

# SHORT TERM RENTALS

*Love hosting guests? we too!*

To keep the good vibes going, we've whipped up some handy guidelines just for you. It's like your playbook for short term rentals. Let's dive in and ensure everyone's a happy camper in our vibrant Newinbosch family!



**newinbosch**  
NEIGHBOURHOOD ESTATE

NEW GUIDE APRIL 2024 V1

# YOUR JOURNEY STARTS HERE



*mark your calendar so you remember to do this annually*



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## APPLICATION

Apply every year to the MHOA (Master Home Owners Association) for short term rental permission. Here's how:

- Download and fill out the form which you can find in your WeConnectU profile or at [newinbosch.co.za/welcome-home](http://newinbosch.co.za/welcome-home) or contact Ilyaas Salie, see contact details below.
- Show them the money! Payments for yearly registration fee of R500 to be made to:

**BANK:** FNB

**NAME:** Newinbosch Master Homeowners Association

**ACC NO.:** 63098657209

**BRANCH CODE:** 470010

**REF:** short + erf number

- Send your completed form and proof of payment to [ilyaas.salie@pamgolding.co.za](mailto:ilyaas.salie@pamgolding.co.za) and [pgpms.pa2@pamgolding.co.za](mailto:pgpms.pa2@pamgolding.co.za)

If your application gets the yebo yes, expect a celebratory notification from the MHOA. You'll receive a fancy registration document, for public listing on the Newinbosch Homeowners website.

Your application will be valid from the date of submission to 31 December of that year.

**You'll need to reapply for the following year before 31 October of the current year, by emailing [ilyaas.salie@pamgolding.co.za](mailto:ilyaas.salie@pamgolding.co.za) and [pgpms.pa2@pamgolding.co.za](mailto:pgpms.pa2@pamgolding.co.za) and paying the fee.**

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## AVAILABILITY

Only 5% of homes and apartments with an occupation certificate can join the short-term rental party! This means that if there are 60 homes with occupation certificates on the day you apply, only 3 will be eligible for short-term rentals. But as our community grows, so will this opportunity.

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## APPROVAL

Approval is given on first-come, first-served basis.

*apply right now (not now-now) to unlock your rental potential*

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## RENTAL MANAGER

Every unit needs a 24/7 superhost, whether it's you or a registered agent with PPRA. If you're not the rental manager, pass your superhost's details to [ilyaas.salie@pamgolding.co.za](mailto:ilyaas.salie@pamgolding.co.za) and [pgpms.pa2@pamgolding.co.za](mailto:pgpms.pa2@pamgolding.co.za). Include their full name, ID copy, company details, fidelity fund certificate and PPRA registration number.

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## ACCESS



Guests staying over 3 days will register with our security squad for a small fee. Shorter stays? No worries! Your rental manager can handle entry and exit access.

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## HOUSE RULES

Let's make sure our guests become neighbourhood pros! From parking perks to amenity awesomeness, please ensure they know how all things work to guarantee a great stay by referring them to the Neighbourhood values.

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## SECURITY STAFF

Our safety squad is all about keeping Newinbosch safe! While they're top-notch hosts, they're hands-off rental help. They cannot assist with:

- key handovers
- showing guests to rental homes
- letting in people who are not registered for access

*cue your superhost - only they can save the day*

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## MUNICIPAL APPROVAL

Phase 1 (F & H) homes have the green light! But The Bosk apartments need a nod from the municipality due to their specific zoning. Reach out to Clifford at [clifford@tv3.co.za](mailto:clifford@tv3.co.za) for assistance with your municipal application. (There will be some fees.)

*your MHOA consent hinges on this municipal approval*

# HAVE FUN!



## YOUR PARTNERS IN SUCCESS

The helping hands for your short-term rental journey:

### MHOA APPLICATIONS AND WEBSITE LISTINGS

For MHOA applications and Newinbosch website listings for Phase 1 (F&H) homes and The Bosk apartments contact Ilyaas Salie at Pam Golding Management on [ilyaas.salie@pamgolding.co.za](mailto:ilyaas.salie@pamgolding.co.za) and [pgpms.pa2@pamgolding.co.za](mailto:pgpms.pa2@pamgolding.co.za).

### MUNICIPAL APPLICATIONS

For municipal applications for The Bosk apartments reach out to Clifford Heys at TV3 Planners on [clifford@tv3.co.za](mailto:clifford@tv3.co.za).



## FINAL THINGS

Once you've checked off all the boxes in this handy guide, please send the following documents to [ilyaas.salie@pamgolding.co.za](mailto:ilyaas.salie@pamgolding.co.za) and [pgpms.pa2@pamgolding.co.za](mailto:pgpms.pa2@pamgolding.co.za):

### PROPERTY REGISTRATION

- Copy of municipal or levy account
- Application Form
- Proof of Payment

### RENTAL MANAGER COMPANY (if it's not you)

- Company registration documents
- Company SARS letter of good standing
- Company FFC/PPRA number
- Company proof of address

### RENTAL MANAGER (if it's not you)

- PPRA registration number
- FFC certificate
- Copy of ID
- Proof of address



Check out extra know-how on [newinbosch.co.za/welcome-home](https://newinbosch.co.za/welcome-home)

scan the code for more info

MAY 2024  
SUBJECT TO CHANGE  
SEE WEBSITE FOR REVISED VERSIONS  
[newinbosch.co.za](https://newinbosch.co.za)

## WONDERING WHERE TO LIST YOUR SHORT-TERM RENTAL?

Check out these trusted platforms:



BOOKING.COM



AIRBNB



LEKKESLAAP

THE SHORT TERM RENTALS PROCESS IS SUBJECT TO CHANGE AND ANY CHANGES WILL BE COMMUNICATED IN WRITING.

# HAPPY RENTING!