

BERG EN DAL ESTATE

APPLICATION TO REGISTER AS AN APPROVED ESTATE AGENCY



NAME OF ORGANISATION : _____

CONTACT DETAILS : _____

The above organisation wishes to register those of its agents whose ID details and Fidelity Fund Certificates are attached to this application.

COMPLIANCE TRUSTEE
PETER THOMAS
082 558 2817
landscape.bergendal@gmail.com

ESTATE MANAGER
TOM STEWART
083 626 7707
estatemanager@bergendalestate.co.za

By registering as an approved Estate Agency, and its authorised Agents, the Company:-

1. Confirms receipt of: The Constitution, the Consolidated Rulebook for Owners, Residents and Third Parties, and the following Addenda: A_Architectural and Landscaping Regulations, A1a_Building and Garden Contractor Activity and Code of Conduct, A1b_Small-scale Home Maintenance and Garden Contractor Activity and Code of Conduct, A2_Alien & Invasive Plant Management Plan; and B_Access Procedures. The latest versions of these are available on the Berg en Dal website www.bergendalestate.co.za under [Rules and Policies](#).
2. Must ensure that the Client is fully aware of the Architectural and Landscaping Regulations and the height restrictions on the property being purchased prior to transfer. The buyer should contact the Building Compliance Trustee, who will clarify and confirm such height restrictions in writing
3. Is aware that before any transfer can take place a Clearance Certificate will be required and will only be issued if all levies have been paid
4. Is aware that a purchaser is required to become a member of the Berg en Dal Home Owners’ Association (HOA) and to adhere to the rules and regulations contained in the latest edition of the Consolidated Rulebook for Owners, Residents and Third Parties and its addenda.
5. Is aware that business activities that require access to the Estate by the public are not permitted on the Estate. Any exemptions previously granted will be personal to the relevant owner and will not be transferable upon sale of the property.
6. Is aware of the rules and regulations (and restrictions) pertaining to Occupancy in the Rulebook including: change in occupancy, short-term letting, long-term letting.
7. On showdays – The Agency must ensure that the Owner of the Property confirms with the Estate Manager ahead of the Showday, the date of the Showday and the name of the Agent involved
8. Confirms that the Agent will accompany each and every client from the gate into the Estate and when leaving to and from showhouses
9. Understands that no boards, “For Sale: and/or “To Let” may be erected in the Estate
10. Understands that “On Show” boards are permitted on the day, but must be removed at the end of the day
11. Will not permit any advertisements, flyers or similar material for property transactions to be delivered to properties within the Estate. They may be left at the Guardhouse for deposit into mailboxes
12. Will, by virtue of registration as an Approved Agency, enjoy easier and speedier access to the estate; to ensure this, Berg en Dal must be in possession of their current Fidelity Fund Certificate. The Estate Manager must be informed when an agent ceases to be employed by the company
13. Accepts that the Berg en Dal Home Owners Association reserves the right not to approve an application as well as to revoke an approval. Registration must be renewed annually.

SIGNED ON BEHALF OF THE AGENCY : _____

DATED : _____

APPROVED FOR REGISTRATION: CHAIRMAN OF THE HOA: _____