



0861 664 444

Company Reg. No. 1989/003678/07

Vat Reg. No. 4760280635

www.trafalgar.co.za

Remit To:
Trafalgar Property Management
Po Box 14122
Halffield
0028
Account Queries Tel: 012-3265963

TAX INVOICE

Date	Invoice Number	Property
11 DEC 2025	198L0055005 012026	55 COUNTRY LANE ESTATE HOME OWNERS ASSOCIATION
D B & S Bettoni 36 Blue Crane Avenue Country Lane Estate Rietvalleirand 0181		
Staff Contacts: Client Account Administrator: Jacqueline Smith Portfolio Manager: Shereen Tait Maintenance Administrator: Theresa Bredenhann Divisional Manager: Adele Olivier		
Name: Jacqueline Smith Shereen Tait Theresa Bredenhann Adele Olivier		
Email: jacquelines@trafalgar.co.za shereent@trafalgar.co.za theresab@trafalgar.co.za adeleo@trafalgar.co.za		
Property Address: 1000 GOEDEHOOP AVE RIETVALLEIRAND PRETORIA		

Client Acc. No: 198L0055005
Use as your payment reference

Date	Description	Vat	R.
	BALANCE B/F		9,872.95
02 DEC 2025	Receipt 02 Dec 2025		-10,000.00
01 JAN 2026	Levy	615.75	4,105.00
01 JAN 2026	Interest On Odue Bal [nov 2025] [at 10.75 % pa]		0.08
01 JAN 2026	Capital Surplus Fund	30.00	200.00
01 JAN 2026	Electricity (rates Ex Vat):		
01 JAN 2026	Electricity Usage For November 2025: 790.75kwh @ Ave Rate R2.26/kwh	268.02	1,786.77
01 JAN 2026	Estate Common Area Electricity Contribution For November 2025	47.77	318.47
01 JAN 2026	Water & Sanitation (rates Ex Vat):		
01 JAN 2026	Water & Sanitation Basic Charge (by Tshwane)	43.23	288.20
01 JAN 2026	Reading 1 :159 Reading 2 :177		
01 JAN 2026	Total Consumption For November 2025: 18kl @ R44.45/kl	120.02	800.10
01 JAN 2026	Borehole (rates Ex Vat):		
01 JAN 2026	Reading 1 :3262 Reading 2 :3262		
01 JAN 2026	Total Consumption For November 2025: 0kl		
SUB-TOTAL		1,124.79	7,371.57
TOTAL DUE (incl. Vat)			8,496.36

Payment details:

Trafalgar Property Management
Standard Bank
Account number: 270739335
Branch: Thibault Square (020909)

Please email statements@trafalgar.co.za if you would like to change your monthly Trafalgar statement password. Your email instruction will be archived for record purposes concerning the password change

CHANGE OF ADDRESS: As required by law, please send us your new address within 14 days of any change of address

Remember to view your statements online: www.trafalgar.co.za Click on Property Portal Login: 198L.55 Password: 1VG319

Useful Links

Please follow this link for Payment options: <https://www.trafalgar.co.za/paymentoptions.pdf>
 Please follow this link to download the debit order form: <https://www.trafalgar.co.za/debitorderform.pdf>
 Trafalgar Monthly E-Magazine: <https://www.estate-living.co.za/trafalgar/>

PETS

As laid down in the Estate Rules, local Municipality by laws relating to pets are applicable on the Estate. For clarification of these by laws please read the attached;

1. Section 10 (1)
Having more than the permitted number of pets. This applies to sub section 5.1 of the Estate rules. No more than two (2) dogs and two (2) cats on the property.
2. Section 10 (2)
Permitting a dog to be on premises, which are not adequately enclosed so as to keep the dog within the premises.
3. Section 19 (1) (c)
Permit a dog that:
(a) is wild, vicious or appears to be so;
(b) chases after vehicles, animals or persons outside any premises or public areas.
4. Section 20 (1) (a)
Permitting a dog to create a disturbance or to be a nuisance with constant barking, howling or whining.
5. Section 21 (1)
Permitting a dog to be at large in a street or in a public place not on a leash and under proper control.
6. Section 22 (1) & (2)
Permitting a dog to attack or terrify any person or animal.

As pointed out, these by laws together with the Estate rules pertaining to pets will be strictly enforced.

ESTATE RULES

- 5.1 The local municipality by laws relating to pets will be strictly enforced.
- 5.2 Without written approval from the Country Lane Property Owners Association (POA), no person may keep more than two dogs and two cats on the property.
- 5.3 No poultry, pigeons, aviaries, wild animals or livestock may be kept on the Estate without the approval of the Property Owners Association and all direct neighbours.
- 5.4 Pets will not be permitted to roam the streets or open areas. Should you wish to walk your dog it must be on a leash and under proper control.
- 5.5 All pets must wear a collar with a tag indicating the name, telephone number and address of the owner. Any pet found wandering the Estate unattended will be