



MOSSEL BAY GOLF ESTATE HOME OWNERS ASSOCIATION

Association incorporated under section 21 of the Companies Act 1973 (as amended)

P.O. Box 567 • MOSSEL BAY 6500 • Western Cape • South Africa • Tel: 044 691 3054 • Fax: 044 691 1520
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NEWSFLASH

LETTING

20 June 2023

Proposed Changes to Letting Procedures on Mossel Bay Golf Estate

Dear Owners

The board wishes to inform owners on the status of proposed changes to our letting procedures.

Letting of property has been a contentious issue for a long time. Due to the fact that the current letting directive has been in place since 2015 as well as changes in the Municipal Zoning by-laws, it was decided to update the Letting Procedure document so that it provides clear direction on the rules and requirements. This document will apply to letting of properties on the Mossel Bay Golf Estate for periods **shorter** as well as **longer** than 30 days at a time.

This procedure was not only based on the MOI and rules applicable to letting, but also included the latest Municipal by-laws, pertaining to the residential zones applicable to the estate.

The draft proposal was approved by the board. It was decided to proceed with finalizing and preparing the documents for submission for a resolution at the Annual General Meeting. It was further decided that:

- a moratorium be placed on any **new** registrations for letting until the final decision has been taken at the Annual General Meeting. The Board is concerned about owners being allowed to let a property, not knowing what future implications might be.
- the process to evaluate the compliance to the Municipal Zoning by-laws of the properties that are let, be started and finalized. This is independent of the outcome of the letting procedure resolution at the AGM, and needs to be addressed as a matter of urgency.

At this point, we plan to do the following:

- Share the draft proposal with all owners who are **currently registered** to let property or provide accommodation, so that they can peruse and comment on the document.
- Commence with the compliance evaluation process. All owners who are already registered will be asked to re-register by providing the required information and completing the necessary documentation. These owners will be contacted individually and advised of the requirements. Where necessary, they will be guided through the process.
- The updated Letting Procedures document, once finalized, be shared with all owners ahead of the Annual General Meeting.

MOSSEL BAY GOLF ESTATE HOA
HOA BOARD



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NUUSFLITS VERHURING

20 Junie 2023

Voorgestelde Veranderings aan Verhuringsprosedures op Mosselbaai Gholflandgoed

Geagte Inwoner

Die raad wil eienaars hiermee inlig oor die stand van sake met betrekking tot die voorgestelde veranderings aan ons Verhuringsprosedures.

Die verhuring van eiendomme op die landgoed is al vir 'n geruime tyd 'n omstrede kwessie. Die huidige verhuringsriglyne is sedert 2015 van krag. Aangesien daar in 2021 wysigings in die Munisipale Soneringsverordenings gemaak is, is besluit om die bestaande dokument oor Verhuringsprosedures by te werk sodat dit duidelike riglyne oor die reëls en vereistes verskaf. Hierdie dokument sal van toepassing wees op die verhuring van eiendomme op die Mosselbaai Gholflandgoed vir periodes wat **korter**, sowel as **langer** as 30 dae op 'n slag is.

Die prosedures is nie net gebaseer op die Akte van Oprigting (MOI) en die reëls wat van toepassing is op verhuring nie, maar sluit ook die mees onlangse Munisipale Soneringsverordenings in wat betrekking het op die residensiële sonering wat op die landgoed van toepassing is.

Die konsepvoorstel is deur die raad goedgekeur. Daar is besluit om voort te gaan met die afhandeling en voorbereiding van die dokumente vir indiening vir besluitneming by die Algemene Jaarvergadering.

Daar is verder besluit dat:

- 'n moratorium geplaas word op enige **nuwe** registrasies vir verhuring totdat die finale besluit by die Algemene Jaarvergadering geneem is. Die Raad is bekommerd daaroor dat eienaars toegelaat word om eiendom te verhuur sonder om te weet wat die toekomstige implikasies mag wees.
- die proses om die nakoming van die Munisipale Soneringsverordenings van die verhuurde eiendomme te evalueer, te begin en af te handel. Hierdie stap is onafhanklik van die uitkoms van die Verhuringsprosedure-resolusie by die Algemene Jaarvergadering en moet as 'n dringende aangeleentheid aangespreek word.

Op hierdie stadium beplan ons om die volgende te doen:

- Deel die konsepvoorstel met alle eienaars wat **tans geregistreer** is om eiendom te verhuur of verblyf te voorsien, sodat hulle die dokument kan deurlees en kommentaar kan lewer.
- Begin met die proses van nakomingsevaluering. Alle eienaars wat reeds geregistreer is, sal versoek word om weer te registreer deur die vereiste inligting te voorsien en die nodige dokumentasie te voltooi. Die betrokke eienaars sal individueel gekontak word en in kennis gestel word van die vereistes. Waar nodig, sal hulle deur die proses gelei word.
- Die dokument oor Verhuringsprosedures, sodra dit afgehandel is, sal met alle eienaars gedeel word voor die Algemene Jaarvergadering.

Mosselbaai Gholflandgoed HEV
HEV RAAD