



Proposed Future Structure for Uilenkraalsmond Resort



Land

- **Holiday Resort owned by ODM**
- **Individual Plots with houses**
- **Rented by “owners”**
- **Area maintained and kept by owners**
- **Common property maintained by ODM**
- **Levies paid to Trust**

Trust

- **Scenario A : Trust purchases property occupied by semi-permanent lessees**
- **Scenario B : Trust purchases Uilenkraalsmond property**
- **Trust managed by trustees (Home owners & ODM) Home owners & ODM beneficiaries**
- **Trustees will be selected by Camp Committee**
- **Loans from individual owners to buy land**
- **Trust buys resort from ODM and develop land**
- **Subdivision and transfer of land at same value as loan (home owners)**
- **Transfer of land to ODM**



Trust (continued)

- **On transfer individual give up claims & lease**
- **Trust responsible for operational costs**
- **Trust responsible for determining of levies**
- **Trust responsible for management services**
- **Trust's function will be determined after fulfilling it's function whereafter a Home Owners Association will be established. All Assets of Trust will be transferred to Home Owners Association.**
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Individual Plots to Individuals

- **Repayment of loan**
- **If subdivision not approved, then home owner will be secured in the Trust as a beneficiary**
- **If home owner is not interested in the purchase of the property his/her lease contract will continue with Trust or Home Owners Association**
- **In Title Deed two contribution conditions :**
 - **levies to home owners**
 - **annual contribution to empowerment**
- **When all plots are transferred, common property will be transferred to Home Owners Association and Master Home Owners Association.**

Master Home Owners Association

Established in terms of LUPO (Ordinance 15 of 1985)

Only applicable to Scenario B

- **Receives levies**
- **Maintains common property**
- **Administrates income & expenditures**
- **Provide business plans**
- **Five year integrated development plan**
- **Budgetory control**
- **Conduct rules & regulations**
- **Comply with building regulations**
- **Maintain common property & services**
- **Control all land transfers**
- **Payment of BEE levies**

Home Owners Association

Established in terms of LUPO (Ordinance 15 of 1985)

Applicable to Scenario A & B

- **Receives levies**
- **Maintains common property**
- **Administrates income & expenditures of home owners**
- **Provide business plans**
- **Five year integrated development plan**
- **Budgetory control**
- **Conduct rules & regulations**
- **Comply with building regulations**
- **Maintain common property & services**
- **Control all land transfers**

Overberg District Municipality

Applicable to Scenario A

- **Receives levies**
- **Maintains common property**
- **Administrates income & expenditures of property belonging to the municipality**
- **Budgetary control**
- **Conduct rules & regulations**
- **Comply with building regulations**
- **Maintain common property & services**
- **Payment of BEE levies**

Summary Scenario A

Resort

Portion occupied by Home Owners



Trust



**Develop portion into plots
& common property**



**Allienation of plots and ownership
of common property**



Establish HOA & transfer all assets



**HOA responsible for management
and control of plots, common property
and services**

Remainder of Resort



ODM



**Responsible for the
Management of remainder
property & services**



**Responsible for the provision
of services to HOA**

Disadvantage : Divided responsibilities and management of resort

Summary Scenario B

