



A note to prospective buyers

If you are considering the purchase of a property in Nautilus Village the points below offer clarity on what to expect in terms of financial and administrative requirements.

1. Properties in Nautilus Village are Full Title and, under the City of Cape Town's zoning scheme regulations, zoned as Single Residential 1.
2. Properties in Nautilus Village are subject to a Homeowners Association and a monthly levy is payable by all owners.
3. Buyers will be required to sign a copy of the Nautilus Village Homeowners Association's (NVHOA) Constitution and Conduct Rules as well as the NVHOA Architectural Design Guidelines.
4. Buyers will be required to pay 6 months' levies in advance to the transferring attorneys. These funds will be credited to the new owner's levy account.
5. Buyers of empty erven will be required to pay an additional monthly fee for the cleaning of windblown rubbish and debris from the erven. This fee will also be payable 6 months in advance.
6. New owners of empty erven will be subject to the following building restrictions:
 - Once a building project has commenced, the owner will have 12 months to complete the build.
 - New owners will have two (2) years, from the date of transfer, to commence the building project.
7. All building plans must be approved by the NVHOA and comply with the Architectural Design Guidelines.
8. Scrutineering fees are applicable for evaluating plans.
9. A final inspection fee of the construction is also applicable.
10. For all construction, including renovations, a performance deposit is payable to the NVHOA and held in trust. This deposit will be refunded if all conditions are met as per the Contractor's & Builder's Rules and Regulations and the dwelling has been completed according to the approved plans.

For further details on the above rules and regulations, please refer to the NVHOA Constitution, Conduct Rules and Architectural Design Guidelines.



For the current levies, fees and penalties payable, please refer to the Fee Schedule below:

2021/2022 Financial Year Fee Schedule

Fee	Home	Erf
Levy	R662 per month	R662 per month
Special levy (CCTV monitoring)	R0	R0
Erf maintenance	N/A	R250 per month
Scrutineering fees <ul style="list-style-type: none"> • Major building works: • Minor building works: • Final inspection: 	<ul style="list-style-type: none"> • R1,900 • R950 • R1,900 	<ul style="list-style-type: none"> • R1,900 • N/A • R1,900
Builders performance deposit	R5000 refundable (only refundable if the alterations were submitted timeously and approved by the NVHOA)	R5000 refundable
Building penalty	R750 per month if alteration is not completed within 12 months of starting.	R 750.00 per month if construction does not commence within the stipulated 24 months, or if not completed within 12 months of breaking ground.
Breach of a provision of the Constitution, Conduct Rules, Architectural Design Guidelines or any regulation or condition imposed in terms thereof	A detailed description can be found in section 32 of the NVHOA Constitution - it ranges between R750 and R2000.	