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ESTATE

Seaward Press

JULY 2026

Market Day
HIGHLIGHTS

Access & Property
COMPLIANCE

SOLAR
INSTALLATION
Guide

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FROM THE

PUBLISHER

July has arrived, bringing the chill, the Ballito Pro and the school holidays to the North Coast, so enjoy the cooler days! This edition covers a lot of important "to note" type information for residents, starting with the all-important compliance. All residents, property owners, tenants and managing agents are reminded of the proper procedures when applying for access to the Estate. The strict controls around who enters and exits the Estate play an important role in maintaining good security. Homeowners are also reminded to do thorough background checks on all potential tenants to prevent any future complications that may arise.

There are also important notices about recent nuisance behaviour, operating businesses within the Estate, household staff registration and other little considerations that make Seaward a pleasant place to live.

Onto celebrations, the market held in the Estate on Youth Day was a resounding success. Seeing Ballito come together to support local businesses and events is always a welcome sight! We can't wait to have more!

Finally, we have a comprehensive guide for those looking to install a solar system in their homes. While it is a great investment and helps to reduce grid-dependent electricity, it is a big project to undertake. Following the proper procedures ensures your investment doesn't go in vain.

Till next edition, enjoy the read.

Lorinda,
 and the FabMags team

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Access & Property Compliance

Key Estate Procedures & Documentation Requirements

At Seaward Estate, maintaining a secure, well-managed, and compliant community remains a shared responsibility. We would like to kindly remind all residents, property owners, tenants, and managing agents of important access and property requirements.

Biometric Enrolment for Family Members & Contractors

Should a new family member or contractor require biometric enrolment, the Estate Office must receive written confirmation from the property owner on the Access Form together with a completed Letter of Authority (LOA) form authorising payment. Please note that biometric access cannot be approved without these required documents.

Tenant Access Requirements

For existing tenants requiring an extension of access, written consent in the form of a signed lease addendum from the property owner and the appointed managing real estate agent must be submitted timeously.

For new tenants moving into the Estate, a complete set of the required documents must be provided before access can be approved. A tenant application checklist is available from the Estate Office to assist with the submission process.

To ensure smooth processing, residents are kindly requested to allow approximately five working days for approval, provided that all documentation has been submitted correctly and in full.

Property Sales & Inspection Requirements

As part of maintaining compliance and accurate property records within the Estate, the following documents are compulsory when arranging inspections related to the sale of a property:

- As-Built Survey
- Occupation Certificate
- Approved Building Plans

We sincerely appreciate the cooperation and support of our Seaward Estate community in adhering to these procedures. By working together and ensuring that the necessary documentation is submitted timeously, we continue to uphold the high standards, security, and seamless administration that make Seaward Estate a wonderful place to call home.



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Seaward Estate Community Notice

Working Together to Maintain a Safe & Harmonious Estate



CHRIS ALLAN PHOTO

The safety, security, and wellbeing of our community remain our highest priorities.

We would like to bring several important matters to the attention of all residents and request your cooperation in helping us maintain the high standards expected within Seaward Estate.

Ensure your tenants do not become your greatest nightmare!

The Estate has recently identified instances of

businesses being operated from residential properties, including activities that are not permitted under the Estate's Rules and Regulations nor by law. In one recent case, a tenant was found to be conducting an unlawful sexual services business from within the Estate.

The important lesson here is that homeowners are strongly encouraged to exercise due diligence

when renting out their properties. We recommend utilising registered rental agents and conducting thorough tenant screening, including:

- Identity verification
- Credit checks
- Criminal background checks
- Verification of employment and previous rental references goes a long way to giving you peace of mind concerning the person who will be renting your home.



Taking these precautions helps protect both property owners and the wider community.

Operating a business from within your residential property

Residents are reminded that commercial activities conducted from within residential properties must comply with the Estate Rules and all applicable legislation applies. Estate Rules require such business operations to be approved by the Board of Trustees prior to commencement.

Door knocking & running away (nuisance behaviour)

The Estate has received several complaints over the last few months regarding individuals, believed to be teenagers, knocking on residents' doors and then running away. While this behaviour may appear harmless to some, it can be extremely distressing to those on the receiving end. Some affected residents are experiencing anxiety, loss of sleep, and in certain cases have even considered relocating due to ongoing

disturbances. It is not acceptable that children and elderly people are being left feeling unsafe in their own homes. We kindly request the assistance of all parents and guardians in discussing this matter with their children and ensuring they understand the serious impact such actions have on others, let alone the legal ramifications of trespassing on others' property. Residents who have information regarding those involved are encouraged to report this information to Security. All information sources remain confidential. To address this matter, additional patrols have been implemented, and strategic camera installations are being placed to assist in identifying offenders and preventing future such incidents.

We appeal to young adults to be considerate of their fellow neighbours!

Responsible pet ownership

Security continues to receive complaints about excessive dog barking, roaming pets, and pets being left unattended for extended periods. Residents

are reminded of their responsibilities as pet owners:

- Ensure pets remain securely within the boundaries of your property.
- Regularly inspect and maintain boundary fencing and gates.
- Prevent pets from roaming freely within the Estate by providing them with regular exercise and mental stimulation.
- Avoid leaving pets unattended for prolonged periods, as it may result in excessive barking or nuisance behaviour.
- Arrange for a pet sitter, family member, or other suitable caregiver when travelling or being away for an extended period. Please do not leave your dogs alone at home.

Excessive barking can significantly impact neighbouring residents and may constitute a nuisance under Estate regulations. Residents are also reminded that all pets must be registered on the SEMHOA Pet Database.

Household staff registration

For the safety and accountability of all persons entering the Estate, residents are required to register domestic workers, gardeners, and other regular household staff members on the Estate's biometric access system. Access is R50 only.

Registration requirements are as follows:

- Valid South African Identity Document or Smart ID Card OR
- Valid Passport with a Valid Work Permit or other lawful authorisation to work in South Africa

Residents are requested to ensure that their staff enter and exit the Estate via the turnstile using their biometrics. Ensuring good security means having accurate access records of all persons entering and exiting the Estate.

Vehicle registration & driver compliance

Due to changes in vehicle ownership and registration

details over time, residents are encouraged to ensure that all vehicle information recorded with the Estate Office remains current and accurate. Security has recently observed instances of:

- Vehicles displaying no registration plates.
- Vehicles displaying expired licence discs for extended periods.
- Vehicle details that no longer correspond with Estate records.

Residents are reminded that Estate roads remain subject to the provisions of the National Road Traffic Act and all applicable road traffic regulations. Visitors are required to produce a valid driver's licence and provide

accurate vehicle information before entering the Estate.

We also remind all drivers that our **speed limit is 30 kilometres per hour.**

Working together

The continued success of Seaward Estate depends on the cooperation and consideration of all residents. By respecting Estate Rules, maintaining awareness of our impact on neighbours, and supporting security initiatives, we can continue to provide a safe, peaceful, and family-friendly environment for everyone.

We thank all residents for their ongoing support and cooperation.

EXPECT MORE
FROM

MICHELLE



SEAWARD, LET'S TALK

MICHELLE SMITH / 081 441 3765
TYSON PROPERTIES NORTH COAST



Market Day Highlights

A Spectacular Celebration of Community Spirit

Where local hearts and happy families meet



What a remarkable day it was at the Seaward Estate Market Day held on 16 June 2026 at Ballito City Church! The event welcomed an estimated 880 visitors and transformed the venue into a vibrant hub of shopping,

entertainment, delicious food, and family fun.

With over 60 incredible vendors showcasing fashion, jewellery, home décor, wellness products, antiques, gourmet treats, and unique finds, there was something for everyone to enjoy. Children were entertained with

pony rides, jumping castles, face painting, and exciting activities, while adults enjoyed complimentary massages, delicious refreshments, and the opportunity to support local businesses.

The success of the day was driven by the incredible support from our residents,



*To everyone who
attended, participated,
sponsored,
volunteered, and
supported the day:
thank you for making
it an unforgettable
success*



visitors, vendors, sponsors, and the dedicated SEMHOA team. The feedback received was overwhelmingly positive, with many describing the event as “spectacular”, “well-organised”, and a true reflection of the strong community spirit that makes Seaward Estate so special.

A heartfelt thank you goes to our sponsors: Zutari (Pty) Ltd, Valedict Development (Pty) Ltd, Ballito Estates, IPSS Security, TWC Hosting (Pty) Ltd, De Wet Leitch, and La Vita Spa. Their support helped bring this

memorable event to life. Special appreciation is extended to IPSS Security for maintaining a safe environment throughout the event, to Busy Ballers coaches for overseeing the children's activities, to the ambulance services for being on standby, and to the enthusiastic teenagers who volunteered their time to assist with visitor directions and traffic flow.

With more than 300 vehicles recorded entering the venue and no accidents or incidents reported, the day was a true testament to excellent

planning, teamwork, and community collaboration. The Seaward Estate Market Day has undoubtedly left a lasting impression and has set a new benchmark for future community events. To everyone who attended, participated, sponsored, volunteered, and supported the day: thank you for making it an unforgettable success.

Together, we celebrated local talent, supported small businesses, created lasting memories, and once again showcased the incredible heart of Seaward Estate.

Meet the Team

Get to know the people behind Seaward Estate's daily operations and how they contribute to a well-managed, thriving community.

Mason Govender: Built Environment Officer



Before joining the Seaward team, Mason spent 15 years working across facilities management, maintenance coordination, and operational leadership in both industrial and residential environments. "Ballito has a unique balance of coastal calm and modern convenience, and Seaward Estate reflects that same harmony. I've already noticed the strong sense of community and the welcoming atmosphere that make the Estate special," Mason shares.

He oversees the maintenance of the Estate's built environment, ensuring our facilities and common areas remain up to a standard appropriate for an estate of Seaward's stature. "I aim to introduce practical upgrades that support long-term sustainability and improve the Estate's overall aesthetics," he explains. Mason works closely with residents, management, and service providers to resolve issues promptly and uphold the Estate's standards.

Joanna Francis: Property Administrator

“My new position here is both exciting and challenging, with plenty of opportunities to learn and grow,” she says. Joanna administers Sales and Letting procedures and documentation, to accredit, train and keep agents wanting to work in the Estate up to date on all changes. She is also the point of contact for all New Homeowners and Tenants and oversees the new orientation meetings for them before they move in. These meetings help

them become familiar with the rules of the Estate and important information that allows them to adjust faster to estate living. “I also conduct the biometrics enrolment of owners, tenants, household staff, and contractors and ensure correct data capturing on the property portfolio,” Joanna explains.

“Ballito and Seaward feel very convenient and lifestyle-focused; there are plenty of cafés, restaurants, fitness spots, and outdoor activities,” she shares.



Useful Contact Details

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Business Directory

Local Businesses for Residents

Thinking of Installing Solar at Home?

Your essential guide to safe, compliant and insured solar installations in Seaward Estate.



With electricity costs rising and power reliability still a concern, many homeowners are looking at solar as a practical way to take control of their energy needs. A well-installed system can reduce reliance on the grid, improve convenience and add long-term value to a property.

However, solar is not simply a matter of placing panels on a roof and switching on an inverter.

It is a significant electrical and structural installation and must be done safely, correctly and in line with Estate, municipal and insurance requirements.

Quick compliance checklist:

- SEMHOA approval
- KDM registration and approval
- Final Electrical CoC
- Insurer notified
- Documents safely filed

Use a Qualified Installer

Choosing the right installer is one of the most important

decisions you will make. Solar systems involve electrical work, roof mounting, inverters, batteries and, in many cases, connection to the municipal electricity supply. Poor workmanship can cause electrical faults, fire risks, roof leaks, structural damage, warranty issues and insurance complications. Before appointing an installer, ask for proof of qualification, solar PV experience and references, PV GreenCard Certification

where applicable, equipment specifications, and confirmation that a final Electrical Certificate of Compliance will be issued on completion.

Check Your Roof First

Solar panels and mounting systems add load to a roof. Homeowners should consider the roof condition, fixing method, waterproofing, and whether the structure can safely accommodate the additional load. A structural engineer should be engaged. In coastal KZN, salty air, humidity, wind and heavy rain can affect brackets, fixings and roof penetrations over time. Coastal-grade materials and regular inspections are strongly recommended.

SEMHOA Approval

Homeowners within Seaward Estate must follow the Estate's approval process before installation may proceed. The submission requires a solar system overview, roof plan and panel layout, inverter and battery specifications, installer details, proof of installer qualification, PV GreenCard Certification where applicable, and confirmation that a final Electrical Certificate of Compliance will be issued. The Planning and Aesthetics Committee will review the submission and advise on the approval status. Installation should not begin

until Estate approval has been received.

KDM Registration / Approval

In addition to SEMHOA's approval, homeowners must register their solar system with KwaDukuza Municipality. This is especially important for grid-tied, hybrid, inverter and battery backup systems connected into the property's electrical installation. KDM'S approval helps ensure that the system is legally recognised, safe and compliant with municipal electricity requirements.

Failure to have approved may result in municipal non-compliance, possible penalties, delays when selling the property and insurance complications.

Safety & Fire Protection

Solar systems are safe when properly designed, installed and maintained. However, batteries and electrical components introduce additional risks if not correctly managed.

Homeowners should consider suitable fire protection, proper battery placement, ventilation, surge and lightning protection, emergency shut-off procedures and clear system labelling. Lithium-ion battery systems may require specialised fire extinguishers, so ask your installer or fire safety specialist for guidance.

Insurance Matters

Before installing solar, homeowners should contact their insurer or broker and confirm what is required for cover. A solar system can increase the replacement value of a property, especially where panels, batteries, inverters and cabling are included.

Homeowners should ensure that the system is added to their insurance policy, where applicable and that the insured value is updated. Keep copies of SEMHOA and KDM'S approvals, the final Electrical Certificate of Compliance, warranty documents, commissioning reports and maintenance records. In the event of fire, storm damage, roof leaks, theft, lightning damage, or electrical faults, insurers may request proof that the system was legally installed, properly certified and correctly maintained.

Final Thoughts

Going solar is a positive step towards better energy reliability and more sustainable living, but shortcuts can be costly. By using qualified professionals, obtaining SEMHOA and KDM approval, notifying your insurer and keeping the correct documentation, homeowners can enjoy the benefits of solar with greater peace of mind. Green living, made smarter.

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