

Action and penalties (revised)

st martini gardens body corporate

Nature of transgression	First transgression (Warnings may be skipped for serious or repeated transgressions)	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