

CENTURY VIEW LIVING: FREQUENTLY ASKED QUESTIONS

QUESTION	ANSWER
What is the CVPOA Constitution?	<p>The CVPOA Constitution is created under the Companies Act, No 61 of 1973 and is registered with the Local Authority. It is a document that sets out the prescription to the operational running of the CVPOA. Membership of the CVPOA is affirmed by registered ownership in the Deeds Registry, Cape Town. Upon registration membership of the CVPOA shall be automatic and obligatory and members shall be obliged to comply with the provisions of this CVPOA Constitution.</p> <p>FYI The Constitution and its associated annexures can be found on the QUICKLINKS page under the heading Constitution</p>
What is the Century View Property Owners Association (“CVPOA”)?	<p>The CVPOA is a requirement from Local Authority to provide a mechanism for the upkeep and maintenance of common areas and for funding of additional services, as required by the registered Homeowners. The main objective is to (i) promote, advance and protect the interests of Homeowners; (ii) ensure compliance to the Design Guidelines so as to preserve the aesthetics; and (iii) to ensure discipline is kept by setting Conduct Rules so as to prevent nuisance and enhance the sense of community within the precinct.</p>
What are the CVPOA Building Rules and Regulations?	<p>The CVPOA Building Rules and Regulations ensures the quality of life for the Homeowners and residents within the Century View precinct is not unduly compromised.</p> <p>FYI The Building Rules and Regulations can be found on the QUICKLINKS page under heading Building.</p>
What are the CVPOA Design Guidelines?	<p>The CVPOA Design Guidelines manages the unique architectural style of the complex and any alterations or additions must complement the original design. No additional elements shall be permitted, unless approval has been granted. It is the responsibility of the Homeowner to familiarise themselves with the Design Guidelines and ensure that the architect and/or Contractor is familiar therewith so as to avoid confusion and/or additional expenses to ensure compliance.</p> <p>FYI The Design Guidelines can be found on the QUICKLINKS page under heading Building.</p>
What are the duties of the CVPOA Trustees?	<p>The CVPOA Constitution allows for a minimum of 5 Trustees. The Trustees are Homeowners within Century View and are nominated to position, generally at the AGM. A Chairman and Vice Chairman are selected to lead the Board of Trustees. Each Trustee is offered a portfolio as per the operational requirements of the CVPOA. The Trustees strive to promote, advance and protect the interests of Homeowners, ensure compliance to the Design Guidelines so as to</p>

	<p>preserve the aesthetics; and to ensure discipline is maintained by setting Conduct Rules so as to prevent nuisance and enhance the sense of community within the precinct.</p>
<p>My security access card is broken. Where do I get a replacement?</p>	<p>Contact the managing agent to arrange a replacement at the prevailing fee.</p> <p>FYI The managing agent's details can be found on the Contact Us page.</p>
<p>I need urgent assistance at my house. Who do I call?</p>	<p>Either the Century City Control Centre or the CV Gatehouse depending on the nature of the required assistance.</p> <p>FYI The emergency and general numbers can be found on the left side bar of the Home page.</p>
<p>Why do Homeowners have to report security issues in writing?</p>	<p>All security issues are logged in a Security Incident Report. This information is actioned on an ongoing basis with the security service provider as well as with the relevant authorities.</p>
<p>When can I put out my domestic refuse bin?</p>	<p>The standard domestic refuse bin (wheeled bin) must be kept out of sight at all times except on Tuesdays when Council collects the domestic refuse.</p> <p>Refuse bins are only allowed to be publically on display on collection day (Tuesday).</p>
<p>There is a water leak outside my property or burst water mains. Who do I call for repairs?</p>	<p>Notify the Century City Control Centre who will call the Council.</p> <p>FYI The emergency and general numbers can be found on the left side bar of the Home page.</p>
<p>What is the correct way to address my mail?</p>	<p>[Your post box number] Century View, Ratanga Road, Century City, 7441</p>
<p>I have a new tenant leasing my CV property. What do I need to do?</p>	<p>Complete a CHANGE OF INFO Tenant Registration Form and submit to the managing agent.</p> <p>FYI The managing agent's details can be found on the Contact Us page and the form is on the QUICKLINKS page.</p>
<p>I will not be renewing my current tenant's lease agreement. What do I need to do?</p>	<p>Complete a CHANGE OF INFO Tenant Registration Form and submit to the managing agent.</p> <p>FYI The managing agent's details can be found on the Contact Us page and the form is on the QUICKLINKS page.</p>
<p>I will be renewing my current tenant's lease agreement for a further period. What do I need to do?</p>	<p>Complete a CHANGE OF INFO Tenant Registration Form and submit to the managing agent.</p> <p>FYI The managing agent's details can be found on the Contact Us page and the form is on the QUICKLINKS page.</p>
<p>I have a new</p>	<p>Complete a CHANGE OF INFO Domestic Employee and or Gardener</p>

<p>domestic/gardener working for me. What do I need to do?</p>	<p>Registration Form and submit to the managing agent.</p> <p>FYI The managing agent's details can be found on the Contact Us page and the form is on the QUICKLINKS page.</p>
<p>I no longer have a new domestic/gardener working for me. What do I need to do?</p>	<p>Complete a <u>CHANGE OF INFO</u> Domestic and or Gardener Registration Form and submit to the managing agent.</p> <p>FYI The managing agent's details can be found on the Contact Us page and the form is on the QUICKLINKS page.</p>
<p>My house requires a fresh coat of paint. What is an acceptable colour?</p>	<p>Select any earthy pastel colour and submit your request to the Trustees for approval via the Managing Agent.</p> <p>FYI The managing agent's details can be found on the Contact Us page.</p>
<p>What is the monthly levy?</p>	<p>The current monthly levy for the 2018/2019 budget year is R760.00 (as of 01 March 2018, inclusive of VAT, revised at every start of the new financial year) which is due on the 1st of the month. Levies in arrears will attract interest.</p> <p>There is also a CSOS levy of R5.20</p>
<p>What does the monthly levy consist of?</p>	<p>The monthly levy consists of two components – the CVPOA levy and the CCPOA levy.</p>
<p>What is the monthly levy used for?</p>	<p>The monthly levy is set and raised as per the Century View Constitution and is budgeted for annually and covers the general costs of the operational management of the Century View precinct. Monthly costs relate to service providers and maintenance and improvements to the common property.</p>