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TO ALL OWNERS
The Wilds Estate

AESTHETIC GUIDELINES ON PLAN SUBMISSIONS

The aesthetics committee has been dealing with several challenges, including properties being sold and delays during the transfer phase.

To ensure that the transfer of properties is successful, the committee wishes to highlight the following:

1. When selling a property is the ****duty of the owner**** to ensure that approved council plans and a relevant occupancy certificate are available.
2. The plan and occupancy certificate must match the property at all times. The plans must always include all alterations made, and these are not limited to swimming pools and pergolas.
3. If any amendments or alterations were made, the owner must compare the current plans and occupancy certificate to the property and, if required, submit new and updated plans to the HOA for approval.
4. When a request for clearings is obtained from the Managing Agent, the plans and occupancy as described will be required.
5. The requirement is applicable in all transfer processes, which include but are not limited to standard transfer, deceased estates, and upon separation agreements.
6. The HOA has no control over the functioning of the City Council plan division, and it is therefore necessary that, should any plans require Council approval, the owner submit and proceed with this timeously to avoid delays.
7. The 3rd party agreements allowed during COVID have been repealed, which include agreements to retain fees for the Clearance to proceed. It is therefore compulsory for the Seller / current Owner to have his plans updated to match the current property, approved by the HOA & Council to obtain an Occupancy Certificate for which the HOA requires copies before Clearance can proceed. It remains the Sellers / current Owner's responsibility to have the mentioned documents in order before the property is put in the Market.
8. Property owners must always keep the original approved Council Plans and original Occupancy Certificate.

The guidelines on transfer and plans are available on the HOA website: www.the-wilds.co.za / AESTHITC GUIDELINES ON PLAN SUBMISSIONS

On behalf of the HOA and Aesthetics committee

DIRECTORS

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