



Voortrekkerpark
Huiseienaarsvereniging | Home Owners Association
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BELEID/POLICY No. 1.1 – Bedryfsmodel / Operational Model – August 2023

BEDRYFSMODEL VIR VOORTREKKERPARK KOMPLEKS

Hier volg die **bedryfsmodel** vir effektiewe bestuur van die kompleks. Daar is tans geen titel aktes van toepassing op die verskeie eiendomme nie. Daar is ook vae grenslyne, omdat die terrein nooit deur n gekwalifiseerde landmeter opgemeet is nie. Die area is ge-soneer as “oop ruimte” wat dikwels wrywing tussen aangrensende huis-eienaars veroorsaak. Huis eienaars huur slegs die grond (erf) van Stad Kaapstad. Beperkte elektrisiteits voorsiening is tans by die huur ingesluit, maar water voorsiening en afvoer daarvan, is nie ingesluit nie. Die kompleks bestaan uit 3 areas:

1. **WOONEENHEID** – n Wooneenheid is die area wat tans deur u huis beslaan word (die voetspoor), soos aangetoon op u goedgekeurde munisipale bouplan. Die wooneenheid is geleë op n “erf” waarvoor u tans u **maandelikse munisipale heffing (huur)** aan **Stad Kaapstad** betaal. Die wooneenheid is opgerig op n uitsluitlike gebruiksarea (erf), wat tans deur Stad Kaapstad besit word. Die wooneenheid is die toegevoegde waarde tot die “erf”.
2. **UITSLUITLIKE GEBRUIKS AREA** - Die area wat beslaan die “erf” soos uitgemeet en aangetoon op n munisipale goedgekeurde terrein plan van 14 April 2003, insluitende enige ander area vir die uitsluitlike gebruik deur die huurder (soos byv. n aparte parkeer area), waar die huurder bewys kan lewer dat dit toegestaan is deur die Huiseienaars Vereniging (HEV) of plaaslike Munisipaliteit (Stad Kaapstad).
3. **GEMEENSKAPLIKE AREAS** – Alle areas wat nie by 1 en 2 hierbo ingesluit is nie. Dit sluit in paaie, voormalige ablusieblokke (met areas rondom), speelparke en loopgange, soos aangetoon op die goedgekeurde munisipale terrein plan van 14 April 2003.

BELANGRIK: HEV HEFFING – Die gemeenskaplike areas, brandbestryding en veiligheids toerusting word onderhou deur die HEV Bestuur en toerusting / dienste wat benodig word, word befonds uit heffings wat op **alle lede van die HEV** (huiseienaars) van toepassing is. Die HEV is n nie-winsgewende organisasie en die heffing word bepaal deur n begroting wat elke jaar op die Algemene Jaarvergadering (AJV), deur die lede goedgekeur word.

Hierdie **bedryfsmodel** maak dit vir die HEV Bestuur makliker om ingeligte besluite te neem waar dit die belange van Stad Kaapstad, Plaaslike Munisipaliteit, HEV en die inwoners/huiseienaars in die kompleks aangaan. Stad Kaapstad doen gereëld inspeksies dat die standaard gehandhaaf word en het ook hierdie funksie aan die HEV gedelegeer.

OPERATIONAL MODEL FOR VOORTREKKER PARK COMPLEX

*Here follows the **operational model** for the effective management of the complex. There are currently no title deeds applicable to the respective properties. There are vague border lines, as the respective sites were never surveyed by a qualified surveyor. The area is zoned as “open space” and often causes friction between the adjacent home owners. Home owners only rent the site (plot/erf) from the City of Cape Town. Limited electricity supply is currently included in the rent, but water supply and effluent is not included. The complex consists of 3 Areas:*

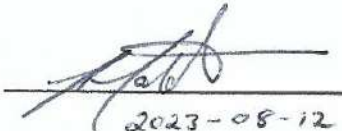
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1. **LIVING UNIT** – a living unit is the area that your house currently covers (the footprint) as indicated on your approved municipal building plan. The living unit is situated on an “erf”, the area for which you currently pay your **monthly municipal levy (rental)** to the **City of Cape Town**. The living unit is located on an exclusive use area (erf), owned by the City of Cape Town. The living unit consists of the value-added portion to the “erf”.
2. **EXCLUSIVE USE AREA** – This area covers the “erf” as demarcated on a municipal approved site plan of 14 April 2003, including any other area for the exclusive use of the lessee (e.g. a separate parking area), where the lessee can prove that this area has been allocated by the Home Owners Association (HOA), or local Municipality.
3. **COMMON AREAS** – All areas not covered by 1 and 2 above. This includes roads, former ablution blocks (including surrounding areas), play parks and walkways, as indicated on the approved municipal site plan of 14 April 2003.

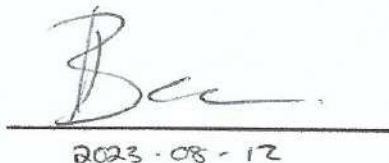
IMPORTANT: HOA LEVY – The common areas, firefighting and security measures are maintained by the HOA Management and equipment / services required are funded by means of a levy **applicable to all members of the HOA** (Home Owners). The HOA is a “not for profit” organization and the levy is determined by a budget approved by members every year at the annual general meeting (AGM).

This **operational model** will make it easier for the HOA Management to make informed decisions where it affects the interests of City of Cape Town, Local Municipality, HOA Management and the residents/home owners in the complex. The City of Cape Town does regular inspections to ensure that standards are met and has also delegated this function to the HOA.

Voorsitter / Chairperson


2023-08-12

Onder voorsitter / Vice Chairperson


2023-08-12