



THORNHILL
Estate

THORNHILL ESTATE
DOCUMENT CONTROL SYSTEM

ADD:013:G

**ADDENDUM 13:
SHEDULE OF FEES, FINES AND PENALTIES**

Original Issue 'A'	Name	Signature	Date
Prepared by:	Gov Committee	<i>ORIGINAL</i>	
Recommended by Sub Committee:			
Authorised for issue by THOA Chairman:	A Bartram	<i>Signed by A. Bartram</i>	13/12/2010

REV	DESCRIPTION	DATE	CONTENT APPROVED	AUTHORISED
B	Updated in accordance with the 2011 THOA Constitution	06/01/2012	Trustees Meeting on 08/05/2012	I. Boxall 08/05/2012
C	Revised Clause 2.8	26/03/2013	Trustees Meeting on 26/03/2013	I. Boxall 26/03/2013
D	General Update and Revision of several clauses	20/04/2015	Trustees Meeting on 26/05/2015	S. Burrow 26/05/2015
E	General Update and Revision of several clauses	15/07/2015	THOA Board Meeting on 21/07/2015	S. Burrow 21/07/2015
F	Item 3.5 Amended	23/09/2016	AGM on 28/08/2016	S. Burrow 08/11/2016
G	Update and revision of penalties as approved at 2017 AGM	10/02/2018	THOA Board Meeting on 13/02/2018	S. Burrow 13/02/2018

Thornhill Homeowners Association

9 Namur Avenue, Thornhill Estate, Modderfontein. 1644

Tel: 011 608 0835 Fax: 011 608 2832 Email: admin@thoa.co.za Web: www.thoa.co.za



ADDENDUM 13: SCHEDULE OF FEES, FINES AND PENALTIES

(To read in conjunction with the Code of Conduct, Rules and Regulation of Thornhill Estate)

1.0 Schedule of Fees:

Item	Description	Amount	Remarks
1.1	Access Cards Tenants and non-Residents	R25.00	
1.2	Building Drawing - Scrutiny Fee	R250.00	Per submission
1.3	Alteration Drawings Scrutiny Fee	R250.00	
1.4	Construction Deposit New house	R1,500.00	Refundable
1.5	Construction Deposit Alteration	R1,500.00	Refundable
1.6	Estate Agent Annual Service Fee	R10,000.00	Per Annum
1.7	Estate Agent Occasional Service Fee	R1,000.00	Per Month
1.8	Estate Agent Drops	No charge	Only registered agents may do drops
1.9	Business Accreditation	No charge	See Addendum 8
1.10	Builder/Contractor/Worker - Registration	Various	See Addendum 5
1.11	Extra Dwelling Levy	Additional Levy	Ref. THOA Constitution, clause 6.10.4
1.12	Building Completion Levy	Additional Levy	Ref. THOA Constitution, clause 6.10.1 & 6.10.2)

2.0 Schedule of Fines and Penalties:

Item	Description	Levy fraction or multiple	Remarks
2.1	Breach of General Estate rules	0.40	per incident
2.2	Breach of Security or Access control rules	0.75	per incident
2.3	Misuse of Access Cards	0.75	per incident
2.4	Reckless or Negligent Driving	-	Criminal charges may be laid with the SAPS
2.5	Driving illegal or unregistered vehicles	0.40	per incident
2.6	Exceeding the 40km speed limit	0.30	per incident
2.7	Parking or driving on open parks or grass verges	0.20	per incident
2.8	Damaging, cutting down or excessive trimming of trees without approval	Up to 4.00	per incident
2.9	Disturbing the Peace	0.40	per incident
2.10	Excessive Canine Disturbance	0.40	per incident
2.11	Dogs off leash in Public areas	0.40	per incident
2.12	Malicious Damage to Estate Property	Up to 4.00	plus costs of repair and charges laid with SAPS
2.13	Malicious Damage to Fauna and Flora,	0.75	plus costs of replacement and charges laid with SAPS
2.14	Maltreatment of Estate Wild, and domesticated Geese and Ducks	Up to 0.75	per incident, plus costs of replacement and charges laid with SAPS
2.15	Failure to comply with the rules regarding Vacant Erven	1.00	per month until compliance
2.16	Failure to comply with rules on building commencement and completion dates	1.00	per month until compliance
2.17	Illegal Buildings or Walls	1.00	per month until compliance
2.18	Return of confiscated Estate Agents show boards	0.04	per each board removed

3.0 Schedule of Building Contractors Fines & Penalties:

Item	Description	Levy fraction or multiple	Remarks
3.1	Contractors Board not displayed	0.75	
3.2	Contractors , sub-contractors Boards placed without permission	0.75	
3.3	Advertising of any sort placed without permission	0.75	
3.4	Building deviates from approved plans	4.00	site shut down and contractor evicted
3.5.1	Building commenced prior to THOA approval of plans	7.00	site shut down and contractor evicted
3.5.2	Building commenced prior to Local Authority approval of plans	1.00	Until such time as approval is granted by atherities
3.6	No toilet on building site	0.75	site shut down and contractor evicted
3.7	Un-serviced toilet	0.75	24 hours notice to rectify failing which site shut down and contractor evicted
3.8	Illegal water and /or electrical connection	0.75	
3.9	Dumping on adjacent or other stands or public areas	4.00	
3.10	Untidy stand , no skip, or overflowing skip on site	0.75	
3.11	Road frontage or pavement untidy and /or rubble laden	0.40	24 hours notice to rectify failing which site shut down and contractor evicted
3.12	Fire made on Site	0.40	
3.13	Undisciplined workers	0.75	per worker
3.14	Worker walking /loitering off site	0.40	per worker
3.15	Contractor late off site	0.40	per worker
3.16	Worker sleeping on site	4.00	per worker
3.17	Non Registration - Workers	3 x Fees	per person
3.18	Lack of valid identification	0.75	Eviction from site
3.19	Speeding and/or Reckless Driving	0.75	Fine or Eviction from site
3.20	Improper Rubble and Trash Disposal	0.75	

NOTE:

- a) Although the above fines and penalties relate to the behaviour of the building contractors and/or workers, the onus for payment ultimately rests with the owner of the property.
- b) The THOA reserves the right to suspend any building activities and deny access to contractors for continued breaches of the Estate rules, or while an owner or contractor is in breach of the rules.
- c) It is the responsibility of the owner to bear the cost of any repair of damages caused to Estate or Local Authority resulting from building activities.
- d) It is the responsibility of the owner to immediately take action to rectify any breach of the rules at his /her expense to the satisfaction of the THOA.

POLICY REGARDING OVERDUE LEVY PAYMENTS AND OTHER AMOUNTS OWING TO THOA

Introduction:

This policy is applicable to all owners and any payments owing by homeowners to the THOA.

Payment Due Date:

Levies are payable in advance on or before the first day of the month.

Interest and Penalties:

The THOA has the right to impose penalties as it deems fit for non-payment of amounts due to the THOA.

Approved Interest:

The approved interest rate shall be at prime bank rate plus 9%.

Sanctions for non/late payment:

Should amounts remain outstanding, legal action will be taken.