

## **Canal East HOA Managing Agent Report - 2023**

Thank you to the Association and Trustees for the opportunity to submit this report to the homeowners.

Canal East comprises of 624 homes, and in the past year we have: -

- Sent out 624 electronic invoices in October 2022
- Sent out monthly statements, to all owing.
- Logged numerous C3's as requested by homeowners and Trustees.
- Undertaken 50 property inspections and issued clearance certificates.
- Attended Trustee meetings and assisted the committee on all relevant matters.
- Personally hand delivered letters and accounts to defaulting homeowners in January and March, unfortunately with little to no positive result.

### Challenges and areas to improve

Homeowners not being aware they have purchased in a Home Owners Association and levies are payable and rules and regulations to abide by.

Homeowners not abiding by the HIG regarding alterations and planning process. This causes a huge problem when a home owner sells, as property is not compliant, and causes delays.

### Sales in Area

A total of 53 properties were sold and registered from May 2022 to April 2023, with a value in excess of R167 000 000 with the highest sale price achieved being R5 100 000. The average sale price for the period was R3 000 000.00. The difference between inspections done and registrations, is date of registration.

### Communication

Reminder to homeowners that it is their responsibility to update their details with the managing agents, to ensure all correspondence is received.

### Compliance with HIG and Conduct Rules

Homeowners are reminded they need to abide by the HIG and Conduct Rules of the Association. These are there for the benefit of all and to protect your investment.

All information is available on the website [www.cehoa.co.za](http://www.cehoa.co.za)

### Minor and Major Works – Building Deposits

As mentioned above, homeowners to first check the HIG before doing any renovations or alterations to their property so they remain compliant. All building work requires the approval of the supervising architect and needs to be submitted to [plans@cehoa.co.za](mailto:plans@cehoa.co.za) for submission, approval and signing off.

All building alterations require the approval of the Supervising Architect prior to submission to the City of Cape Town. Once building work is completed, a final inspection is carried out on the property and a sign off is done. It is then the homeowner's responsibility to request their building deposit to be refunded and to keep in mind the time frame to complete building works, as well as to claim your building deposit back.

Very important and especially the case when painting your house to ensure you remain compliant.

Homeowners are to please ensure they keep all minor and major works applications as these have to be provided when you sell.

We would like to request all homeowners to familiarise themselves with the HIG, especially with regards to wendy huts, air-conditioners, generators, pool pumps, irrigation systems, and patio awnings, as these are the most common transgressions.

#### Payment of Levies

The payment of your levies is the life blood of your Association. Those homeowners who are defaulting do so to the detriment of your Association and to those homeowners who do pay.

Homeowners are reminded levies are invoiced in October annually and are due and payable on the 01<sup>st</sup> November. The Trustees have agreed a monthly payment option is allowed, however to be noted that levies are due and payable monthly and in advance with the final payment being made on the 01<sup>st</sup> October the following year.

Finally, I would like to thank the current committee for their support and assistance in the past year, and wish you all the best for the next year.

With you in property

Sonia Baumann  
Dormehl Phalane Property Blouberg  
Principal NQF5 M.P.R.E  
Member of NAMA  
Member of Institute of Estate Agents