

ANNEXURE B

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Homes Haven Extension 12 Development Control Purpose and Aim

INTRODUCTION

Homes Haven Extension 12 is a unique and exclusive development that is focused to maintain the distinctive environmental and physical attributes of the area. These guidelines have been compiled from a range of traditional, rustic building styles and materials to blend with *the* natural surroundings, allowing for individuality within a specific project character.

This document is aimed to protect the image, character, and value of the development. The Homes Haven Extension 12 Homeowners Association (SVE) reserves the right to request changes to the design, finishing, or implementation thereof to preserve the style, character, and quality of the Estate.

Should prospective homeowners want to use their own architects instead of the Principle Architect that is appointed by the Developers, sketch plans and plans must be submitted to the Principle Architects for approval, before submission to the Mogale City Local Municipality. Only approved architects, who are familiar with the requirements of the Estate, may be commissioned in the design of individual homes.

These guidelines are an addition to the Local Authority' of Mogale Town Planning and Building Regulations. The Developer and the Principle Architect (PA), reserves the right to make any additions or alterations to create and guide the development in the architectural style and character that is envisaged for the entire development.

1. APPROVAL OF PLANS:

- 1.1. All Developments shall comply with the National Building Regulations.
- 1.2. All conditions required by The Record of Decision No EIA281/99NW must be complied with.
- 1.3. No building may be erected or altered without approval by the SVE. No approval will be given if any levies or other amounts are outstanding by the applicant to the SVE.
- 1.4. The applicant shall formally apply for approval of plans.
- 1.5. Should any provision of this design manual be regarded as contrary to the National Building Regulations Council by-laws, or any other law or statutes, the National Building Regulations, laws, and by-laws shall prevail.
- 1.6. Notwithstanding approval granted, no building shall be erected or altered, which contravenes any statutory regulations or zoning controls.
- 1.7. The SVE may waive any mandatory specifications under special circumstance.
- 1.8. If construction has not commenced within **6 (SIX)** months after approval, such approval shall automatically lapse, without further notice.
- 1.9. The controlling architect of the Committee may carry out site inspections when the foundations of the building are set out to verify the position of structures in Accordance to the approved plan. The applicant is responsible to notify the controlling architect as to when the foundation set out inspection shall take place. [At least five (5) days notice is required for this arrangement].
- 1.10. The controlling architect may inspect the works at any stage during construction to ensure that the construction is completing in accordance with the approved plans.
- 1.11. *A non – refundable deposit of **R3500.00 (THREE THOUSAND FIVE HUNDRED RAND)** is payable before commencement of construction. The deposited amount will be used as a contribution towards general repairs to roads, kerbs, electrical installation, water, sewer works and parks caused during construction period.*
- 1.12. *A non – refundable building water connection shall be supplied by SVE at once off fee of **R3500.00 (THREE THOUSAND FIVE HUNDRED RAND)** per stand, however the water usage costs will be for the owner / builders account.*
- 1.13. *A non – refundable single phase electricity connection shall be supplied by the developer at a once off fee of **R2500.00 (TWO THOUSAND FIVE HUNDRED RAND) plus VAT;***

or

A non refundable 3 phase electricity connection shall be supplied by the developer at once off fee of R4000.00 (FOUR THOUSAND RAND) plus VAT.

1.14. *A refundable Water and Electricity deposit shall be paid to SVE Home Owners Association of R1500.00 (ONE THOUSAND FIVE HUNDRED RAND).*

2. PROCEDURE FOR APPROVAL OF PLANS:

The following procedure should be followed for the approval of plans before the commencement or construction.

- 2.1. Before the submission of formal plans, applicants should submit sketch drawings to the Principle Architect (PA) for principle approval.
- 2.2. Sketch plans, which comply with the Town Planning Scheme, together with a building program have to be submitted to the Principle Architect (PA) as well as the Estate Manager appointed by the SVE in all acceptable formats.
- 2.3. The applicant will pay the appropriate plan scrutiny fee on submission of the sketch drawings.
- 2.4. The SVE may approve, conditionally approved, or reject the plans taking the character of the Estate, town planning provision, and the constitution into consideration.
- 2.5. After approval has been granted by the SVE, application must then be submitted to the Principle Architect (PA), which drawings shall be in compliance with local authority requirements and must at least consist of the following:
 - 2.5.1. 1:200 Site Plan indicating building plans, yards, paving, pools, fences, main service lines, site dimensions, buildings lines and north point.
 - 2.5.2. 1:100 Floor plans and roof plan
 - 2.5.3. 1:100 or larger cross sections through all building components.
 - 2.5.4. 1:100 Elevations of all facades.
 - 2.5.5. Door and window schedule.
 - 2.5.6. Drainage, sewer, and storm water layouts.
 - 2.5.7. Construction details where necessary.
 - 2.5.8. Colour scheme.
 - 2.5.9. Site and boundary walls/fences.
 - 2.5.10. Details or external balustrading.
 - 2.5.11. Paving details.
- 2.6. The follow information must be included on the drawings:
 - 2.6.1. Position of existing important trees or scrubs
 - 2.6.2. Site area, building areas, coverage and floor area ratio.
 - 2.6.3. Specification or all external materials and finishes including colour specifications. Samples may be requested.
 - 2.6.4. Owner, Architect and Engineers addresses and contact information.
 - 2.6.5. All plans should be signed by the Owner, Architect, and Engineer.
- 2.7. Plans are to be submitted to the local authority for approval only after approval has been granted in writing as previously mentioned.
- 2.8. Copy of local authority approval to be lodged with the Estate Manager before commencement of any building Activities.

- 2.9. Building work shall be done strictly in Accordance with the approved plans and conditions imposed. In the case of breach of any conditions imposed, the SVE may declare the balance of the deposit forfeited and may take any other steps in order to enforce compliance with the conditions.
- 2.10. If the intended works are of a minor nature, the applicant may apply directly to the SVE for its consent, in which event the SVE in its sole discretion may waive compliance with any one or more of the previously mentioned provisions.
- 2.11. No application in terms of this rule will be considered whilst the applicant is indebted to the SVE.
- 2.12. Without affecting the generality of power to impose conditions, the SVE may, impose further conditions not included herein.

3. DESIGN REVIEW PROCESS:

- 3.1. Sketch plans for consideration of the conceptual design, must be submitted to the Principle Architect (PA).
- 3.2. Documentation for municipal approval must be submitted to the Principle Architect (PA) for approval, before submission to the Local Authority.
- 3.3. One set of approved municipal drawings and a signed copy of the Contractors Code of Conduct must be returned to the Principle Architects for record purposes.
- 3.4. A non-refundable **R1 800.00 (ONE THOUSAND EIGHT HUNDRED RAND)** scrutiny fee, payable to the Principle Architects is due on submission of the plans for approval.
- 3.5. Notwithstanding the fact that the building plans may comply with all the above the approval or rejection of such plans shall *be* at the sole discretion of the Developer and the Principle Architect (PA) which shall not be unreasonably withheld.
- 3.6. Exceptions to any of the Guidelines that may be approved by the Principle Architect (PA) will on no account become a precedent applicable to other sites.

4. THE SITE:

4.1 BUILDING LINES AND ACCESS:

- 4.1.1. All erven are subjected to a servitude, **2 (TWO) metres** wide, in favour of the Municipality for services along any one of the two side boundaries and back boundary. No buildings or large-rooted trees shall be allowed in this area. Therefore, if the building line is relaxed on one side boundary, an area of at least **2 (TWO) metres** must be maintained on the other side boundary.
- 4.1.2. The building lines will be determined individually. The impact on sight lines to adjoining and existing properties must be addressed during the sketch plan phase.
- 4.1.3. Street Building line: **3 (THREE) metres** inside stand boundary for all dwellings but **5 (FIVE) metres** for garages facing the street. All other boundaries: **2 (TWO) metres** inside stand boundary.
- 4.1.4. Vehicular ingress and egress to the site shall be taken at one point only. If altered, it must be noted and indicated on the submission drawings.

4.2. COVERAGE:

- 4.2.1. The maximum coverage on the erf will be According to the Local Authority's requirements, as well as the possible impact on adjoining properties and the recommendations by the Principle Architects.
- 4.2.2. The cost for any formal application for relaxation in terms of coverage, bulk, or building lines shall be borne by the applicant, if approval is granted by the SVE.
- 4.2.3. A certain minimum size of house will be required for the various sections of the estate, subject to clause 7.6.1 hereof. Specific requirements will be communicated to prospective homeowners.
- 4.2.4. DENSITY: Maximum **1 (ONE)** dwelling per stand.

4.2.5. MAXIMUM AREAS:

- 4.2.5.1. Maximum coverage allowed will be **50%**.
- 4.2.5.2. Floor area ratio (bulk) may not exceed **0.6**.

5. BUILDING FORM:

5.1. HEIGHTS:

- 5.1.1. No building shall exceed **2 (TWO)** storeys in height above the ground level at any point, except for special concessions by the SVE. Special consideration will be given to the Accommodation or a garage that accommodates the slope as a platform to the building.
- 5.1.2. No vertical lines of a dwelling shall be more than **2 (TWO)** storeys in height.
- 5.1.3. No portion of the dwelling shall exceed **8.5 (EIGHT AND A HALF)** meters above the **lowest ground level** or as approved by the SVE.

5.2. LEVELS:

- 5.2.1. The floor levels of dwellings must follow the shape of the landscape to avoid excessively high foundations and retaining walls.
- 5.2.2. Buildings must sit in the landscape (cut and fill) and not on top of it.
- 5.2.3. Excavations must be limited and not exceed a total cut and fill of more than 1.5m in the creation of platforms. Exceptions may be considered on very steep sites.
- 5.2.4. No concrete block retaining walls shall be allowed. All retaining walls must be finished with Smart Stone type of finish or plastered and painted in earthy colours to comply with regulations

5.3. TIME LIMITS FOR CONSTRUCTION:

- 5.3.1. The construction of improvements should be concluded within **2 (TWO)** years from the date of registration of transfer of ownership into the name of the first transferee.
- 5.3.2. To reduce inconvenience to neighbours, construction should proceed without lengthy interruptions, and should be completed within one year from commencement of construction. Phased developments should be handled in such a way that the end of each phase is aesthetically acceptable.
- 5.3.3. No trees or rocks may be removed from adjoining properties
- 5.3.4. No excavated material may be dumped on adjoining properties
- 5.3.5. No access will be allowed over adjoining properties
- 5.3.6. All materials must be stored on site and the pavement must be kept clean of any material or building rubble.
- 5.3.7. In the event the erection of a dwelling house on the property is not completed within 2 [two] years from the date of transfer of the property into the name of the first transferee thereof, the Association shall have the right to increase the levies payable by the Owner of the erf to the Association.

Until such time as SVE has certified that this condition has been complied with, the transferee or its successors in title shall not be entitled to sell, donate exchange or otherwise alienate or transfer the property without the prior written consent of the SVE.

The transferee or its successors in title will not be allowed to drill boreholes on the property or otherwise extract subterranean water from it without the prior written consent of the SVE.

The purchaser hereby acknowledges this above clause 5.3.7 shall be registered as title deed conditions in the owner's title deed. In the event of the Registrar of Deeds requiring the amendment of any of the above conditions in any manner in order to *effect* registration thereof, the transferee hereby agrees to such amendment.

5.4. FORM OF THE BUILDING:

- 5.4.1. The form of the building must be rectangular or composed of rectangular or square forms with round and curved walls to enhance the design.
- 5.4.2. On larger properties with the potential of developing large-scale homes, the form or the building must be articulated to avoid the impact of large solid forms. This principle will apply to the roofscape as well, as views, corridors must be promoted for the properties higher up on the hill.

6. CONSTRUCTION AND MATERIALS:

6.1. ROOFS AND FIRST FLOOR DEVELOPMENT:

- 6.1.1. Major roofs shall be pitched and coincide with major plan elements. The pitched roofs shall be **17.5 degrees minimum** and **30 degrees maximum**, except for verandas, which may be less. Flat roofs may be allowed, provided the entire roof and gutter are enclosed by a parapet wall. Concrete roofs must be painted or covered by gravel to match the roof colour. Contemporary low pitched roofs between 5 and 10 degrees will be allowed with metal sheeting and a Colomet finish.
- 6.1.2. The following roofing materials in earthy colours shall be allowed
 - 6.1.2.1. Marley Monarch concrete tile
 - 6.1.2.2. Britti overs and unders clay tiles
 - 6.1.2.3. Corobrick Montero, Insigna concrete tiles
- 6.1.3. No green, blue, or white tiles, steel or thatched roofs will be allowed.
- 6.1.4. No roof covering may be asbestos roof sheets.
- 6.1.5. Roofs may have gable ends or hips. Gables shall be simple with tiled edges or in a natural vernacular.
- 6.1.6. Lean-to roofs over minor elements shall be between 5 degrees and 15 degrees and abut the vertical walls to primary roofs. Flat concrete roofs, linking main roofs, shall be behind parapet walls. Dormer windows and roof lights will be allowed.
- 6.1.7. The aesthetics of the design of roof overhangs, parapets, fascias, roof trim, guttering, and roofing materials will be evaluated.
- 6.1.8. Energy Savings Strategies:
 - 6.1.8.1. The installation of ripple control relay that will control all geysers, under floor heating, air conditioners and pool heating systems.
 - 6.1.8.2. No incandescent lamp illumination will be allowed, only low energy compact fluorescent lamps.
 - 6.1.8.3. Solar heating assisting geysers for houses valued more than R750 000.00.

6.2. EXTERNAL WALLS:

- 6.2.1. All external walls must make articulated connections with adjoining buildings or walls.
- 6.2.2. All external walls shall be painted in natural earth tones. Only approved pastel colours will be allowed.
- 6.2.3. Clay face bricks in approved earthy colours may be used. Samples to be submitted to the Principle Architect.
- 6.2.4. Plaster finishes must be smooth or textured. Integral colour plaster will be promoted.
- 6.2.5. Plaster and paint or pigmented plaster in earthy colours.
- 6.2.6. Natural stone or Smart stone may be used for plinths and in limited applications for opening surrounds and panels.
- 6.2.7. Concrete columns and mouldings shall be allowed.

6.3. STORM WATER:

The applicant and his professional team must ensure that all storm water originating on his site is dealt with in a responsible manner.

6.4. SITE WALLS AND FENCES:

- 6.4.1. Fencing and garden walls must be limited to enhance an open landscape
- 6.4.2. No fencing or garden walls will be allowed on street fronts.
- 6.4.3. Ideally, the boundaries between stands and the green areas should be totally unfenced and open. Limited fencing or garden walls will only be allowed in exceptional circumstances.
- 6.4.4. Servants quarters, kitchen and drying yards must be screened by a wall of **minimum 1.8m** height. Such walls should match the main structure. Washing lines, dustbins, gas bottles etc. must not be visible from the road or surrounding properties.
- 6.4.5. Where some form of boundary fencing is essential, then the use of an approved palisade or post-rail style fencing will be permitted. The design must be approved by the PA and the approval of the SVE should be obtained if it is intended to paint the steelwork any other colour than Forest Green.
- 6.4.6. Paving to be done in earthy coloured brick pavers or cobbles stones. Driveway widths are limited to 5m.

6.5. WINDOWS, FENESTRATION, DOORS AND LOUVERS :

6.5.1. WINDOWS:

- 6.5.1.1. In general, windows shall form individual openings in a dominant wall.
- 6.5.1.2. Windows shall be made out of timber or powder coated aluminium.
- 6.5.1.3. Steel windows will not be allowed.
- 6.5.1.4. External burglar bars are discouraged and will only be allowed after Principle Architect's approval.
- 6.5.1.5. Windows and doors should be of the same and proportion.

6.5.2 DOORS:

- 6.4.2.1. Doors and garage doors should reflect the rustic look and compliment the other building materials.
- 6.4.2.2. Roll up garage doors should be used as opposed to tip-up type doors.
- 6.4.2.3. Steel garage roll-up doors will not be allowed.
- 6.4.2.4. Servants quarters, yard toilet, kitchen and storeroom doors must be screened from the street or neighbouring properties.

6.6. PERGOLAS, CANOPIES AND CARPORTS:

- 6.6.1. Formal approval is required for the erection or pergolas, canopies and carports. No shade netting will be permitted.
- 6.6.2. All awnings, if used must be concealed and submitted for approval.

6.7. SOIL AND WASTE PIPES:

All soil and waste pipes, unless located within enclosed courtyards, shall be concealed within the walls or ducts.

6.8. GUTTERS AND DOWN PIPES:

Gutters and down pipes must be unobtrusive and as far as possible concealed. All exposed gutters must be painted or powder coated in a complementary colour.

6.9. BALUSTRADES:

Balustrades to verandas and balconies must be approved by the SVE and will be subject to a recommendation by the Principle Architect.

6.10. COLOUR SCHEME:

6.10.1. The external colour scheme to be used must complement the pallet or pastel colours approved by the Principle Architect. Any change to an existing colour scheme must be submitted for approval.

6.10.2. The external paint colour for doors and windows may be articulated as a contrast, but must remain within the natural vernacular. Alternatively, stained wood may be used.

6.10.3. The colour scheme to be used must complement the colour schemes of the adjoining properties.

7. SITE USE:

7.1. CARAVANS, BOATS AND TRAILERS:

Caravans, boats, and trailers may not be kept on public areas. If kept on private property it shall not be visible from the public areas or other properties.

7.2. LETTERING AND SIGNS:

7.2.1. Only street names, numbers and place names will be allowed. Lettering on houses must be consistent in size and shape as determined by the SVE.

7.2.2. Building Boards indicating the full details of the builders should be erected before construction commenced.

7.3. LAUNDRY AND REFUSE:

Laundry drying areas and refuse bins must be fully enclosed. The walls must be high enough to provide the necessary screening and painted in a matching colour.

7.4. TEMPORARY STRUCTURES:

No temporary structures will be allowed without prior written approval by the SVE.

7.5. SIDEWALKS, DRIVEWAYS AND SERVICES:

7.5.1. Use of materials must complement existing paving and shall be submitted for approval.

7.5.2. Paving may not be painted.

7.5.3. 3 x 110 mm sleeves must be provided under the driveway, in the centre of the sidewalk for future connections (3-phase power, Telkom, IT etc.).

7.5.4. Owners will be required to make their own connection to a Telkom point located along the sidewalk.

7.5.5. A pedestrian right of way of 1.5m must be maintained along all sidewalks.

7.6. GENERAL GUIDELINES, TELEVISION AERIALS AND SOLAR PANELS:

7.6.1. The total floor area of a house, including garages and outbuildings, may not be less than **250m²**.

7.6.2. The privacy of surrounding properties should be considered.

7.6.3. All plumbing must be concealed in ducts.

- 7.6.4. TV aerials, satellite dishes, solar panels etc should be as inconspicuous as possible.
- 7.6.5. Boats, caravans, quad bikes etc should preferably be housed in garages. Carports should match the construction of the main dwellings and be within the building lines. No steel structures or shadow netting will be allowed.
- 7.6.6. Any future additions or alterations must also comply with all the relevant Guidelines.

8. RULES AND CONDUCT FOR BUILDING CONTRACTORS:

8.1. GENERAL RULES:

- 8.1.1. The conduct rules for all contractors are designed to ensure a well-secured, neat, and clean environment for residents. These rules will be strictly enforced by the SVE.
- 8.1.2. The SVE will make procedures available to contractors. These will include security measures for authorised access and identification of vehicles and personnel.
- 8.1.3. The contractor is responsible for the discipline of his labour, sub-contract labour, and delivery personnel on site. Contractors are expected to conduct their operation in a reasonable and cooperative manner.
- 8.1.4. If the SVE is concerned about the conduct of the contractor, his sub-contractor or his suppliers and any of their employees, the SVE reserves the right to suspend building activity either indefinitely or until such undesirable conduct is rectified, which it may do so at any time and without notice, and without recourse from the owner and/or the sub-contractor, and/or the supplier.

8.2. GENERAL CONDUCT:

- 8.2.1 Hours of work and delivery are restricted to:
 - 8.2.1.1. On weekdays from **07:00** in the morning until **18:00** in the evening.
 - 8.2.1.2. No construction will be permitted on Saturdays, Sundays and public holidays unless by prior written consent with the SVE.
- 8.2.2. No workers shall be allowed to overnight on the site.
- 8.2.3. Allowable Vehicle Mass:
Only fixed axle trucks;
Maximum: 6m³ concrete per load.
- 8.2.4. Contractors shall only have access through the gate, which is provided.
- 8.2.5. Any contravention of the building conduct rules will lead to either a fine or a suspension of building work.
- 8.2.6. All labourers and contractors must be registered at the Security Control Room. All labourers and contractors will be issued with a permit, which permits must be available at all times.
- 8.2.7. Labourers and contractors are not permitted to walk between the construction site and the entrance/exit gates. Any unauthorised person found walking around in the Estate will be spot fined on the applicant's Account.
- 8.2.8. The applicant will be held liable for any damages that are caused by the contractor, his employees, sub-contractors, or delivery personnel. These damages include, but are not limited to, damage to kerbs, roads, plants and irrigation, and or damage to private property.
- 8.2.9. The contractor will collect his labourers on working days before they commence work at the Estate at a central collection point outside the boundaries of the Estate and will transport them to the site in a group to prevent labourers from walking through the Estate. The contractor will follow a similar procedure in the afternoon when he will transport the labourers from the site to a central delivery point outside the boundaries of the Estate.

- 8.2.10 Proof of contractor's all risk insurance shall be submitted to the Estate Manager prior to commencement of any work.
- 8.2.11 The site shall be kept clean of building rubble at all times.
- 8.2.12 All signboards must be according to the approved standard.
- 8.2.13 No concrete, dagha, or cement may be temporarily stored, mixed, or prepared outside the boundaries of the site unless prior written approval has been obtained from the SVE.
- 8.2.14 Toilets and changing facilities shall be suitably positioned and screened, kept hygienic. All small building items should be stored in approved site huts, which the contractor should supply.
- 8.2.15 Materials that are off-loaded may not encroach onto the adjacent properties, the pavement, or roadway.
- 8.2.16 The contractor is responsible for the removal and cleaning up of any sand or rubble that may have been dropped, washed, or moved onto the roads etc.
- 8.2.17 The contractor is to ensure that the roads and sidewalks are kept clean and tidy.
- 8.2.18 No rubbish may be burnt or buried on site.
- 8.2.19 No form of paper, cement bags, tile off cuts, ceiling boards, roof tiles, rubble, or the like is to be left lying around, nor be allowed to blow off the site.
- 8.2.20 Contractors shall limit noise and dust levels.
- 8.2.21 The certificate of completion by the consulting architect will be issued on completion of all building works and if the site is entirely cleared of all rubble, materials and clean and verge reinstated, all to the satisfaction of the Principle Architect.

8.3 GENERAL:

- 8.3.1 The speed limit on all the Estate roads shall be **30 km/hour**. Speeding and reckless driving will not be permitted. All traffic signs must be strictly observed.
- 8.3.2 Vehicles should not block the thoroughfare or other vehicles on the roads.

9. DEVELOPER AND SELLER:

HAUCAB (Pty) Ltd Tel: 083 626 2603
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Muldersdrift
1747

10. PRINCIPLE ARCHITECT:

JOHN HUNEBERG Cell: 082 458 8675
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11. RESIDENT ESTATE AGENT:

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