



THE ALOES LIFESTYLE ESTATE MANAGEMENT ASSOCIATION NPC,

Registration Number: 2012/065761/08

P O Box 2009

Polokwane

0700

thealoes@propserv.net

015 296 0345

30 November 2025

NOTICE – 1/2026

Dear Members of The Aloes Lifestyle Estate Management Association NPC

In terms of Rule 5.9.1 of The Memorandum of Incorporation of The Aloes Lifestyle Estate Management Association NPC, please take note of the following:

- a. As the owner of one or more Freeholds/Units within The Aloes Lifestyle Estate Management Association NPC 2021/065761/08, you have an obligation to pay the monthly levy relevant to your Freehold/Unit(s) as specified in the column labelled "Levy 2026" on the document attached to this notice named **ALEMA BUDGET 2026 (Approved).pdf**
- b. This levy was agreed to by the Directors. The new levy amount is effective from the 1st of January 2026.
- c. Your attention is drawn to the fact that your monthly contribution towards the Community Schemes Ombud Service is included in the value mentioned above and will increase accordingly.
- d. The due date for payment of both your levy and your Community Schemes Ombudsman Service levy is 7 days from date of invoice.
- e. Per standing resolution of the Directors, a late Levy penalty of R 170-00 will be invoiced on all accounts not paid by the 7th of the month and a further late levy penalty will be invoiced on all accounts not paid by the 15th of the month.

- f. Per standing resolution of the Directors, interest is charged on any contributions which are overdue by 30 days from date of invoice at a rate of 24% per annum (2% per month).

This complies with 5.9.10 of the MOI, which stipulates that interest may be charged on any overdue amount payable by a member; provided that the interest rate may not exceed the maximum rate of interest payable per annum under the National Credit Act (2005) Act No34 of 2005), compounded monthly in arrears:

- g. Any account which exceeds 90 days in arrears may be handed over for Debt recovery proceedings on a written instruction from the directors and may include issuing a warrant of execution and/or an application for sequestration/liquidation. Defaulters are liable for all legal costs, including client attorney fees, interest, collection commission, expenses and any charges incurred in the recovery of levies in arrears. A Litigation handover penalty of R2 500-00 will be levied per file.

If you believe there to be an error on your Levy account or disagree with any of the values stated therein, you are requested to contact Fazlin Jardien as soon as possible to resolve the matter before unnecessary charges are incurred.

The Directors have approved the attached Budget and the following Levies and contribution for January 2026 to December 2026:

LEVIES

MONTHLY STAND LEVY	:		R 1010 – 00
MONTHLY SECTIONAL TITLE LEVY	:		R 340 – 00
VACANT STAND LEVY	:		R 210 – 00
SOLD STAND MOWING FEE (2880/12)	:		R 240 – 00
STORAGE UNIT-HOA LEVY	:		R 300 – 00
LATE PAYMENT LEVY IF UNPAID BY THE 7 th	:		R 170 – 00
LATE PAYMENT LEVY IF UNPAID BY THE 15 th	:		R 170 – 00
NEDAP ACCESS TAG	:		R 250 – 00 EACH

NB: Max 5 tags allowed per ERF

SALES

1 st	REQUEST	:	R 400 – 00
2 nd	REQUEST	:	R 800 – 00
3 rd	REQUEST	:	R 1 200 – 00

ANNEXURE “H”

LIST OF BUILDING RELATED COSTS - 2026

ARCHITECT SUBMISSIONS - PLAN SCRUTINY	:	R 6 760 – 00
ARCHITECT SUBMISSIONS 1ST RE-SUB	:	R 3 440 – 00
ARCHITECT SUBMISSIONS 2ND RE-SUB	:	R 4 260 – 00
ARCHITECT SUBMISSIONS 3RD RE-SUB	:	R 3 440 – 00
ADDITIONS BIGGER 50M2	:	R 6 760 – 00
ADDITIONS SMALLER 50M2	:	R 4 260 – 00
AS-BUILT (revised plan)	:	R 3 440– 00
BUILDING LINE RELAXATION	:	R 4 260 – 00
BUILDERS MONTHLY LEVY	:	R 3 540 – 00
BUILDERS DAMAGE DEPOSIT	:	R 15 000 – 00
DEVIATION FROM PLAN PENALTY (AS PER CLAUSE 20)	:	R 2000 - 00 per day
REQUIRED INSURANCE (AS PER CLAUSE 19)	:	The value of the build

PENALTIES:

Non-Completion Levy (NCL)

12 MONTH BUILDING LIMIT FINE (AS PER CLAUSE 6) : 15 % of purchase price

Non-Development Levy (NDL)

NOT BUILDING IN CORRECT PERIOD : 15 % of purchase price

Purchase price of stand	500,000	750,000	1,000,000
Rate	15%	15%	15%
Levy calculation	75,000	112,500	150,000
Period (months)	12	12	12
Monthly NCL charged	6,250	9,375	12,500

ANNEXURE “D”

TRANSGRESSIONS:

	1ST	2ND	3RD	REPEAT
OFFENSIVE/NON-COMPLIANT BEHAVIOUR BY CONTRACTOR, STAFF, SUB-CONTRACTOR OR AGENTS	R2000	R4000	R8000	BANISHMENT

LITTERING	R2000 R4000 R8000 BANISHMENT
EXCESSIVE BUILDING RUBBLE ON STAND OR ADJACENT STANDS	R2000 R4000 R8000 BANISHMENT
EMP & ECO PLAN CONTRAVENTIONS	R2000 R4000 R8000 BANISHMENT
INADEQUATELY SCREENED / FENCED SITES	R2000 R4000 R8000 BANISHMENT
READY MIX CONCRETE – POURING AFTER 17:30	R10 000 PER HOUR THERE AFTER
VEHICLES/PLANT LEFT ON PREMISES FOR MORE THAN 24 HOURS	R10 000 PER HOUR
READY MIX TRUCK – CONCRETE SPILL ON ROAD IF NO SOCK COVER	R5000 and BANISHMENT
LOITERING & WORKERS NOT TRANSPORTED BY VEHICLE	R2000 and BANISHMENT
DAMAGE TO ESTATE PROPERTY	R2500 or Full cost of Damages plus R250 admin fee and BANISHMENT
DAMAGE TO INFRASTRUCTURE	R2500 or Full cost of Damages plus R250 admin fee
 <u>NB:</u> (Infrastructure Damage: Including but not limited to Boom Gate, Fence, Turnstile, Gate damages). Registered Owner of property will be held liable for payment of any damages caused by visitors/contractors/delivery vehicles etc. Full cost of repairs will be billed if damage exceeds R2 500-00	
PARKING VIOLATIONS & ROAD OBSTRUCTION	R2000 R4000 R8000 BANISHMENT
SPEEDING	R2000 R4000 R8000 BANISHMENT
UNACCOMPANIED ARTICULATED VEHICLES	R2000 R4000 R8000 BANISHMENT
UNAUTHORISED ENCROACHMENT ON ADJACENT STANDS, PASTURE & CONSERVATION AREAS	R2000 R4000 R8000 BANISHMENT
UNSAFE STACKING OF MATERIALS	R2000 R4000 R8000 BANISHMENT

UNSANITARY SITE TOILET &
SHOWERS

R2000 R4000 R8000 BANISHMENT

FAILURE TO PAY MONTHLY
BUILDERS ADMINISTRATION
FEE LEVY

REFUSED ENTRY TO THE ESTATE-
Re-Instate Access fee of R2000