



WELCOME

On behalf of the Directors, Trustees and Management Team at Elawini Luxury Residential Estate, we wish to express our warmest welcome to the Lowveld's most magnificent residential community. This guide serves as your base of important information; however, we encourage you to engage with any of our team as listed at the end of this introduction.

Further reading is available on our continuously updated website (www.elawini.co.za) where The Estate, The HOA, Contractors, Property Sales, Estate Map and Contact Details are discussed in detail.

Name		Stand / Unit		Date	
Street Address					
Homeowner, or					
Tenant & Agent					

The following induction material is selected from the Estate MOI and Estate Rules and is intended as an introductory summary of the more common queries arising from new owners and tenants.

It is by no means fully conclusive and the onus remains on owners/tenants to familiarise themselves with all information pertaining to Elawini which is available on the website, www.elawini.co.za

Access

Access is governed by our unique verification & clearance system. Residents enter through the steel gate when the NEDAP sticker on the vehicle is read by the scanner, then verified by a biometric sensor. Visitors require a PIN, issued by the registered owner/tenant in order to gain entry. Homeowners are fully accountable for the conduct of their visitors and tenants. Domestic workers are registered on the biometric system.

AGM

The AGMs are open to all members of the respective companies.

Armed Response

Your levies include additional Hi Tech armed response. A mobile AR officer is on standby within the estate from 18h00 to 06h00 during weekdays and 24/7 over weekends.

Business Centre

Our Business Centre offers an air-conditioned facility for members and their business associates to undertake meetings, conferences, training and student learning. Bookings can be made on elawini.skedda.com.

Clubhouse

The clubhouse houses the estate administration as well as a number of fantastic facilities. Rules and terms are posted on the website. Please familiarise yourself with all conditions prior to making use of any facility. There are no additional fees for making use of the facilities.

Communication

Outgoing mass communication to the community is via the Glovent portal on an as and when required basis. Typical portal messages are early warning power and water interruptions, rules changes, conduct concerns and administrative announcements. Incoming communication may be as a reply to a portal message or as an email to the respective management representative. Social media communications are strongly discouraged due to privacy and unreliable follow-through risks.

EHOA

The Elawini Home Owners Association is the name given to the company of which estate owners are members by virtue of owning property in the estate. Member rights and obligations are published in the MOI.

Fibre to the Home (FTTH)

Vodacom fibre has been installed throughout the estate. In order to connect your home, sign up with Vodacom Fibre and select a contract of your choice.

Glovent Solutions

Consisting of a Community Management System and a Visitor Management System. CMS provides the means with which we communicate with you and VMS gives you the control over who you invite to visit you, and when. Please download the GloVisitor app and register with the Security Supervisor at the Security gate.

Levies

Levies are payable by owners of estate property on or before the 1st of the forthcoming month. Included are the estate's operational costs, additional armed response & the mandatory CSOS levy.

MOI

The MOI (also known as a Constitution) governs the directorship & management of Elawini in accordance with the Company Act & is available on the website. The Village and Bonheur employ a Constitution for a similar purpose under the Sectional Title Act.

Noise

The rule of good neighbourliness & common courtesy prevails at all times, over and above the restriction of loud noise/voices/music after 22h00.

Refuse

Refuse is collected on Tuesday mornings. Boxes must be collapsed and bagged or neatly bound together. Garden refuse is to be placed in separate bags for composting.

Rules

All estate rules pertaining to conduct at facilities and common areas are published in the MOI & website, www.elawini.co.za. Sectional Title entities may have their own specific rules in addition to the estate rules.

Security

Your security is our single most important mandate. We pride ourselves as being the safest, and yet the most accommodating, residential community in the Lowveld. Security related transgressions carry severe penalties.

Village

Elawini Village and Bonheur are separate sectional title entities and each has a board of trustees to manage their affairs.

Wheelchair Access

We respect the challenges faced by wheelchair bound members and have therefore provided ramps in order to access the gym, pool area and Business Centre.