

CLEARANCE REQUIREMENTS ON COMPLETION OF CONSTRUCTION

Once construction has been completed, the Estate Manager will issue an approval for application for the occupation certificate from the local council. **The council will not process the application for the occupation certificate if the EHOA did not issue their approval.** This approval by the EHOA does not exempt the owner/contractor from obtaining an occupational clearance certificate from the local council in terms of the National Building Regulations & Standards Act, if the following conditions have been adhered to:

- The controlling architect has done a final inspection to ensure that the house that was built is in accordance with the approved plans;
- The Estate Manager has done a final inspection of the private gardens to ensure that all environmental guidelines have been implemented;
- Any damages done to services are marked and priced and deducted from builder's deposit;
- All outstanding penalties have been waived against the builder's deposit;
- Payment of all outstanding funds to the HOA due to penalties or damages to the estate; and
- The home owner has taken a photograph of the site after commencement of construction
- **A penalty fee of R50 000.00 will be issued to the owner for occupying the house without a clearance certificate issued by Aesthetics committee, and without an Occupation Certificate from the council**