

# Sandton Village Estate



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SVE – NEWSLETTER

(May 2013)

Dear Owners,

## **Pets:**

If you still haven't registered your pet, time is running out. Please register as matter of urgency and send picture with registration application. Email: [nicolene@nigeune.co.za](mailto:nicolene@nigeune.co.za)

If you don't register your pet you are not complying with SVE registered conduct rules and removal of pet may be requested. Compliance is required in terms of rules & regulations.

*Thank you to the owners that have taken the time to submit pet registration forms timeously.*

Further notice in regards to pets:

Complaints have been received in regards to dogs wondering around the complex unattended. Refer to *clause 12.2 & 12.6* of the Conduct Rules;

- All pets, including cats, must wear collars with tags providing the name of the Owner, unit number and telephone number of the Owner at all times. Any pet found unaccompanied or unidentified in the complex will be removed. Costs incurred as a result of such a removal, such as capture and pound fees, shall be borne by the Owner or occupier of the section where the pet was accommodated or by the Owner of the pet concerned.
- Pets must be leashed or properly controlled when on the common property.

Please ensure that your pet does not roam common property freely, as this is not allowed and in contravention of conduct rules.

## **Noise consideration towards neighbours:**

Extract from conduct rules: Point 8 – Noise (Clause 8.1, 8.2)

- Radios, amplifiers, hi-fi equipment, compact-disc players, musical instruments, televisions, vehicle sound systems and any other noise producing objects must not be used in such a way as to be a disturbance to other residents. **It has been found that residents are not always**

**aware of the way in which noise travels through the complex.** Complaints in this regard should be politely received and responded to.

- Residents and their visitors are requested to conduct themselves in such a manner so as not to cause a disturbance to others residents, especially weekdays between the hours of 22h00 and 08h00. On Friday and Saturday evenings the curfew is 00h00
- **Quiet times between 00h00 and 09h00am on weekends**

**Oil stains: (to be cleaned in parking bays) (clause 15.1)**

- Residents should endeavour to maintain their Units and the Common Property around them in as tidy and attractive a state as possible. This includes stairways, balconies, patios, gardens and carports. The collective pride of Sandton Village Estate is dependent upon each Owner doing his/her bit to ensure that the complex as a whole will present a pleasant, healthy and saleable appearance and maintain each Owner's investment in the property.

**Parking permanently using visitors bays: (clause 11.10)**

- Motor vehicles of Owners/residents may only be parked in areas demarcated for their exclusive use.

Visitors' parking bays are for the use of visitors only

**Council increases: (increases: July annually)**

Kindly be advised of the following annual increases in regards to council accounts:

- Water tariffs will increase between 5% and 11.5% dependant on usage from 01.07.2013
- Sewerage charges will increase by a little more than 6% as of 01.07.2013 (amendments will be made in accordance to monthly sewer charges)
- Electricity tariffs will increase by 8% as of 01.07.2013



GENERAL QUERIES  
0860-JOBURG  
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