

## MOUNT ROYAL NEWS DECEMBER 2006

The Mount Royal Development Team trust that you our Members have had a wonderful time of celebration / family time/ chance to catch up with yourselves after a busy year, and wish you your best year ever in 2007!

### WHERE ARE WE WITH MOUNT ROYAL?

The construction of civil and electrical services in Phase 1(a-c) are complete, and transfer of the erven sold is scheduled for the first half of January 2007. Phase 1 (d), the section nearest the N7 which has not yet been released for sale, as well as the group housing site just inside the entrance, will be serviced when Requad Construction return to site in January. The Gate House construction is under way and it, together with the electrification of the perimeter fence, will be complete, and access control will be in place before the first homes are occupied. The construction of the remaining 9 holes of the golf course is programmed to begin early in the new year.

Mount Royal has secured the services of INCITE (<http://www.icss.co.za>) to provide telephony, broadband internet and access control services to Mount Royal at favourable rates. This is to ensure the best service and to eliminate the customary waiting periods associated with these services.

### HOW ARE PURCHASERS TO PROCEED?

Purchasers may want to get an early start in designing and building their homes. The rest of this newsletter is therefore dedicated to describing the procedures in place to ensure that home building at Mount Royal provides a worthwhile investment opportunity and the development retains a top calibre status.

Almost everyone knows someone who has had an unpleasant building experience when dealing with a building contractor, and even government sanctioned organizations like the NHBRC do not provide sufficient peace of mind when problems arise. Poor building work not only impacts house values but detracts from the appearance of the development. The mechanisms we are instituting at Mount Royal are intended to ensure that only quality orientated, competent and reputable contractors are utilized for home construction. Although these measures are aimed at assisting our Members, the final responsibility for choosing the right contractor will of course rest with you the Owner!

Our Service Centre will provide the following services to our Members wishing to build:  
(1) Contractor validation (2) Plan scrutiny (3) Estate management.

#### 1. Contractor Validation Services:(CVS)

CVS is a bank endorsed organisation formed to assist homeowners in selecting competent contractors to build their homes and to ensure that builders who do not meet minimum standards are not allowed on site. Contractors are registered on the CVS database only after credit and building reference checks on the Contractor and subcontractors have been conducted. Findings are published in a report to the Contractor, the Homeowner and Estate Management, and are reviewed regularly. All contractors wishing to build at Mount Royal will be required to be screened by C.V.S. ensuring that our development remains an industry benchmark. This "peace of mind" service can be accessed on the internet at <http://www.contractorvalidation.co.za/> with its own Mount Royal pre-approved contractors page. These Contractors will in turn enjoy the benefit of being able to use the CVS approval as a professional reference. CVS can be contacted directly at 0861287789 to obtain a password to access their Mount Royal database (a nominal charge will be levied).

## 2. Plan scrutiny

The latest revision of the Architectural Guide (dated 7 Dec 06) can be found on the Mount Royal website ([www.mountroyalestate.co.za](http://www.mountroyalestate.co.za)), which gives the architectural information and plan approval procedures for the development, detailing standards such as architectural language, style, building materials and colours, ensuring that each home contributes to an enhancement in value for both the homeowner and the visual impact of the development. A useful checklist for plan scrutiny requirements is included as an addendum to the Guide. All plans submitted will be reviewed by an Architectural Review Committee (ARC) under the auspices of Reg Whittaker (021-9759083) as the reviewing architect charged with ensuring harmonious and well integrated architecture. Once ARC approval has been given, plans may be submitted to the Swartland Municipality. It is recommended that Homeowners employ the services of a competent professional to draw their plans as well as a reputable contractor to optimise their home building experience. Spending up to 5% of the construction cost on architectural fees may be money well spent, if it achieves the maximum potential of your capital investment.

## 3. Estate Management Services

The Estate Manager will be responsible for ensuring that the Estate functions in a pleasing and harmonious atmosphere by acting as a liaison between everyone involved, including Homeowners, Contractors, and the Development Team. We are privileged that Coenie van Rensburg has taken a personal interest in Mount Royal since his retirement as Municipal Manager of the Swartland Municipality. We heartily welcome him on board as Estate Manager. Members will recognise what this appointment will mean to Mount Royal, and are invited to make his role an enjoyable one. He will promote the smooth operation of the Estate including the building works, security and environmental control. Any queries regarding the day to day running of Mount Royal will be referred to him and his team to ensure queries are dealt with rapidly and efficiently. Coenie is very approachable; why not let him know what you have in mind with regard to your investment?

### In a nutshell:

1. Refer your architect to the Mount Royal website for the Architectural Guide and plan approval procedure.
2. Ensure that the prescribed procedures for plan submission have been complied with. Use the check list (addendum B on page 20 of the Architectural Guide) as a summary.
3. Contact the sales office at 022-4824708 or reviewing architect (Reg Whittaker 021-9759083) with regards to further queries about plan submission.
4. Contact Contractor Validation Services 0861287789 to get your preferred contractor approved or to view the contractors who have already been registered.
5. Contact Coenie van Rensburg (0825573164) in connection with any further matters arising from your involvement at Mount Royal.

Have a great Mount Royal experience in 2007!