

Consent to Transfer Inspections

Understanding the intentions of these pre-clearance inspections and why they are important for the wellbeing of the Estate, is vital to homeowners appreciating the need for these. (Especially when considering that sellers can sometimes see these inspections as a nuisance.)



Each parties expectations differ as the seller is looking to end his or her relationship with the Estate and the buyer is commencing his or hers. The seller is looking to achieve the maximum profit with the least effort, but the buyer (who from then on will be the member of our Association) is seeking compliance to the guidelines and rules.

These inspections as well as the required rectifications, if any, are and always have been performed with every sale of a property. All estate agents working on the Estate are very aware of this requirement. Unnecessary frustration from the seller's point of view will be eliminated if the relevant sales agent informs them of this Consent to Transfer process at the time of placing their home on the market.

The above point is just one of the reasons why buying or selling your home through our Property Partner is a good idea. Atlantic Beach Estate's Property Partner is kept informed and because they have committed to the long term interests of the Estate, they totally buy into these measures, which merely seek to preserve a high aesthetical standard for the Estate going forward.

The compliance inspections carried out by the Associations' appointed Architectural Compliance Officer as well as Management aims to evaluate compliance in respect of the Association's guidelines and rules and serves to maintain a high standard of compliance and maintenance, to the long term benefit of all homeowners. In addition, the practice adds value as the purchaser or potential purchaser will know that his or her future investment complies with the Association's guidelines and rules.

We are sure you will agree that it would be hugely annoying for the purchaser, to receive a non-compliance letter from the Association, a few months after having consented to the transfer of the property.

In terms of the original conditions of approval of the Estate and the accompanying Land Use Planning Ordinance, every land owner on the Estate is required to be a member of the Association and this obligation is imposed on owners and their successors in title, by way of clauses contained in their Deeds of Transfer.

In terms of this condition, an owner shall not be allowed to transfer an erf unless the Association has granted consent and issued written confirmation that all monies are paid. On an aside, it is also this condition which acts as an assurance for the Association that any outstanding monies will need to be paid prior to transfer, otherwise transfer cannot take place.

It is not feasible for the Association to continually enter privately owned properties throughout the year and inspect for compliance and therefore the transfer of the house presents an opportunity to do so and bring into line any contraventions to the guidelines/rules which may have occurred. A similar practice is applied at the sale of a property, in respect of gas, electrical, plumbing and beetle compliance.

Any owner at whatever stage can call for an inspection of this nature, to make sure that their house complies and you certainly don't have to wait until the sale of the property. In fact we encourage this practice when placing your home on the market, as it will significantly speed up the transfer process once the house is sold and if rectification is required; it allows you time to attend to these.

The cost relating to the inspection is R1 750.00 excluding vat, but should you choose to sell your property through our Property Partner, the fee will be paid from the marketing fee payable to the Association by the Property Partner.

We do also recognise that it may be the intention of the purchaser to renovate their new home in any event and therefore it would be a waste of resources for the seller to implement the corrections stipulated in the report. As a consequence, we do accept a written undertaking from the purchaser stating that he or she, as the purchaser of the property, will attend to the deviations stipulated in the report, within 6 months from the transfer of the property to their name.

Included below FYI, is a sample 'Consent to Transfer' report in order to give you some idea of what you could expect.



**CONSENT TO TRANSFER: INSPECTION NO. AB181/2014: ERF [REDACTED]
[REDACTED] VILLAGE, ATLANTIC BEACH ESTATE
PHASE 2.**

An inspection was carried out on the above property on Thursday 4th September 2014 by Property Inspections SA. The objective of the inspection was to ensure that all material aspects of the Atlantic Beach Architectural Manual have been complied with, prior to transfer being consented to by the Atlantic Beach Home Owners Association. Please note that this inspection does not cover the issue of compliance with the National Building Regulations or any other applicable laws.

The following issues were discovered during the inspection:

1. The paintwork of the outer walls on the south and north elevation of the house is cracking at some places and should therefore be repaired and repainted (Photo 1).
2. The paintwork of the external lighting on the south elevation is showing signs of peeling and would thus need to be repainted (Photo 1).
3. The boundary walls on the property are cracking in some places and would therefore need to be repaired and repainted where necessary (Photo 2).
4. The wiring of the house on the east elevation needs to be painted to match the house.
5. The paintwork of the fascia of the house is showing signs of peeling and would therefore need to be repainted.
6. The paintwork of the fascia of the verandah on the northern elevation is peeling and would thus need to be repainted.

Alien Vegetation Inspection (as reported by the Estate Manager):

From a landscaping point of view, the following vegetation was found on the property:

1. A Yucca in the back garden

Consent to transfer is accordingly hereby issued, subject to the following:

1. The repainting of the outer walls of the north and south elevation of the house.
2. The repainting of the external lighting on the south elevation.
3. The repairing and repainting of the boundary walls where necessary.

Property Inspections SA | PO Box 20003 Big Bay 7448

david@propertyinspectionssa.com | www.propertyinspectionssa.com | Skype david.bettesworth

David Bettesworth Pr.Pin(Reg. A/978/1997) MCRP MSAPI MSACPLAN I

4. The painting of the wiring on the east elevation to match the house.
5. The repainting of the fascia of the house as well as the fascia of the verandah on the northern elevation.
6. The removal of the Yucca in the back garden.



David Bettesworth Pr.Pin (Reg. A/997/1998)
Atlantic Beach Architectural Guidelines Compliance Controller
Date: 9 September 2014

Photo 1



Photo 2



Property Inspections SA | PO Box 20003 Big Bay 7448

david@propertyinspectionssa.com | www.propertyinspectionssa.com | Skype david.bettesworth

David Bettesworth Pr.Pin(Reg. A/978/1997) MCRP MSAPI MSACPLAN |