

Action and penalties (revised)

st martini gardens body corporate

Nature of transgression	First transgression	Second transgression (or continuance)	Third transgression (or continuance)	Fine
Verbal complaint of disturbance or nuisance	Security / Building Manager will do immediate investigation and intervention if appropriate.	No further action will be taken, as there is no written complaint		n/a
Disturbance, nuisance or misuse of common property (including pool area)	Security / Building Manager will investigate and intervene as appropriate. Informal warning will be given to offender*.	Warning letter to owner from trustees	Fine to owner per incident	R500 / R1000
Aesthetics relating to windows, balconies etc.	Building Manager requests resident to correct the problem and gives reasonable time to do so*.	Warning letter to owner from trustees	Fine to owner, repeated monthly if necessary.	R500 / R1000
Unauthorised alterations and fixtures	Warning letter from trustees requesting owner to correct the problem and giving reasonable time to do so.	Fine to owner, repeated monthly if necessary.		R500 / R1000
Leaving dirt, littering or dumping rubbish on common property	Building Manager requests resident / contractor to correct the problem and gives reasonable time to do so*.	Warning letter to owner from trustees	Fine to owner per incident (plus cost of removal, if appropriate)	R 1 000
Unauthorised pets	Building Manager requests resident to correct the problem and gives reasonable time to do so*.	Warning letter to owner from trustees	Fine to owner, repeated monthly if necessary.	R 500
Overcrowding (temporary)	Building Manager requests resident to correct the problem and gives reasonable time to do so*.	Warning letter to owner from trustees	Fine to owner, repeated daily if necessary.	R 500
Overcrowding (extended)	Warning letter from trustees requesting owner to correct the problem and giving reasonable time to do so.	Fine to owner, repeated daily if necessary.		R 500
Obstructing common property through moving of furniture etc.	Security / Building Manager will investigate and intervene as appropriate. Informal warning will be given to offender*.	Warning letter to owner from trustees	Fine to owner per incident	R 500
Damage to common property through accident or negligence	Security / Building Manager will investigate and intervene as appropriate. Warning letter to owner from trustees.	Fine to owner per incident (plus cost of rectification)		R 500
Feeding pigeons	Security / Building Manager will investigate and intervene as appropriate. Informal warning will be given to offender*.	Warning letter to owner from trustees	Fine to owner per incident	R 500
Illegal parking	Wheel clamp and fine for release (per day)			R 500
Rowdy or abusive behaviour	Security / Building Manager will investigate and intervene as appropriate. Warning letter to owner from trustees.	Fine to owner		R1000 / R2000
Dangerous behaviour or vandalism (including illegal use of emergency exit / emergency equipment and braais (barbecues) anywhere on the property)	Security / Building Manager will investigate and intervene as appropriate. Warning letter to owner from trustees.	Fine to owner per incident		R1000 / R2000
Obstructing Security Officers or damaging security equipment	Security / Building Manager will investigate and intervene as appropriate. Warning letter to owner from trustees.	Fine to owner per incident		R1000 / R2000
Performing unauthorised renovations and alterations	Security / Building Manager will investigate and intervene as appropriate. Warning letter to owner from trustees.	Fine to owner		R 1 000

* First informal warning may be skipped for serious or repeated transgressions