are obtainable from the managing agents at the owners/occupiers' own expense.
- 1.6** These rules may be added to, amended, or repealed by Special Resolution at a General Meeting of the Body Corporate. Any addition, amendment or revocation shall be of force and effect upon the issuing of a certificate by the Chief Ombud in terms of section 10 (5) of the Act who has accepted the addition, amendment, or revocation.
- 1.7** Should any conflict arise between the Stone Forest Conduct Rules and the Mooikloof Ridge Rules then the Mooikloof Ridge Rules will take precedence.
- 1.8** In terms of Prescribed Management Rule 9 of the Act, all functions and duties of the body corporate are performed by the trustees, subject to any restriction imposed or directions given at a General Meeting of the owners of units. Any reference to body corporate or trustees in these rules, when relating to the application and enforcement of the rules, shall include the managing agent, appointed by the trustees in terms of PMR 28(5) of the Act and any person carrying out duties on instruction of the trustees.
- 1.9** In applying and enforcing these and any other Rules, the Trustees may appoint members of the Body Corporate or sub-committees to assist them.
- 1.10** All the rules shall apply *ipso facto* to occupiers and all persons including the Trustees who have obtained the right of occupancy of a section in whatever manner, and no agreement with such occupiers that is contrary to this stipulation shall be binding.
- 1.11** Owners wishing to sell their unit/s must provide a copy of the Conduct Rules to the Estate Agents and/or the prospective Purchaser and ensure that a copy of these Rules shall be included as an Annexure to the Deed of Sale.
- 1.12** All areas outside the perimeters of a section (living space) are classed common

property except those that are allocated for the exclusive use of the resident.

2. INTERPRETATION

- 2.1** “Act” means the Sectional Titles Act (Act 8 of 2022 as amended) and any Regulation made and in force there under.
- 2.2** “Common property” means all areas outside the perimeters of a section, except those that are for the exclusive use of the owner.
- 2.3** “Complex” refers to the land comprising the sections, buildings and common property areas.
- 2.4** “Residents” also means owners, tenants, their guests, visitors, as well as their contractors and employees.
- 2.5** “Occupier” means the person, or persons to whom right of occupancy has been granted by the registered owner of a particular section in the Scheme.
- 2.6** “PMR” refers to the Prescribed Management Rules, Annexure A of the Regulations under the Act, alternatively to the Managing Rules of the Body Corporate, if amended.
- 2.7** “Trustee” includes an alternate Trustee.
- 2.8** “Trustees” mean the elected Trustees who collectively form the Board of Trustees.
- 2.9** Words and expressions used shall bear the meaning assigned to them in the Act.
- 2.10** Words purporting the singular shall also include the plural and the converse shall also apply.
- 2.11** Words purporting to the masculine gender shall include the feminine and neuter genders and the neuter gender shall include the masculine and feminine genders.
- 2.12** The headings to the respective rules are provided for convenience of reference only and are not to be considered in the interpretation of the rules.
- 2.13** Refer to the Mooikloof Ridge Memorandum of Incorporation as well as the Mooikloof Ridge Rules for specific interpretation of matters pertaining to sectional title schemes in the estate.

3. NON ADHERANCE AND NON-COMPLIANCE TO THE CONDUCT RULE

- 3.1** Unless otherwise stated in the specific rules, the following process will be followed for non-adherence and enforcement of the conduct rules:
 - 3.1.1 First complaint – first written warning including admin fee.
 - 3.1.2 Second complaint – second written warning including an admin fee & R500.
 - 3.1.3 Third complaint – third and final written warning – including an admin fee & R750 fine.
 - 3.1.4 Fourth complaint – action in terms of section 33 or legal action will be taken.

4. DUTIES OF OWNERS AND OCCUPIERS OF SECTIONS

- 4.1** The attention of owners and occupiers of sections is drawn to section 13 & PMR 30

& 31(Duties of Owners and Occupiers of sections) of the Act.

5. DOMICILIUM CITANDI ET EXECUTANDI AND REGISTER OF OWNERS

- 5.1** In terms of PMR 4, the *domicilium citandi et executandi* of each owner shall be the address of the section registered in his name: Provided that such owner shall be entitled from time to time to change the said *domicilium* but that any new *domicilium* selected shall be a physical address situated in the Republic of South Africa and that the change shall only be effective on receipt of written notice thereof by the body corporate at the *domicilium* of the body corporate
- 5.2** An owner must notify the trustees forthwith of any change of ownership or change of occupant of his section to maintain a proper record of registered owners.
- 5.3** A record of registered mortgagees will be maintained of all mortgages of whom the body corporate has been notified in writing.
- 5.4** The *domicilium citandi et executandi* of the body corporate shall be the address of the managing agent appointed from time to time.
- 5.5** Where an owner has access to electronic mail and/or a fax number, all notices and communications shall be sent to such fax number or electronic mail address, and it shall be the duty of the owner to notify the trustees of any suspension and/or change in respect of such service.

6. SUPPLY OF OCCUPIERS' PARTICULARS BY NON-RESIDENT OWNER

- 6.1** A non-resident owner shall:
- 6.1.1 Furnish full particulars of occupiers of their sections and letting agents involved (if any) and any changes as they take place, to the Trustees before such occupiers take occupation. This is essential not only for good order and security, but also to identify who is entitled to be on the premises.
- 6.1.2 Only make use of a letting agent which has been approved by the Mooikloof Ridge HOA should his section be let through an agent.
- 6.1.3 Furnish full particulars of the letting agent, if any, to the managing agent and any change thereto.
- 6.1.4 Inform such letting agent as to the obligations of the owner with regard to the rules and furthermore instruct the letting agent to include a suitable provision in the rental agreement in which the tenant undertakes to abide by these rules as well as the Mooikloof Ridge Rules.
- 6.1.5 Instruct the letting agent to make provision in the rental agreement that a maximum of two persons per bedroom may occupy the section.
- 6.1.6 Make the Stone Forest Conduct Rules as well as the Mooikloof Ridge Rules a condition of the tenant's lease agreement and ensure the tenant signs for receipt of the rules; and

6.1.7 Remain fully responsible to the body corporate in respect of the behavior and actions of his tenant.

7. OCCUPIERS AND VISITORS

- 7.1** An owner who lets a unit/s must ensure that the occupier has a copy of the Conduct Rules.
- 7.2** Owners shall further ensure that occupiers or occupants undertake in writing to abide by the Conduct Rules and conditions therein.
- 7.3** All occupiers of sections and other persons granted rights of occupancy by any owners of the relevant section are obliged to comply with these Conduct Rules, as well as the Mooikloof Ridge rules notwithstanding any provision to the contrary contained in any lease or any grant of rights of occupancy.
- 7.4** Occupants are responsible for the behavior, acts and omissions of their visitors and shall ensure that such visitors are made aware of and understand these Conduct Rules as well as Mooikloof Ridge rules.

8. NUMBER OF PERSONS RESIDING IN EACH UNIT

- 8.1** A maximum of two (2) adults per bedroom or three (3) children per bedroom may reside permanently in a section at any time.
- 8.2** Should this maximum be exceeded, it will cause additional use of common property amenities and increased expenditure with reference to the consumption of water, sewerage, refuse and increased use of other common property equipment and amenities such as lifts, gates, etc. Increased occupancy may result in insufficient parking areas and even damage to the common property systems. If the maximum number of occupants are exceeded and pending any action by the Trustees, the Trustees shall be entitled to levy an additional contribution upon the owner in respect of each additional occupant at the rate to be determined by the trustees from time to time and to be ratified and/or amended by the members in general meeting.
- 8.3** No persons may reside inside or sleep in a garage.

9. CHILDREN and RESIDENTS General Rules

- 9.1** Children of owners/residents and visitors shall be controlled and supervised in order to avoid damage to the common property and inconvenience and distress to other owners/residents.
- 9.2** Owners/residents must ensure that their children do not tamper with electrical switches, taps, name plates, trees, plants, adornments and any other apparatus and fittings including garden items.
- 9.3** The upper part of the grass area at the west wall is demarcated as the play area of the scheme. This does not include the lower area below unit 15, due to this area being waterlogged.

- 9.4 Children must be supervised at all times when playing on common property and the designated play area.
- 9.5 Ball games shall not be permitted on the common property.
- 9.6 Children are not allowed to play near or around motor vehicles parked on the common property, driveways or between the sections of the scheme. This includes riding bicycles.
- 9.7 Skating or the use of skateboards and similar items on the common property is strictly prohibited.
- 9.8 No BB guns, cross bows, pellet guns, paintball guns, catapults (ketties) or any other dangerous objects that may be harmful to anybody are allowed to be used in the scheme.
- 9.9 Children are not allowed to climb or play on any roof, transformer, or boundary walls.
- 9.10 When playing on the Common Property, children may not damage the plants, shrubs, lawns, flowers, or flowers beds.
- 9.11 Residents are not allowed to fly drones over the complex or common property as they could be perceived to invade the privacy of residents and create a noise disturbance. Due to the adjacency of State Security grounds, flying drones could result in prosecution by the state.
- 9.12 The Body Corporate will not be responsible for any injury sustained by a child or children disobeying the Conduct Rules.

10. DOMESTICS AND LABOURERS

- 10.1 Owners/residents must register their domestic workers/s and labourers with security in order for the domestic worker or labourer to gain access to the scheme.
- 10.2 Residents shall be responsible for and ensure their domestic employees & labourers are aware of and comply with the rules of the scheme.
- 10.3 Residents must ensure that trustees have a copy of all domestic employees' & labourers identification documents in order for the employees to be added to the security system and granted access.
- 10.4 Residents will be required to notify trustees when a domestic worker or Labourer has left their service.
- 10.5 Domestic & Labourers may not be given permission to sleep overnight on balconies, patios, porches or on any part of the common property. Domestic employees & labourers staying the night must be housed in the section.

11. EMPLOYEES & HAWKERS

- 11.1 The employees or contractors of the body corporate shall not be interfered with. They receive orders from the trustees or the caretaker only.

- 11.2** No hawkers, salespersons or persons canvassing for any purpose shall be allowed on the common property.

12. PETS

- 12.1** No occupier of a section shall, without the prior written consent of the trustees, which consent may not be unreasonably withheld, keep any pet in his section or on the common property. Any pets in respect of which no written approval has been obtained from the trustees will be regarded as stray and may be removed from the scheme. Written application "**Addendum A**" is to be used for this purpose.

- 12.2** When granting such approval, the following conditions will be considered and prescribed:

12.2.1 All animals kept on the premises must be registered with the trustees prior to acquiring them.

12.2.2 A maximum of 2 pets is allowed per unit except where permission for more pets has been granted prior to the introduction of these rules. Only "small to medium breed" dogs are allowed to be kept. The size and needs of the pets will be taken into account when considering requests. No vicious dogs may be kept.

12.2.3 All pets must have a collar with a name tag, which states the name of the pet and the telephone number of the owner. Applications for keeping dogs shall be accompanied by a recent photo of the dog/s.

12.2.4 NO cats, poultry, pigeons, aviaries, reptiles, wild animals, or livestock may be kept within the complex.

12.2.5 When selecting an animal as a pet, care should be taken for the pets' needs, i.e., area required for size of pet, and the age of the pet.

12.2.6 All female dogs must be sterilized.

- 12.3** Pets are not permitted to roam the common property or the streets of the Estate without the owners' supervision.

- 12.4** Owners of animals must ensure that such animals remain on their premises and do not hinder neighbors.

- 12.5** Should complaints be received regarding your pet/s needs not being taken into consideration, the Trustees may withdraw approval to keep the pet/s.

- 12.6** Noisy pets will not be tolerated.

- 12.7** Owners of pets may not go away and leave their pets unattended for long periods of time, pets left alone create a nuisance in the absence of the owners, the necessary arrangements such as housesitting or kenneling must be made for pets when you intend being away.

- 12.8** Pets are not allowed on the common property unless carried, if small, or on a leash.

- 12.9** Owners of pets are responsible for the removal of excrement or other refuse relating to the pet left on the common property or in private gardens daily. Such matter must

be placed in a sealed plastic bag and deposited into the refuse bins provided.

- 12.10** No breeding of pets is allowed.
- 12.11** Owners are liable to pay for any damage caused by their pets.
- 12.12** The pet may not be replaced with another when it passes away. A new application must be submitted for a new pet.
- 12.13** No pet may hurt any person. The owner of the pet will be held responsible for any costs.
- 12.14** Permission is not transferable to an additional or alternative / following pet.
- 12.15** Strict action will be taken against residents in the event of any breach of any condition prescribed in terms of sub rule (2), which may include the removal of the offending animal by the SPCA, the owner be fined, the trustees withdrawing any.
- 12.16** In the event of breach of any conditions prescribed in sub-rule 12.2 the actions described in clause 3 will be taken.
- 12.17** The slaughtering of animals for religious and cultural purposes only shall be permitted within the confines of a section of the owner's property (and not under any circumstances on the common property), subject to the following conditions.
 - 12.17.1 At least 21(twenty-one) calendar days written notice of the intended religious or cultural event requiring such ritual slaughter shall be given to the trustees for approval, specifying.
 - i. The date and time of the proposed slaughtering,
 - ii. The type of animal to be slaughtered,
 - iii. The name and qualification of the person registered by the relevant authority to perform the religious or cultural slaughtering,
 - iv. Confirmation that the animal will be brought onto the premises immediately prior to the ritual or cultural slaughtering, and that all remains of the animal will be removed immediately from the premises after the act of ritual or cultural slaughtering.
 - 12.17.2 A notice from the local authority shall accompany the above notice confirming that all by-laws with regards to the ritual or cultural slaughtering have been/will be complied with:
 - i. A certificate from the Society for the Prevention of Cruelty to Animals (SPCA) shall accompany the above notice confirming that an OFFICIAL from the SPCA will be PRESENT at the proposed event to ensure that the animal to be slaughtered will not endure unnecessary pain and suffering during such slaughter.
 - ii. Notice shall also be given to all adjacent units of the date and time of the proposed slaughter and proof of the receipt of such notice by the owner/tenant responsible for unit shall be timeously submitted to the trustee.
 - iii. The area where the slaughter will take place must be screened with canvas to ensure that the slaughtering is not visible to the members or the public.

12.17.3 Failure to comply with the requirements set out above shall entitle the Body Corporate to prevent the act of ritual or cultural slaughtering from taking place on the premise the owner with a fine, to be determined by the Body Corporate

13. LAUNDRY

- 13.1** An occupant of a section shall not, without the prior written consent of the Trustees erect washing lines additional to the washing lines installed as part of the original sale of the unit, nor hang washing or laundry or any other items on any part of the buildings or common property so as to be visible from outside the buildings or from any other unit.
- 13.2** No washing may be hung over the railings of balconies or over boundary walls.
- 13.3** Washing is hung out at own risk.
- 13.4** Carpets and rugs shall not be shaken, dusted, or brushed outside of the section's exclusive use area nor be hung on the walls separating the sections.

14. REFUSE DISPOSAL

- 14.1** An owner or resident of a section shall maintain in a hygienic and dry condition, a receptacle for refuse within his section or on such part of the common property as may be authorised by the trustees in writing.
- 14.2** Household refuse may only be placed in refuse bins after it has been placed inside a plastic bag and tied securely to prevent refuse from coming loose within the refuse bin. No loose refuse may be deposited in the refuse bins. In the case of tins and other containers these must be completely drained, and glass or other items not suitable for the compactor are separated.
- 14.3** An owner or resident of a section shall, for the purpose of having the refuse collected, place such refuse bags in the refuse bins provided within the area designated by the trustees.
- 14.4** No refuse, whether in bags or not, may be left on the common property or anywhere outside of a unit at any time.
- 14.5** Any unwanted household items, e.g., domestic appliances, furniture, etc. must be disposed of outside of the scheme. Bin areas may not be used for this purpose.
- 14.6** Other refuse to be disposed of, such as polystyrene or cardboard boxes, must be cut or broken into smaller pieces before placing it inside the refuse bins. Such items may not be placed on top of, or next to, the refuse bins provided.
- 14.7** Littering on the common property is strictly prohibited.
- 14.8** No kitchen refuse, food waste, fats or waste of any other kind may be washed down the drainpipes. Occupants shall be responsible for clearing blocked drains in their sections at their cost.
- 14.9** Garden refuse may not be placed in the refuse bins. In the event of such refuse having to be removed, arrangements for its removal need to be made by the owner

or occupant with the contractor responsible for garden services.

14.10 Building rubble, resulting from alterations, will be the responsibility of the owner to remove and may not be placed in refuse bins.

14.11 Owners/residents shall ensure that contractors attending to maintenance or improvements to their units on their behalf do not litter on the common property.

14.12 An owner or resident of a section shall not deposit, throw, or permit or allow to be deposited or thrown, on the common property any rubbish, including dirt, cigarette butts, food scraps or any other litter whatsoever.

14.13 Motor vehicle oil, paint, batteries, globes, or any other chemical that could be considered harmful to the environment as regulated by National Legislation, may under no circumstances be discarded, by any means, on common property. This includes discarding into any drain and sewerage system, soil or by burning.

15. MOTOR VEHICLES AND PARKING

15.1 No occupant shall park his/her vehicle anywhere else than the demarcated parking bays or permit his/her visitors' vehicles to be parked anywhere else than the demarcated parking bays. No vehicle may be parked to obstruct access to any fire hydrant on the common property.

15.2 Occupiers are requested to park their vehicles in their garages due to limited visitors parking. Garages may not be used for storage or any other purpose which may result in the fact that it can no longer be utilized for the parking of vehicles.

15.3 The parking bays directly in front of the units are deemed to be exclusive use and will be for the use of that unit's resident's visitors. Where units do not have a parking bay directly in front of the unit, parking bays will be allocated to those units in parking bays close by. This will apply to units 1,2,12 and 13. All other open bays will be regarded as visitors only parking, and parking in these bays by residents will be strictly prohibited. Parking in exclusive use parking bays by other residents is also strictly prohibited.

15.4 The Trustees may implement a fine as specified in section 3 if a vehicle is parked without the permission of the trustees on common property or anywhere else than the demarcated parking bays.

15.5 Occupants of units shall ensure that their vehicles and the vehicles of their visitors do not drip oil or brake fluid on the common property or in any other way deface the common property. Owners will be responsible for cleaning the exclusive use parking bays at their cost.

15.6 Should the owner of the vehicle not clean up the leaked fluids properly, the Body Corporate will have the oil/brake fluid cleaned and charge this cost to the unit owner's account.

15.7 Occupants shall not be permitted to dismantle or effect major repairs to any vehicle on any portion of the common property.

15.8 No motor wrecks may be kept anywhere on the common property or on the sidewalk of the Complex.

- 15.9** Persons causing, in any manner or form whatsoever, damage to the common property, shall be held responsible for the repair of such damage.
- 15.10** Parking of vehicles in front of garages, on the grass of the common property or in places that are not specifically demarcated as parking bays, entrances to the common property and causing obstruction by doing so is strictly forbidden.
- 15.11** Vehicles may only be washed in front of the owners/residents' garages. These areas must be left clean and tidy. Rubbish removed from the vehicle must be placed in the refuse bins provided. Fire hoses or hydrants may not be used for washing cars. A fine as specified in section 3 will be imposed if a fire hose or hydrant is used for any other purpose than for what it is intended for. Additionally, any cost to repair or service a fire hose or hydrant due to it being used to wash a car will be for the cost of the section's owner.
- 15.12** Vehicles may not be driven at a speed of more than 15 km per hour on the common property.
- 15.13** Reckless driving is not allowed. Reported reckless driving will be severely penalized.
- 15.14** No vehicle shall be driven on the common property without a valid driver's license for that vehicle.
- 15.15** No unroadworthy vehicle shall be driven on the common property.
- 15.16** Vehicles must be driven as quietly as possible on the common property. Car radios must not be heard outside of the vehicle when driving through the complex.
- 15.17** Motor/motorcycles or any other vehicles hooters or other audible warning devise (excluding burglar alarms) may not be used on the common property unless it is an emergency.
- 15.18** No vehicle shall be allowed to be driven on the common property in any manner that may be dangerous to either the driver or to anyone else or to any property.
- 15.19** Garages shall be kept neat and tidy and may not be used as a storage facility or sleeping quarters.
- 15.20** When receiving visitors, please ensure that they do not in any way block entry to parking bays, garages, entrances, or thoroughfares. Non-compliance will result in the vehicle being towed away at the risk and expense of the owner of the vehicle. Or a fine as per rule 3 being charged. Only parking bays marked as visitors parking or unmarked parking bays may be utilised.
- 15.21** No caravans, trailers, or boats will be allowed to be parked on the common property without written permission from the Trustees.
- 15.22** Garages are to be used for their intended purpose and not for any hobbies or manufacturing that may cause an inconvenience to other occupiers.
- 15.23** Garage doors must be kept closed at all times unless owners are parking or removing their vehicles or are present in the garage.
- 15.24** Visitors' parking is on a first come first serve basis.

16. BICYCLES, MOTORCYCLES ETC

- 16.1** Bicycles, motorcycles, tricycles, roller skates, skateboards, caravans, trailers and boats may not be left anywhere on the common property.

17. NUISANCE

- 17.1** Owners/residents shall not cause or permit any person to act in conflict with these rules, or permit any act or event, which shall constitute or cause a nuisance or any inconvenience to other owners/residents or employees or agents employed by the trustees or any other person being lawfully on the premises.

18. NOISE

- 18.1** Reasonable silence must be maintained:

18.1.1 Between 18H00 to 07H00 on Mondays to Fridays

18.1.2 Between 20H00 Saturday to 07H00 Monday

18.1.3 Between 18H00 to 07H00 on any Public Holiday

18.1.4 NOTE: Silence shall be maintained throughout Sundays.

- 18.2** An owner/occupier who does maintenance and/or repairs to his unit involving power tools will not be allowed to do so during the following times.

18.2.1 From 20H00 to 08H00 on weekdays

18.2.2 From 19H00 on Saturdays until 08H00 on Mondays

- 18.3** Radios, car radios, TV sets, musical instruments, Hi-Fi equipment, power tools, vacuum cleaners, lawn mowers, vuvuzelas or any other device must be used in such a manner as not to disturb other occupants or the public. NOTE: Silence shall be maintained throughout Sundays.

- 18.4** Any private or social gathering held in the complex must always be contained within the unit and the area for the exclusive use of that unit.

- 18.5** No fireworks or crackers are allowed within the complex.

- 18.6** The security officers are tasked to request residents, who are guilty of creating excessive noise, to keep noise levels within acceptable levels. Non-adherence hereto will result in fines being imposed in accordance with the Mooikloof Ridge Rules

19. BUSINESS AND OTHER ACTIVITIES

- 19.1** No business, profession or trade may be conducted on the common property and in or from any section without consent in writing from the trustees.

- 19.2** No auctions or jumble sales may be held on the common property or in any section without the prior written permission of the trustees.

19.3 Hobbies causing a disturbance of the peace, or a nuisance are prohibited.

19.4 No advertisements or publicity material may be exhibited or distributed on the premises.

20. COMMON PROPERTY EQUIPMENT AND INSTALLATIONS

20.1 Under no circumstances may owners/residents tamper with any equipment or installations on the common property.

20.2 Lifting the security gate off its rails or tampering in any other way with the gate is a serious matter and is strictly prohibited.

20.3 Fire hoses may only be used for their intended purpose in case of fire or emergency situations.

20.4 Firefighting equipment may under no circumstances be used for any purpose other than that for which it is intended. Failure of the firefighting equipment due to tampering may result in refusal of insurance claims by the insurer. Any person found using fire hoses for any other purpose than firefighting will be liable for prosecution by the fire department but will also be required to pay for the hose to be resealed by the fire department as well as incur a fine of R500 which will be payable with the monthly levy.

20.5 No vehicle shall be allowed to be parked so as to obstruct access to any fire hydrant on the common property.

21. DAMAGES, ALTERATIONS OR ADDITIONS TO THE COMMON PROPERTY AND EXTERNAL APPEARANCE OF UNITS

21.1 The prior written approval of the trustees is required before any alterations or additions to the outside of the unit may be done, including the following:

21.1.1 Fitting of any locking device, safety gate, burglar bars or other safety device for the protection of owner's section; safety gates and burglar bars must conform to the complex standard. Specifications for these can be obtained from the managing agents.

21.1.2 Any other alteration visible from the outside of the section.

21.2 The trustees shall be notified in advance of any work of whatever nature which is to be undertaken within or to the exterior of any section and which will involve activity on the common property or cause inconvenience or disturbance to other owners/residents. Such work shall be performed only at reasonable times and with the least possible inconvenience and disturbance to other owners/residents.

21.3 Those owners/residents having such work done and those persons performing it shall, at all times, co-operate closely with the trustees and shall in consultation with the trustees, ensure that proper and satisfactory measures are continuously taken to protect the common property from damage, defacement, disfigurement or compromising the integrity of property.

21.4 The trustees may prohibit workmen from working on the premises should they fail to

cooperate.

- 21.5** It shall further be the absolute responsibility of the persons having the work done to ensure that the workmen implement and follow protective measures at all times and clean up properly and thoroughly after each work session and on completion of the project.
- 21.6** The persons having the work done shall be held liable for costs incurred for cleaning up or reparations done, should the common property be left in a dirty or spoiled condition on completion of such work.
- 21.7** Persons causing, in any manner or form whatsoever, damage to the common property, shall be held responsible for the repair of such damage.
- 21.8** The above-mentioned rules shall *mutatis mutandis* apply to any work authorized by the trustees.

22. EXTERNAL APPEARANCE

- 22.1** An occupant of a section shall not place or do anything on any part of the common property, including private patios and gardens which, in the discretion of the trustees are aesthetically displeasing or undesirable when viewed from the outside of the section.
- 22.2** All improvements are subject to the following:
 - 22.2.1 Approval by the Trustees
 - 22.2.2 Approved design documentation/plans
 - 22.2.3 Specifications as laid down by the trustees.
 - 22.2.4 Approval to install is required (addendum B)
- 22.3** Advertisements or publicity material may not be exhibited or distributed unless the consent of the trustees has been obtained in writing.
- 22.4** Flood lights or garden lamps must be adequately screened so as not to cause inconvenience or nuisance to neighbors.
- 22.5** It is the occupier of a section's responsibility to ensure that all his private property i.e., hosepipes, hosepipe fittings, braais, umbrellas, children's toys etc. within his garden is neatly stored away. Gardens must be kept neat and tidy at all times so as not to hamper the garden services from executing their daily tasks.
- 22.6** Residents on the perimeter fence are responsible for keeping any overgrowth clear of the electrified fence and must inform visitors to their section of the dangers pertaining thereto.
- 22.7** Unless authorized by the trustees in writing, no decorations may be attached to any part of the common property. Applications for consent shall be lodged in writing with the trustees containing full details of the intended work. Work may not proceed before the written consent of the trustees has been obtained.
- 22.8** The following alterations/additions to common property will not be allowed:

22.8.1 No DSTV dishes & similar devices may be installed.

22.8.2 No radio amateur masts and antennae may be installed.

22.8.3 No Lapa's may be installed.

22.8.4 No Wendy house may be installed.

22.8.5 No Awnings may be installed.

22.9 The following alterations/additions to common property will be allowed on written application to the Trustees: Please complete **addendum B** and submit with your application for approval:

22.9.1 **Air-conditioning units** may not be installed unless approved by Trustees in writing on the following conditions:

- i. The installation of the air conditioner is done by a reputable company.
- ii. The air conditioner must be installed on the outside of the building in such a manner that it is as invisible as possible,
- iii. Noise from the air-conditioner must not be a disturbance to any neighboring section.
- iv. Any damp issues caused to the section because of the air-conditioner will be the responsibility of the owner.
- v. The air-conditioner will remain a fixture of the section and may not be removed, when moving out or selling the section.
- vi. The air conditioner shall be maintained in a proper working condition according to manufacturer's standards and shall be removed or replaced if it falls into a state of disrepair.
- vii. The Body Corporate takes no responsibility for the insurance of any installations caused by the owner.

22.9.2 **Pools, Jacuzzis, and permanent water features** may be installed after Trustees' approval in writing has been given on the following conditions:

- i. A design of the pool or water feature by a reputable pool company should be submitted with the application. The size of the pool may not exceed a 30 000-litre pool.
- ii. Council approval is required before the installation of the swimming pool; this approval is to be forwarded to the Managing Agents.
- iii. Establish that there are no pipes, wires, etc. running underneath the proposed building site that will be affected.
- iv. No construction vehicles will be allowed onto the premises.
- v. Building will happen so as to cause the minimum inconvenience to fellow residents. Building should take place during reasonable times.
- vi. At no time may any building material or rubble stand on the communal property unless the Trustees have granted special permission.
- vii. The boundary wall and electric fence must not be damaged during construction, the owner will be held liable for any damage caused to common property.
- viii. The backwashing or drainage must be diverted to a drain.
- ix. All electrical installations require a compliance certificate.
- x. The pump must be placed in such a manner as to not be visible from common property and noise from the pump must not be a disturbance to any neighboring section. The pump must be in an enclosed unit.

- xi. The swimming pool/Jacuzzi/water feature must not be accessible from the common property, for safety reasons and must comply with all applicable legislation.
- xii. Please adhere to the conduct rules with regard to noise management.
- xiii. Any damage to the pavement, gardens, trees, lawn, walls, or the common property during installation must be repaired professionally and promptly by the owner.

22.9.3 **Enclosing of Patios** may be done after Trustees' approval has been given in writing on the following conditions: *(please note this only applies to patios that are part of the section and have a roof)*

- i. Patios may be enclosed with aluminum stacking doors.
- ii. No extension of the patio/roof is permitted.
- iii. Council approval is required for alterations to the section.
- iv. The intended use of the patio may not be changed.
- v. The maintenance of the enclosure is the responsibility of the owner,
- vi. When selling your section, it must be stipulated in the purchase contract that the new owner must take over the responsibilities of the patio enclosures.

22.9.4 **Wooden Decking in enclosed gardens** may be installed after Trustees' approval has been given on the following conditions:

- i. Decking may not be enclosed; this would result in extension of the section and will require Body Corporate & council consent. No decking is allowed outside of the enclosed gardens.
- ii. Decking requires council approval if it exceeds 2 x 3 m.
- iii. The maintenance of the deck/patio is the responsibility of the owner,
- iv. When selling your section, it must be stipulated in the purchase contract that the new owner must take over the responsibilities of the deck.

22.9.5 **Installation of a door in the garage** may be installed after Trustees' approval has been given on the following conditions:

- i. A door matching the wooden doors of sections may be installed to allow access to the garden from the garage.
- ii. The structural integrity of the garage must not be comprised by the installation of the door.
- iii. The work must be carried out by a qualified and NHBRC certified contractor.
- iv. The door shall be maintained in a proper condition and shall be removed or replaced if it falls into a state of disrepair, failure to abide by this rule will result in the Body Corporate replacing or maintaining the door, the cost for which will be debited to the owner's levy account.
- v. Please note that these provisions regarding the maintenance and rules must be transferred to the new owner on sale of the unit and any subsequent owner thereafter.

22.9.6 **Braai areas** may be installed after Trustees' approval in writing has been given on the following conditions:

- i. Permanent fireplace /braai facilities may be erected in the same manner and look like the rest of the complex.
- ii. The work must be carried out by a qualified and NHBRC certified contractor.

- iii. Council approval is required.
- iv. The braai will be equipped with a flue (chimney) of at least 2 m in height, as prescribed by the manufacturer of the braai, as well as a rotating cowl which will allow for efficient escape of smoke.
- v. The completed braai must look aesthetically pleasing.
- vi. A fire extinguisher must be placed next to the braai area for safety precautions.
- vii. Any electrical installations require an electrical compliance certificate.
- viii. Gas braai's, Webbers or similar portable braai's may be used. Open fires may only be made when the weather permits and if it is on one of the approved devices as mentioned above.
- ix. The smoke from braais must not cause a nuisance to another section.

22.10 Conditions for additions/alterations to common property

Please note that the following conditions apply to all additions or alterations to common property:

- i. All improvements must be made by a reputable company.
- ii. Any damage or consequential damage to the common or private property as a direct or indirect result of the improvements will be repaired and the costs thereof will be for the owner's account. These costs will be debited to the owner's levy account.
- iii. The Managing Agent/Body Corporate accepts no responsibility whatsoever for any damages, losses, maintenance or for any other event to the installation / improvements, as a result of malicious damage or natural disasters or any other cause whatsoever. No claims can be instituted against the insurance policy of the Body Corporate whatsoever.
- iv. The Trustees reserve the right to inspect any improvements/alterations made to the common property or to sections and order any alterations/repairs/removal to the alterations/additions as they deem fit. The costs thereof will be for the owner's account.
- v. No additions/alterations are covered by the standard buildings combined insurance policy and must be added by the owner, the additional premium therefore will be for the owners' account.
- vi. No obstructions shall be placed on walkways or any portion of the common property.

23. SIGNS AND NOTICES

- 23.1** No occupant shall place any sign, notice, billboard, or advertisement of any kind whatsoever on any part of the common property or of a section.

24. INTERIOR

- 24.1** Owners shall, at all times, keep their sections and exclusive use areas in a proper, clean and habitable state and in good repair.
- 24.2** Owners shall be responsible for the maintenance of the interior paintwork, all electrical installations, and other interior repairs to their sections of whatever nature at their own expense.
- 24.3** Owners shall be responsible for the clearing of blocked drains originating from his/her

section, the maintenance and repair of sanitary equipment, the hot water system, the geyser and plumbing within the section at their own expense. The hot water system includes the geyser, pipes, and taps from the point where the cold water enters the geyser up to the taps serving the section.

- 24.4** The geysers are insured for bursting under the policy of the Body Corporate, should the geyser for your section burst, owners may contact the managing agent/caretaker for assistance with the preferred contractor for the insurer/body corporate. The owner of a section is responsible for the repair, maintenance, and replacement of the geyser and for any excess payment in respect of his or her geyser payable in terms of the contract of insurance entered into by the Body Corporate
- 24.5** Owners or residents must use the drains outside their units to disposal of wastewater. They shall not dispose water onto the paving at the back doors or any other area where neighbors are inconvenienced by such action.

25. ERADICATION OF PESTS

- 25.1** An owner shall keep his section free from pests, mice, rats, white ants, borer, and other wood destroying insects and shall immediately report to the Trustees the presence of such pests within a section, its exclusive use area or any part of the common property.
- 25.2** In the event of the owner not adhering to point 25.1, the owner shall permit the trustees, the managing agent and their duly authorized agents or employees to enter his section and take such action, as may be reasonably necessary to eradicate such pests.
- 25.3** The cost of the inspection and eradicating of any such pests as may be found within the section and exclusive use areas, replacement of any woodwork or other material forming part of such section which may have been damaged by any such pests shall be borne by the owner of the section concerned.

26. SECURITY

- 26.1** Please refer to the security protocols of Stone Forest and Mooikloof Ridge. It is the responsibility and duty of owners to ensure that their occupiers, visitors, and employees are familiar with and abide by the security protocols of the complex.
- 26.2** Every resident is required to have a tag with which to enter or leave the complex. It is not the responsibility of the security guard (if any) at the gate to open the gate for residents or guests.
- 26.3** Residents are requested not to use strangers for tasks such as cleaning units, washing cars etc. People off the street are given the opportunity to become familiar with the setup of the complex. Please remember a complex is only as safe as its residents allow it to be.
- 26.4** When entering/exiting the complex, please wait a couple of seconds until the gate has closed, thereby preventing unwanted persons from entering the property.
- 26.5** Tailgating into and out of the Complex strictly prohibited. A minimum fine of R750.00 (SEVEN HUNDRED AND FIFTY RAND) for a first offence and R1000.00 (ONE

THOUSAND RAND) will be levied. Subsequent transgressions will be fined at R1500 (ONE THOUSAND FIVE HUNDRED RAND).

- 26.6** No weapons or ammunition of any nature may be kept on the property unless kept in a safe as determined by law. Fireworks and firearms may not be discharged within sections or on common property.
- 26.7** No stones or any other hard object may be thrown on the property.
- 26.8** No resident may cause or allow any illegal action of the property.
- 26.9** No obstruction may be placed in front of the security gate that will interfere with the automatic closing of the gate.
- 26.10** Owners/residents are requested to report any suspicious or unknown persons and activities within the complex to the trustees or caretaker.
- 26.11** Owners/residents or tenants may not open the gate to strangers.
- 26.12** All visitors/contractors must sign in at the main gate with the security officer on duty. Visitors/contractors who refuse to adhere to the security procedures of the scheme may be refused entry.
- 26.13** Any verbal or physical abuse or intimidation of security personnel will not be tolerated.
- 26.14** Burglar alarms may be installed at the owner's expense.
- 26.15** It is allowed to install security lights on the owner's discretion providing that:
- It does not cause an inconvenience to the neighbors.
 - It is connected to the unit's own electrical circuit.
 - It is connected by a certified electrician.
 - It complies with all regulations.
- 26.16** Please note that the security protocols are subject to change as and when the need arises to ensure the safety and security of all residents of the complex and will not require a special resolution or the registration thereof in the deeds office.

27. ENTRY BY SERVICE PROVIDERS (THIRD PARTY)

- 27.1** Owners and residents are required to notify security at the main entrance in advance should they require third parties to gain entrance for removal vans or delivery, or to effect repairs or services. In the event of such notice not being given, security may refuse entrance to the scheme.
- 27.2** Third parties may not reside on the premises between 20H00 and 06H00, nor may their vehicles or tools be left on the property unless prior approval has been granted by the trustees

28. MOVING

- 28.1** No large vehicle or vehicles designed for public carriage, including vehicles for

furniture removal purposes, exceeding 3 tons, may enter or park in the scheme. Furniture removal companies must make use of a shuttle service.

- 28.2** NO moving of furniture, appliances etc. after 17:00pm or before 07:00am Monday to Friday and Saturdays 09h00 to 13h0. The Estate Office must be informed of a minimum of 48 hours before moving in or out of the estate. Failure to comply will result in a fine in accordance with the Mooikloof Ridge Rules.
- 28.3** When moving furniture or goods in or out of the scheme, those people doing so will be held liable for the cost of any repairs should such an action cause damage to the common property.

29. FLAMMABLE GOODS AND SAFETY OF PROPERTY

- 29.1** An owner or resident shall, under no circumstances whatsoever, store any material, commit, or allow to be committed any dangerous act in the section, exclusive use area or on the common property, which will or may increase the risk to the body corporate and may increase the insurance premium payable by the Body Corporate.
- 29.2** No open fires are allowed in any unit or on the common property.
- 29.3** No fireworks may be discharged, and fireworks are not permitted within the complex.
- 29.4** It is strongly recommended that all owners or occupiers of a section acquire and keep in an accessible place in their section a fire extinguisher. Owners or occupiers are not covered for the contents of their section by the insurance policy covering the buildings and are thus advised to take out suitable insurance to cover themselves.
- 29.5** No pellet guns, BB-guns or paintball guns which is wind- or gas driven, may be discharged on common property.

30. LIABILITY

- 30.1** Owners/occupiers are liable for any damage to their sections and the common property caused by themselves, children, visitors, and employees.
- 30.2** Persons causing, in any manner or form whatsoever, damage to the common property, shall be held responsible for the repair of such damage.

31. GARDENING

- 31.1** All gardening activities on the common property, including lawns for exclusive-use gardens shall be coordinated by the Trustees. Access to gardens must be allowed at the time and date as indicated by the Trustees. Please indicate in writing should you choose to attend to your own lawn; however, access must still be allowed to the neighboring garden.
- 31.2** Should the owner/occupier decide to keep the garden gates locked and fail to unlock it to allow access to adjacent units, preventing garden service being performed, these locks may be removed by the Trustees.

- 31.3** No plants/trees/shrubs may be planted or removed from the communal areas, other than by the selected garden services, without the permission being obtained first from the Trustees.
- 31.4** The owner of the section will be held responsible for the removal of any tree/shrub/plant as well as any damage caused to common property as a result of trees/plants/shrubs that have been planted in private gardens. No large trees or creepers are permitted.
- 31.5** Landscaping of private gardens may not influence the natural flow of excess water by blocking/closing the storm water drains or drain holes in the walls.
- 31.6** Your garden will not be serviced if your pets are not controlled, and the excrement cleaned up or your unit is not accessible.

32. ALTERNATIVE POWER SUPPLY

32.1 General

- 32.1.1 The Body Corporate permits installation of various types of alternative power supply subject to full compliance with specific requirements by owners, residents, and trustees of the respective bodies corporate. Description of the various types of alternative power supply options that are permitted:
- i. Gas installation for gas stove / hob.
 - ii. Uninterruptable Power Supply –UPS) - Provides uninterruptable back-up power for specific items plugged into the UPS when supply from the power electricity supply grid fails, typically for critical appliances. This power will last for a limited time period, depending on the power consumption and the storage capacity (batteries). UPS is ordinarily used to temporarily power critical loads until the supply from the grid is restored. In short, a basic system which will provide limited power for low load demand appliances for a few hours.
 - iii. Inverter (Silent) Portable Generators - Can be used to generate power during power outages. The generated power will be at the output of the power output rating of the generator and power will be generated as long as the generator can remain operating (fuel dependent). Depending on the generator's output some domestic appliances can be powered. The overriding consideration when using a generator would be the noise emitted, therefore, a very low noise level, expressed in decibels, is imperative. The quietest generators have ratings under 60 decibels. Decibel levels are generally measured at 7 meters away from the unit.
 - iv. Geysers Heat Pump - A heat pump works like an inverse air conditioner. It takes heat particles from the atmosphere, compresses them, pumps them into the geyser and circulates the water around.
 - v. Photo voltaic (PV) panels Solar Water Geysers – (direct system only) - Solar water geysers rely on warm water rising, better known as convection. The direct system, is where the water to be used in the household (hot water) circulates through the solar collector panels, transferring solar energy into the storage tank of the solar water heater; and

- vi. Photo voltaic (PV) panels for power generation - Solar panels work by absorbing sunlight with photovoltaic cells, generating direct current (DC) energy, and then converting it to usable alternating current (AC) energy with the help of inverter technology. AC energy then flows through the home's electrical panel and is distributed accordingly. The components of a home solar power system include panels, inverter, racking, monitoring system and batteries.

32.2 LPG Gas Installation

32.2.1 Owners must obtain explicit written approval prior to any LPG installation.

32.2.2 Due to safety and insurance risks associated with the storage of liquefied petroleum gas (LPG) cylinders and the use of LPG appliances, it is mandatory that such appliances are used strictly in accordance with the prescripts of the product manufacturer and that gas cylinders are stored in terms of prevailing regulations. Gas appliances may only be installed in the Complex after written permission for such installation has been obtained from the trustees.

32.2.3 A gas installation may only be permitted if it is installed by a duly Authorised Person, as regulated by the Occupational Health and Safety Act, 1993, Regulation 17 of the Pressure Equipment Regulations, 2009, and a Certificate of Conformity for Gas Installations issued. A copy of this Certificate of Conformity must be submitted to the respective Body Corporate Managing Agent and Trustees.

32.2.4 In the event of any gas installation modification, alteration or change of user or ownership a new Certificate of Conformity must be issued and submitted to the respective Body Corporate Managing Agent and Trustees. It is mandatory that each unit owner, who has a gas appliance installed, procure an appropriate fire extinguisher for use in cases of emergency.

32.2.5 The following requirements must be met to obtain approval, and all measurements must be shown on a detailed plan, based on the specific unit that applies. A gas solution may not be installed:

- i. Less than 1 meter sideways from doors and windows
- ii. Less than 2 meters from drains and air vents
- iii. Less than 3 meters below windows (unless a non-combustible roof is installed)
- iv. Less than 1 meter from the property boundary wall (unless it is a fire wall)
- v. Less than 5 meters sideways away from a switchable electric point or plug switch.
- vi. Light bulbs cannot be less than 1.5 meters above a gas bottle.

32.2.6 Other installation rules:

- i. Only class 1 or 2 copper pipes, or other approved gas piping, may be used (Note: This is not the same copper piping as used by plumbers)

- ii. Copper pipes going through a wall must be sleeved
- iii. Approved flexible gas hose may not be more than two meters long and may not go through any partition (including wood, dry wall, cupboard wall etc)
- iv. The area where the gas cylinder will be placed should be submitted on a drawing / plan for trustee confirmation.
- v. The installation should be installed within the boundaries of the unit and placed in an area as concealed as possible.
- vi. The cylinder is to be caged and the cage must hold up to two 48kg cylinders, which may also be a requirement of the service provider. The cage may not exceed the following size: 1m X 0,7m X 1,5m.
- vii. To ensure uniformity, the cage must be painted M&T Bronze.
- viii. Only registered and reputable service providers may be used.

32.2.7 Only once the abovementioned has been confirmed and finalized will the below be applicable.

32.2.8 Once the installation has taken place:

- i. You are required to please provide Pretor with the appropriate certificate of installation. You are further required to ensure that the installation is in line with the standards and requirements of the relevant councils. A Gas Certificate of Conformity will further be required to comply with the Pressure Equipment Regulations of the OHS Act.
- ii. This certificate is valid for a period of five years and needs to be inspected thereafter. The certificate confirms that the gas installation is in a safe, working condition and that an emergency shut-off valve is correctly installed and further free of any leaks. It is the unit owner's responsibility to ensure that the installation remains in good working condition.
- iii. Please take note that non-compliance will imply that the owner of the unit is not covered in the event of any gas-related claim. The Body Corporate will accept no liability or responsibility for any instance directly or indirectly related to the installation and as such, no claim may be instituted against the Body Corporate's insurance, unless the installation is specified and covered in terms of the building's insurance policy.
- iv. You are advised to inform the insurer (building and personal) of the installation. You will be required to pay any additional amount of cover (if required) by the building insurance.
- v. A fire extinguisher is to be placed close to the installation. The firefighting equipment is to be serviced on an annual basis where required by legislation, at the cost of the registered owner.
- vi. When selling your section, it must be stipulated in the purchase agreement that the new owner must take over the responsibility of the installation.
- vii. The trustees reserve the right to inspect the installation to ensure all in order. Should the trustees confirm that the installation is not in order, notice will be given to the section owner to either correct the installation or have it removed.

Should the owner fail to correct or remove the installation, the Body Corporate reserves the right to have the installation either corrected or removed on behalf of the section owner. Any costs attached to such action will be recovered from the section owner's levy account.

32.3 Geysers Heat Pump

- 32.3.1 Owners must obtain explicit written approval prior to any geyser heat pump installation.
- 32.3.2 A geyser heat pump must be installed in full compliance with the requisite installation requirements. Such installation may only be done by a duly Authorised Person in compliance with the prevailing plumbing and electrical regulations, and a CoC issued to this effect. In addition to any other installation requirements and regulations, the installation must comply with the follow:
- i. SABS approved wall-mounting of condenser (external unit)
 - ii. All wiring must be SANS 10142 compliant.
 - iii. Certificate of compliance as per SANS 10254 (plumbing).
- 32.3.3 The owner must provide the requisite CoC to the Body Corporate, who will be obligated to place same on record and provide the Insurer with a copy.

32.4 Uninterruptible Power Supply (UPS) wired into Section's Electrical DB

- 32.4.1 Owners must obtain explicit written approval prior to any UPS installation which is wired into the electrical distribution board (DB) of the Section.
- 32.4.2 All new UPS installations require the supervision and general control of either an Installation Electrician (IE) or Master Installation Electrician (MIE). The application made by the owner for any UPS installation must be supported by a copy of the Installation Electrician (IE) or Master Installation Electrician (MIE) certificate, issued by the Department of Employment and Labour (DoL). No UPS installation is allowed to be used without it having been inspected and certified as safe by either an Installation Electrician (IE) or Master Installation Electrician (MIE) and a Certificate of Compliance, issued to this effect. At the time of drafting these rules the National Standard is SANS 10142-1 ED3.01. Only inverters that are on the NRS approved PV inverter list may be used. The inverter must incorporate the "anti-Islanding functionality" to prevent any form of stored or generated power being fed back into grid during power failure.
- 32.4.3 In addition to any other installation requirements and regulations, the installation must include appropriate lightning / surge protection and a "Change-over" switch.
- 32.4.4 The owner must provide the requisite Certificate of Compliance, as issued by either an Installation Electrician (IE) or Master Installation Electrician (MIE), to the Body Corporate, who will be obligated to place same on record and provide a copy the Body Corporate Insurer.

32.5 Portable Inverter Generators (Silent)

- 32.5.1 An owner must obtain explicit written approval prior to using a portable

inverter generator.

32.5.2 Only portable inverter generators (**Silent type**), which has a noise rating of less than 70 decibels, when measured at 7 meters away from the unit, may be used.

32.5.3 A portable inverter generator may only be used if the installation was done by a registered person, who is duly certified to make such installation and in full compliance with the Electrical Regulations and a Certificate of Compliance, issued to this effect. At the time of drafting these rules the National Standard is SANS 10142-1 ED3.01.

32.5.4 Portable inverter generators **may only** be operated during the following times:

- i. Monday to Friday – 05:00 to 21:00.
- ii. Saturday – 06:00 to 21:00 and
- iii. Sunday – 08:00 to 21:00.

32.5.5 Any person using a portable inverter generator must, upon request from the body corporate trustees or a duly appointed person of the HOA, present the Certificate of Compliance for the certified installation.

32.5.6 No more than 5 liters of fuel, which is for the exclusive use for the portable inverter generator, may be stored at any point in time in the Unit's garage and for which prior written approval was obtained from the body corporate. No fuel may be stored in the habitable part of the Section.

32.5.7 A generator may not be enabled for automatic start.

32.5.8 A generator installation must have an emergency Isolator / cut-off switch.

32.5.9 The installation shall ensure that there is no "back feeding" of electrical power into the power grid.

32.5.10 The owner must provide the requisite Certificate of Compliance as issued by a registered person to the Body Corporate, who will be obligated to place same on record and provide a copy the Body Corporate Insurer.

32.6 Solar panels for Water Geysers (direct system only) and Power Generation

32.6.1 Owners must obtain explicit written approval prior to installation of any solar panels. All applications must include detailed plans and a proposal from a certified contractor. **Detailed plans imply that plans must be drawn up to scale, including the placement of the solar panels, with all measurements to enable trustees to make informed decisions**

32.6.2 All new solar installations require the supervision and general control of a registered person, who is either an Installation Electrician (IE) or Master Installation Electrician (MIE). The application made by the owner for a solar installation must be supported by a copy of the Installation Electrician (IE) or Master Installation Electrician (MIE) certificate, issued by the Department of Employment and Labour (DoL). No solar installation is allowed to be used without it having been inspected and certified as safe, by either an IE or a MIE and a Certificate of Compliance, issued to this effect. At the time of drafting these rules the National Standard is SANS 10142-1 ED3.01.

- 32.6.3 No solar geyser systems, where the geyser reservoir is located on the roof of the Unit, are permitted.
- 32.6.4 PV panels must be installed in full compliance with the requisite National Regulations and requirements, as amended from time to time. At time of drafting these rules the National Standard is SANS 10142-1 ED3.01.
- 32.6.5 Safety relating to roof access. The owner must ensure that people who scale the roof to install PV panels comply with the minimum safety requirements when working on high buildings, i.e., safety harnesses, etc.
- 32.6.6 The following general requirements, in addition to SANS 10142-1 ED3.01, will apply:
- i. Aesthetic appearance: All panels must be of the identical design and same size.
 - ii. Height above tiles: Top surface of panels may not exceed 150mm from tile surface.
 - iii. Mounting structures: Only SABS approved industry standard mounting structures to be used, affixed to roof purlins, as per industry regulations. Aluminum, anodized structure. No combination of aluminum and galvanized steel, to avoid bi-metal corrosion.
 - iv. PV panel location: PV panel edges may not be less than 250mm from roof edges (crest/apex, sides, and bottom) and 500mm from bordering unit's wall where applicable.
 - v. PV panel wiring: All wiring must be concealed, inclusive of earth wire and earth spike.
 - vi. Roof Space Allocation (Loose Standing Units) - **a total of 10 PV panels (20m² roof space)** is permitted. Owners may decide how many of the allowable PV panels do they allocate to either water geysers or power generation.
 - vii. As there is a risk that damage may occur to the roof structure or roof tiles during installation of PV panels, it is mandatory that a pre-installation as well as a post-installation inspection of the roof be done, in order to verify if the roof structure and roof tiles are in a good state of repair, before work commences and if the roof is still in the same condition after the installation has been completed. The owner must make use of the body corporate appointed service provider to perform these two inspections, the cost of which will be for the account of the owner. Pre-installation as well as post-installation inspection certificates will be placed on record with the body corporate managing agent as well as with the body corporate insurer. Any damage that may occur during the installation to either the roof structure, roof tiles or any part of the building, will be fully rectified by the owner before final approval is granted.
 - viii. The body corporate must ensure appropriate standardization regarding the specification of PV panels.
 - ix. The solar system must be installed by a duly Authorised Person and a CoC issued to this effect.
 - x. Only inverters that are on the NRS approved PV inverter list may be used. The inverter must incorporate the "anti-Islanding functionality" to prevent any form of stored or generated power being fed back into the grid during power failure.

- xi. In addition to any other installation requirements and regulations, the installation must comply with the follow:
 - Appropriate Lightning / Surge protection.
 - All wiring must be SANS 10142 compliant.
 - Mains Isolator switch / breaker “~~Change~~ over”.

32.6.7 The owner must provide the requisite CoC to the Body Corporate, who will be obligated to place same on record and provide the Insurer with a copy.

32.6.8 The body corporate must maintain an accurate record of which units have such installations and must, upon written request from the HOA, provide same.

32.7 The fine to be levied in terms of the contravention of alternative power supply rules will be decided by the Board from time to time and notice shall be given to any change to such fines, which are currently set at a minimum of R2000.00 (TWO THOUSAND RAND) for a first offence and R3000.00 (THREE THOUSAND RAND) for a second offence.

33. IMPLEMENTATION OF FINES

33.1 For the enforcement of any of the Rules of the Body Corporate, the Trustees shall be entitled from time to time to implement a system of fines and penalties to serve as a deterrent for any contravention of these Rules and to enforce compliance with these Rules.

33.2 Any fine imposed by the Trustees is subject to amendment, repeal and/or ratification by the Members in the General Meeting.

33.3 In the event of a transgression of any of these Rules, the following procedure shall be followed and implemented by the Trustees and/or the Managing Agent on their behalf:

33.3.1 A letter of demand shall be addressed to the owner and/or transgressor and which demand shall convey details of the alleged transgression with reference to the time, date, place, incident and identity of the alleged transgressor(s) and which demand shall require from the owner to remedy any breach or to refrain from transgression the Rules.

33.3.2 Should the owner fail to adhere to the demand letter and/or fail to remedy his breach or to refrain from transgression of the Rule, then and unless written objection has been received from the owner/transgressor concerning the alleged contravention, the prescribed fine will be implemented and levied against the owner's levy account and shall become payable as if such fine is part of the normal levy due by the owner.

33.3.3 If the transgression is disputed and upon receipt of a written objection from the owner/transgressor, a Committee of three Trustees to be appointed for this purpose and to be chaired by the Chairperson of the Board of Trustees, will convene a meeting with the owner/transgressor within a period of 10 (ten) days from receipt of the written objection to adjudicate upon the matter.

33.3.4 The meeting shall take place at the time, date, and venue and in accordance with such procedure as may be prescribed by the Chairperson, provided that the Rules of Natural Justice shall be applied and at which meeting the owner/transgressor shall be entitled to raise his objection/defense and to call witnesses.

33.3.5 The decision of the Committee shall be final and binding.

33.3.6 Should the owner/transgressor refuse to comply with a decision of the Committee or fail to accept their decision, such dispute will then be referred to arbitration to be adjudicated in terms of the provisions of Prescribed Management Rule 71, Annexure 8 of the Regulations under the Act.

33.3.7 Where a provision of these Rules is contravened and where the owner/transgressor persists to transgress these Rules, the fine as implemented by the Trustees shall be applied and levied on a monthly basis for as long as the transgression endures and without the liability to demand compliance in respect of each and every further transgression and without the necessity to repeat the provisions as prescribed in sub-Rule 33.3.1.

33.4 The owner shall be liable for the payment of any fine imposed in respect of his tenant/occupant of his unit and it shall be the responsibility of the owner to claim the amount of the fine from his tenant/occupant.

33.5 For the enforcement of these Rules or in respect of any action to be taken to enforce or implement penalties, the Trustees/Managing Agent shall be entitled to appoint an attorney to execute any of their rights in terms of these Rules.

34. COMPLAINTS

34.1 Any complaints arising out of the application or lack of observance of the Conduct Rules must be directed to the Trustees of the Body Corporate through the managing agent. Full details (time, date, names, nature of complaint) are to be supplied.

34.2 If called upon by the Trustees, the Complainant shall furnish an affidavit concerning the incident to the trustees and the Complainant shall further consent to co-operate with the trustees in their investigation concerning the incident and to testify in any proceedings failing which the Trustees shall be under no obligation to pursue their investigation of the alleged incident complained of.

35. MOOIKLOOF RIDGE HOA RULES

35.1 Any person who is in terms of the Deeds Registries Act, reflected in the records of the deeds offices concerned as the registered owner of any land in the township, or the owner of a sectional title as defined in the Sectional Titles Act, 95 of 1986 shall be a member of the Mooikloof Ridge Homeowners Association. The Memorandum of Incorporation and Rules of the Homeowners Association is binding and enforced by the Directors.

36. EXCLUSIVE USE AREAS

- 36.1** Notwithstanding the fact that certain areas of common property (garden, garages, parking areas, courtyards) which were created in terms of the Rules of the Body Corporate or in terms of the Sectional Title Plans registered with the Registrar of Deeds, are part of the common property, every owner of a unit in the scheme shall have the right to the exclusive use of such allocated area.
- 36.2** Gardens marked Garden 01 to Garden 76 and Parking marked Visitor Parking 01 to Visitor Parking 76 on the scale layout plan annexed as "Addendum C" are exclusive use areas in terms of Section 27, Section 27A and/or in terms of the Rules of the Scheme. And as set out in schedule Annexed as Annexure D.
- 36.3** Each garden area is reserved for exclusive use of the member of the Body Corporate who is the registered owner from time to time of the section immediately adjacent to that area.
- 36.4** The Body Corporate shall do all things reasonably necessary to ensure that the exclusive use areas are reserved for the use of the owners entitled thereto. This duty shall not preclude an owner from taking legal action to enforce his/her/its exclusive use rights.
- 36.5** The Body Corporate will have unrestricted access to an exclusive use area when in the opinion of the Trustees such access is required for the exercise of its powers or the performance of its functions. In other circumstances no owner shall enter or use any part of an exclusive use area without the permission of the owner to whom that area has been allocated.
- 36.6** An owner of a unit is obliged to keep the exclusive use area designated to his unit neat, hygienic, tidy and in a proper state of repair and may only use the designated exclusive use area for its intended purpose.
- 36.7** An owner shall maintain and repair the area as if it were part of his or her section.
- 36.8** An owner shall ensure that the area is not used in any way that creates a nuisance or threatens the safety of any other section or any part of the common property, and not part with possession of the area separately from his or her section.
- 36.9** An owner shall not do anything to his exclusive use area which is likely to prejudice the harmonious appearance of the building.
- 36.10** An owner shall not construct or place any structure or building improvement on his exclusive use area without the prior written consent of the trustees. Likewise, the owner may also not remove any improvement to his exclusive area without the prior written approval and direction of the Trustees. A standard will be determined and any similar structures in future erected by any owner should conform to the approved standard.
- 36.11** The owners of the exclusive use areas created in this Rule will not be required to make a contribution to the Body Corporate in terms of Section 37 of the Sectional Titles Act 95 of 1986 but will be responsible for all costs associated with the exclusive use area, including and not limited thereto, maintenance, repairs, upkeep, water-, electricity consumption and insurance.

37. INDEMNITY

- 37.1** All persons, owners and occupants entering onto common property or utilizing facilities on common property do so at their own risk.
- 37.2** All vehicles entering onto common property shall be driven and/or parked at the driver's own sole risk and responsibility.
- 37.3** No liability of any nature whatsoever shall be attached to the Body Corporate, its members, trustees, agents, contractors, workman, servants, invitees, employees or the like for any loss, cost, damage or expenses that may be sustained in respect of such vehicle or for any injury or death suffered by any person from whatsoever cause, conduct, negligence, fault, act or omission by the Body Corporate, its members, trustees, agents, contractors, workman, servants, invitees, employees or the like for, such loss, cost, damage, expenses, injury or death that may be caused or arise on or from common property.
- 37.4** All persons, including owners/residents/visitors/other occupants and/or their guests, entering upon the common property and using any portion thereof do so at their own risk and responsibility. The Body Corporate, the Trustees, its agents, contractors and/or employees will not be liable for any loss or damage to any property or any death or bodily injury to any person, which damages, injury or death may be incurred due to any defect in the common property or its amenities or any negligence of the Body Corporate, the Trustees, its agents, contractors and/or employees.

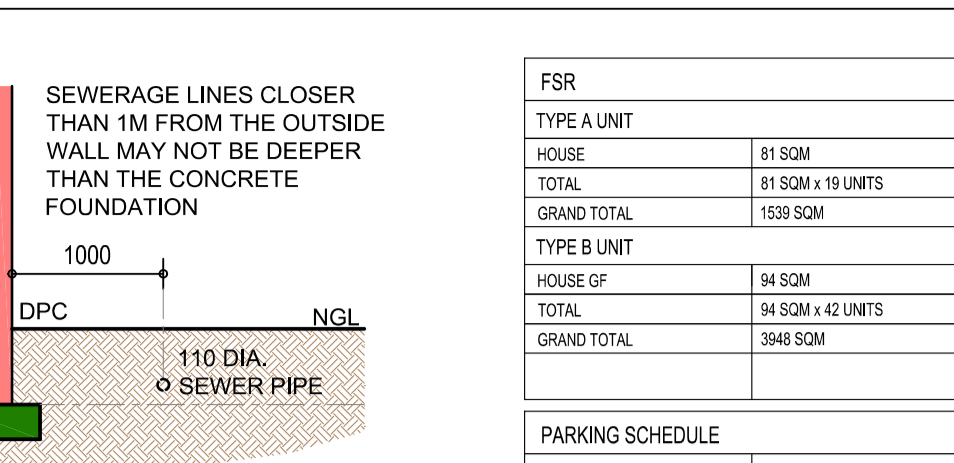
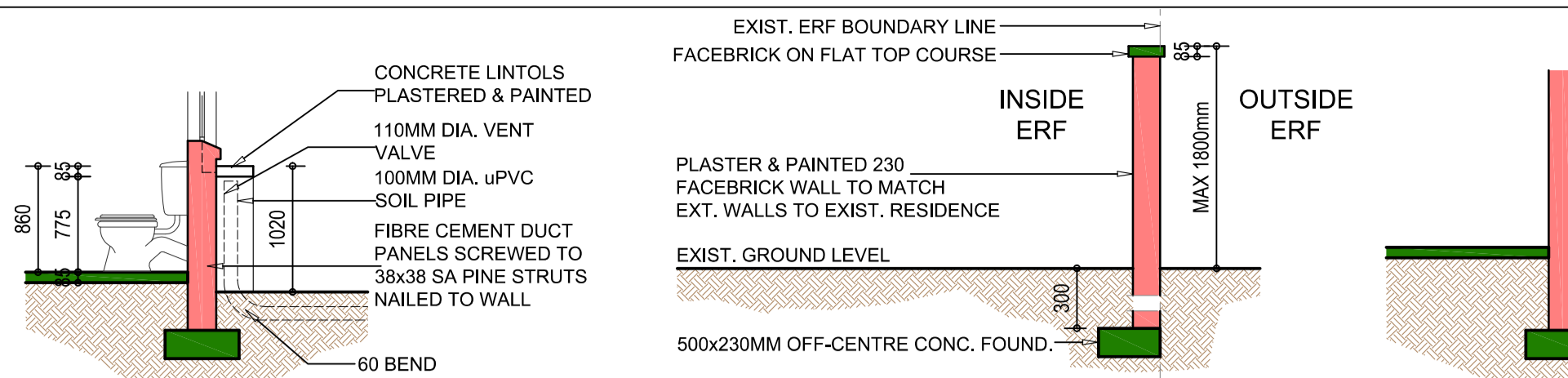
38. INDEMNITY FOR HOA

- 38.1** All members, their visitors, occupants, agents, contractors, workman, servants, invitees and employees make use of any facilities within the Estate, at their own risk.
- 38.2** All vehicles entering the Estate shall be driven and/or parked at the driver's own sole risk and responsibility.
- 38.3** No liability of any nature whatsoever shall be attached to the HOA, its members, directors, agents, contractors, workman, servants, invitees, employees or the like for any loss, cost, damage or expenses that may be sustained in respect of such vehicle or for any injury or death suffered by any person from whatsoever cause, conduct, negligence, fault, act or omission by the Body Corporate that may be caused or arise within the Estate

39. CONCLUSION

The Trustees are exempt from any claims or liabilities resulting from the implementation of the rules. It is trusted that with co-operation and loyalty to the regulations and code of conduct set out above, a better and happier life at the complex will be experienced.

BY ORDER OF THE TRUSTEES



FSR		TYPE C UNIT	
HOUSE	81 SQM	HOUSE GF	80 SQM
PATIO	10 SQM	HOUSE FF	10 SQM
TOTAL	91 SQM	TOTAL	90 SQM
GRAND TOTAL	1539 SQM	GRAND TOTAL	1539 SQM
TYPE B UNIT		NEW STORE ROOM	
HOUSE GF	54 SQM	NEW STORE ROOM	22.29 SQM
TOTAL	54 SQM	TOTAL	76.29 SQM
GRAND TOTAL	3648 SQM	GRAND TOTAL	3648 SQM
PARKING SCHEDULE		TOTAL	
REQUIRED	PROVIDED	COVERED	%
1 COVER + ONE OPEN	2 COVERED PER UNIT	142 SQM x 42 UNITS	33.81 %
75 x 4.2 x 152 PARKINGS	81 VISITORS PARKINGS		
1 VISITOR (3 UNITS			
26 PARKINGS			

COVERAGE		TYPE C UNIT	
HOUSE	81 SQM	HOUSE GF	80 SQM
PATIO	10 SQM	HOUSE FF	10 SQM
TOTAL	91 SQM	TOTAL	90 SQM
GRAND TOTAL	1539 SQM	GRAND TOTAL	1539 SQM
TYPE B UNIT		NEW STORE ROOM	
HOUSE GF	54 SQM	NEW STORE ROOM	22.29 SQM
TOTAL	54 SQM	TOTAL	76.29 SQM
GRAND TOTAL	3648 SQM	GRAND TOTAL	3648 SQM
PARKING SCHEDULE		TOTAL	
REQUIRED	PROVIDED	COVERED	%
1 COVER + ONE OPEN	2 COVERED PER UNIT	142 SQM x 42 UNITS	33.81 %
75 x 4.2 x 152 PARKINGS	81 VISITORS PARKINGS		
1 VISITOR (3 UNITS			
26 PARKINGS			

STONEFOREST AREA SCHEDULE			
ERF SIZE	30835 SQM		
NUMBER OF UNITS	76		
TYPE A UNIT		TYPE C UNIT	
HOUSE	81 SQM	HOUSE GF	80 SQM
PATIO	10 SQM	HOUSE FF	10 SQM
TOTAL	91 SQM	TOTAL	90 SQM
GRAND TOTAL	1539 SQM	GRAND TOTAL	1539 SQM
TYPE B UNIT		NEW STORE ROOM	
HOUSE GF	54 SQM	NEW STORE ROOM	22.29 SQM
TOTAL	54 SQM	TOTAL	76.29 SQM
GRAND TOTAL	3648 SQM	GRAND TOTAL	3648 SQM
PARKING SCHEDULE		TOTAL	
REQUIRED	PROVIDED	COVERED	%
1 COVER + ONE OPEN	2 COVERED PER UNIT	142 SQM x 42 UNITS	33.81 %
75 x 4.2 x 152 PARKINGS	81 VISITORS PARKINGS		
1 VISITOR (3 UNITS			
26 PARKINGS			

GENERAL NOTES
 GENERAL NOTES (Part B and C of the National Building Regulations) All design, construction and building work must be done in accordance with the applicable prescriptive contained in the National Building Regulations and Standards Act, 1977 and 1978 and applicable Municipal By-laws. The quality of all materials and workmanship must comply with the applicable specifications stipulated by the South African Bureau of Standards (SABS). Where applicable, all structural work must be designed by an approved engineer, while all electrical and plumbing work must be executed by registered electricians and plumbers. All openings which the size exceeds 240mm must be secured by a precast brick or reinforced concrete according to engineering specifications. All masonry must be done in accordance with the satisfaction of the satisfaction of the contractor.
 The contractor must compare all heights and dimensions on the site with the working drawings and must verify them before work commences. Coplanarity must be taken that where any conflict exists between the working drawings and the site conditions, the contractor shall be responsible for obtaining the proposed structure on the site. Under no circumstances may the working drawings be scaled and only dimensions indicated may be used. If a dimension is lacking or if observations exist, these must be cleared up with the architect or draftsman. The working drawings remain the property of the architect or draftsman and will be provided to the contractor and an occupation certificate has been issued, after which it becomes the property of the client. The architect or draftsman does not accept responsibility for any illegal structures that might have been constructed on the property concerned and can not be held responsible for any delay.
 The approval of the plans does not constitute an endorsement or a result of an administrative problem nor under his or her contract expressly otherwise agreed, the client shall be responsible for the submission of the building plans.

GLASS:
 WINDOWS, LIGHTING, VENTILATION AND GLAZING (Part N and O of SANS 10400 and the National Building Regulations) All glazing must comply with SANS specification 10400. Glazed openings of windows for the purpose of natural light in habitable rooms must be less than 15% or 0.2 square meter, whichever is the greater, of the floor surface area of the room they serve. The total surface area of an opening, door or glazed opening window for natural ventilation, must be not less than 5% or 0.2 square meter, whichever is the greater of the floor surface area of the room. SAFETY GLASS - 6mm thick shatterproof must be fitted in all glass doors and glass sliding doors and must be marked for visibility. Panels less than 300mm of the finished floor surface that are not guarded by a barrier must be of 6mm thick safety glass.
 All windows on the first and subsequent floors must be fitted with 6mm thick safety glass and burglar bars if designed in that manner. Glass serving as stair railings and balustrades must be of 6mm thick safety glass. Glass used in both screens and shower enclosures must be of 6mm thick safety glass and shall otherwise be fitted with double, single or double glazed glass. NOMINAL THICKNESS OF GLASS - The nominal thickness of ordinary clear float glass in proportion to the surface of the glass pane concerned must be as follows: 10 - 75 square meter: 3mm thick; 75 - 150 square meters: 4mm thick; greater than 150 square meter: 6mm thick.

DRAINAGE:
 PLUMBING (Part P of SANS 10400 and the National Building Regulations) An inspection eye (IE) must be inserted at all bends, corners and gradient changes in all drains, with a clearing / rodding eye (RE) must be inserted at the higher point, at all direction changes of more than 45 degrees, within 1500mm from the connection of a branch drain, sewer tank or supply tank, and not less than every 25 metres, where applicable. Every drainage system must provide with a permanent access which is covered at natural or finished ground level with an adequate and suitable marker removable device. Not less than one gully (g) must be provided in the open air for every 100m of finished floor. A fresh water trap which maintains the sewer's water level must be provided over the gully. All hand wash basins (HAB), bathtubs, showers (sh), sinks (s) and washtroughs (wt) must be provided with suitable traps and water seals. Shower traps must be of brass. Anti-siphon traps must be provided on all sanitary fixtures on the second and subsequent levels of buildings. Sewer and soil pipes (SP) must be installed in accordance with the working drawings, must be laid in a straight line between any point where a change of direction of slope occurs, and must be laid at a nominal slope of not less than 1:50. Sewer pipes must be covered by not less than 300mm thick soil, while foundations of buildings that cross a sewer line which runs under the building, must be steel reinforced. Sewer lines running under buildings must be encased in 100mm concrete and may not change direction or slope under the building. Sinks and shower cover pipes must be laid not less than 300mm from any structural member of a building, and where the distance is less than 100mm, must be laid at foundation level or be encased in 100mm thick concrete. All wastepipes (wp) must be of a diameter of 50mm. Every site sewer must be provided with at least one gully at its lowest point at which the overhead height must not be less than 150mm above the surrounding finished ground level and not less than 50mm above any permanent paving surrounding a HOT WATER SYSTEMS must comply with SANS 1024.

TENANT/OWNER SIGNATURE
 ARCHITECT SIGNATURE

ISSUED FOR SDP SUBMISSION
 2024-07-16

NO	DATE	DESCRIPTION
0	14 Jan 2025	ISSUED FOR COUNCIL SDP APPROVAL

CLIENT
STONE FOREST BODY CORPORATE t.a. STONE FOREST COMPLEX

VAN STADEN
 ARCHITECTURAL SERVICES cc
 CR 2009/026777/23 VAT No: 4150257501
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 SACAP Registration no 3692

PROJECT
NEW STORE ROOM ADDITION TO EXISTING ERF 51, STONE FOREST, MOOKLOOF RIDGE X6, 41 AUGRABIES STREET

DRAWING
SITE DEVELOPMENT PLAN, SEWER, COVERAGE & NOTES

SCALE	DRAWING / FILE NO
AS SHOWN @ A1	2213.1
DATE	DRAWN
14 Jan 2025	RIANNDRIE ERASMUS
	082 759 4836
	PROJECT NO
	R.2213



SITE DEVELOPMENT PLAN SCALE 1:350

STONE FOREST BODY CORPORATE
ANNEXURE D - Declaration of Exclusive Use Areas

Owner of Rights	Parking	Garden		Owner of Rights	Parking	Garden
Owner of section 1	Visitor Parking 01	Garden 01		Owner of section 39	Visitor Parking 39	Garden 39
Owner of section 2	Visitor Parking 02	Garden 02		Owner of section 40	Visitor Parking 40	Garden 40
Owner of section 3	Visitor Parking 03	Garden 03		Owner of section 41	Visitor Parking 41	Garden 41
Owner of section 4	Visitor Parking 04	Garden 04		Owner of section 42	Visitor Parking 42	Garden 42
Owner of section 5	Visitor Parking 05	Garden 05		Owner of section 43	Visitor Parking 43	Garden 43
Owner of section 6	Visitor Parking 06	Garden 06		Owner of section 44	Visitor Parking 44	Garden 44
Owner of section 7	Visitor Parking 07	Garden 07		Owner of section 45	Visitor Parking 45	Garden 45
Owner of section 8	Visitor Parking 08	Garden 08		Owner of section 46	Visitor Parking 46	Garden 46
Owner of section 9	Visitor Parking 09	Garden 09		Owner of section 47	Visitor Parking 47	Garden 47
Owner of section 10	Visitor Parking 10	Garden 10		Owner of section 48	Visitor Parking 48	Garden 48
Owner of section 11	Visitor Parking 112	Garden 11		Owner of section 49	Visitor Parking 49	Garden 49
Owner of section 12	Visitor Parking 12	Garden 12		Owner of section 50	Visitor Parking 50	Garden 50
Owner of section 13	Visitor Parking 13	Garden 13		Owner of section 51	Visitor Parking 51	Garden 51
Owner of section 14	Visitor Parking 14	Garden 14		Owner of section 52	Visitor Parking 52	Garden 52
Owner of section 15	Visitor Parking 15	Garden 15		Owner of section 53	Visitor Parking 53	Garden 53
Owner of section 16	Visitor Parking 16	Garden 16		Owner of section 54	Visitor Parking 54	Garden 54
Owner of section 17	Visitor Parking 17	Garden 17		Owner of section 55	Visitor Parking 55	Garden 55
Owner of section 18	Visitor Parking 18	Garden 18		Owner of section 56	Visitor Parking 56	Garden 56
Owner of section 19	Visitor Parking 19	Garden 19		Owner of section 57	Visitor Parking 57	Garden 57
Owner of section 20	Visitor Parking 20	Garden 20		Owner of section 58	Visitor Parking 58	Garden 58
Owner of section 21	Visitor Parking 21	Garden 21		Owner of section 59	Visitor Parking 59	Garden 59
Owner of section 22	Visitor Parking 22	Garden 22		Owner of section 60	Visitor Parking 60	Garden 60
Owner of section 23	Visitor Parking 23	Garden 23		Owner of section 61	Visitor Parking 61	Garden 61
Owner of section 24	Visitor Parking 24	Garden 24		Owner of section 62	Visitor Parking 62	Garden 62
Owner of section 25	Visitor Parking 25	Garden 25		Owner of section 63	Visitor Parking 63	Garden 63
Owner of section 26	Visitor Parking 26	Garden 26		Owner of section 64	Visitor Parking 64	Garden 64
Owner of section 27	Visitor Parking 27	Garden 27		Owner of section 65	Visitor Parking 65	Garden 65
Owner of section 28	Visitor Parking 28	Garden 28		Owner of section 66	Visitor Parking 66	Garden 66
Owner of section 29	Visitor Parking 29	Garden 29		Owner of section 67	Visitor Parking 67	Garden 67
Owner of section 30	Visitor Parking 30	Garden 30		Owner of section 68	Visitor Parking 68	Garden 68
Owner of section 31	Visitor Parking 31	Garden 31		Owner of section 69	Visitor Parking 69	Garden 69
Owner of section 32	Visitor Parking 32	Garden 32		Owner of section 70	Visitor Parking 70	Garden 70
Owner of section 33	Visitor Parking 33	Garden 33		Owner of section 71	Visitor Parking 71	Garden 71
Owner of section 34	Visitor Parking 34	Garden 34		Owner of section 72	Visitor Parking 72	Garden 72
Owner of section 35	Visitor Parking 35	Garden 35		Owner of section 73	Visitor Parking 73	Garden 73
Owner of section 36	Visitor Parking 36	Garden 36		Owner of section 74	Visitor Parking 74	Garden 74
Owner of section 37	Visitor Parking 37	Garden 37		Owner of section 75	Visitor Parking 75	Garden 75
Owner of section 38	Visitor Parking 38	Garden 38		Owner of section 76	Visitor Parking 76	Garden 76