



ARCHITECTURAL GUIDELINES

PORT PROVENCE HOME OWNERS ASSOCIATION (NPC)

(as ratified at the 2016 AGM)

Index

1.	Introduction	P3
2.	Co-ordinating Architects	P3
3.	Objective	P4
4.	Procedure for submitting building plans and fees payable	P4
5.	Town-planning Constraints/Controls	P6
6.	Architectural Style	P8
6.1	Plans	P8
6.2	External walls	P8
6.3	Windows and doors	P9
6.4	Handrails	P11
6.5	Roofs	P11
6.6	Chimneys	P12
6.7	Pergolas	P12
6.8	Columns	P13
6.9	Paving	P13
6.10	Outbuildings & kitchen yards	P13
6.11	Fencing & boundary walls	P13
6.12	Unit identification	P14
6.13	Jetties	P14
6.14	Village Layout	P14
6.15	Soil & waste pipes	P14
6.16	Utilities	P15
6.17	Light fittings	P15
6.18	Landscaping	P15
6.19	Storm water	P15
7.	Construction	P16

Index of Appendices

Appendix A	Acceptance Criteria for Approved Architects
Appendix B	Plan Submission Information Form
Appendix C	Building Contractor's Agreement

1. Introduction

Port Provence is a housing village in the French Provencal style on the banks of the Crocodile River, at the mouth into the Hartbeespoort Dam. The setting provides magnificent views towards the river to the west and south-west, as well as across the dam to the north.

Port Provence is an individual security village within Estate d'Afrique, with access control at the entrance, and stands of various sizes. The development is characterised by two distinctly different styles of living:

1.1 Riverside Cluster Units:

These Units re-create a typical French Provencal harbour Village, such as Cassis, Menton, as well as Portofino in northern Italy. A typical European lifestyle is intended where security and assistance is enhanced by the close proximity of the units. The units have been designed in such a way, as to make best use of waterfront and views, without compromising privacy and individuality of the owners.

1.2 Mountainside Free-standing Units:

These units will be very similar to the Ville d' Afrique development, where each erf has its own individual character and features, that requires specific design to make full use of the potential of each site.

2. Co-ordinating Architects

The Co-ordinating Architects are Hofman Architects, or any other Approved Architects that may be appointed by the Individual Owners.

Hofman Architects
P.O. Box 283
Newlands
Pretoria
0049

Tel: 012 361 7078
Fax: 086 565 3443
Cell: 082 453 7242
Cell: 082 453 7242
E-mail: admin@hofman.co.za

Contact Persons

Tony & Marinda Hofman

Although the co-ordinating Architects are best equipped with the background and design consideration for the Development, other Architects may be appointed by the Owner to carry out the design for their Units. Only Architects and Architectural Technicians registered with the South African Council for the Architectural Profession (SACAP) are allowed to submit plans for consideration to the Estate. All submissions must be accompanied by the Architect's Proof of Registration to SACAP.

Should an Owner wish to appoint a Designer who is not registered with SACAP, the services of the Estate Architect may be employed to work in collaboration with the Designer, in order to ensure compliance with the Estate as well as Statutory Regulations for building plan approval.

3. **Objective**

Owners are hereby referred to terms and conditions in the Agreement of Sale and applicable Addenda which deems to exist between the Seller and the Purchaser that may be applicable by implication or otherwise in terms of these Architectural Guidelines.

The objective of these guidelines is to effectively control the design of individual dwelling units in order to achieve the following:

- To have each unit fit in and contribute to the unique character and style of the village that is created with this Development.
- To protect the rights of neighbouring owners by maintaining privacy and to avoid the obstruction of intended views and vistas of each co-owner.
- To maintain an exceptional high standard of design and workmanship in the construction phase throughout the Development.

For this purpose an Aesthetics Committee has been established on the Estate. The Aesthetics Committee will consist of a representative of at least one representative of each Village which makes up Estate d’Afrique, a landscape representative and the co-ordinating Architect, who will act as Chairman.

Owners and their architects must familiarise themselves with the contents of the Architectural Guidelines, and adhere to the restrictions contained within.

4. **Procedure for submitting building plans and fees payable**

Typical units have been designed and built on the Estate. In order to maintain the intended high standards of the development, it is recommended that the owner and his architect view houses that have already been built on the Estate before finalising their designs and building plans. It will avoid the tendency to create individual monuments at all cost, as seen in so many residential estates, which is detrimental to the intended character of the Estate as a whole.

The design will be subject to the submission of a Site Development Plan, as well as Municipal Documentation, to be approved by the Aesthetics Committee, prior to submission to the Local Authority. The procedure for submission to the Aesthetics Committee is described below.

4.1 **Cluster and free-standing Units:**

Cluster Units should be carefully designed due to the close proximity of adjoining Units. Careful considerations should be given to the following:

- 4.1.1. **Due to the fact that bulk earthworks levels have been predetermined, and that Units are constructed against each other, floor levels of all Units should be strictly adhered to.**
- 4.1.2. **Point of access to the Unit is restricted by the layout of the Stand, and should be carefully considered in the design and layout of the Units.**
- 4.1.3. **Positions of Bathrooms and Kitchens are restricted by the position of sewer services on the site.**
- 4.1.4. **Positions of doors, windows & balconies, should be carefully considered to make best use of prevailing views, without compromising privacy between adjoining Units.**

4.2 Submission of building plans

- 4.2.1 In order to ensure transparency and avoid conflict of interest any member of the Aesthetics Committee who submits building plans for approval or has commenced building, shall, for the duration of the building period, recuse himself from the Aesthetics Committee and all plan approvals.

In the case where the Chairman of the Aesthetics Committee is also the architect who drafted the submitted plans for approval, the Chair will recuse himself from the approval process for such set of building plans.

A completed Plan Submission Information Form (Appendix B) must accompany the plans to be submitted. A scrutiny fee, to be determined by the Home Owners Association from time to time, will be payable to the Committee, and a period of fourteen (14) days should be allowed for the process of approval to take place. The scrutiny fee is currently R 4000 until further notice.

- 4.2.2 Drawings submitted must be to scale, and must indicate materials and colours selected. Where there are existing buildings on adjacent sites, these must also be shown. Two copies of all drawings must be submitted to the Committee for approval. All buildings to be erected on this erf will be on completion, subject to an engineering certificate issued by a professional engineer.

- 4.2.3 Plans will be scrutinized according to a standard Plan Submission Checklist (Appendix C). The applicant should familiarise himself of the contents of this checklist for compliance before submission of plans and documentation. A copy of the Plan Submission Checklist is also available on the Estate website www.estatedafrique.com or from the Estate Office. **A completed checklist must accompany the plan submission.**

Items on the Checklist should be attended to and documentation re-submitted for approval. Should the submission be rejected three consecutive times, a re-submission fee of R2500 will apply.

- 4.2.4 **The completed plan submission information form, building plans and completed checklist must be submitted electronically to the estate office.**

- 4.2.5 **After initial scrutiny of electronically submitted plans, the owner will be requested to submit hard copies (A1 size) of the full set of plans for physical approval by the Committee.**

- 4.2.4 Before submission of the documentation to the Local Authority, documentation should be submitted to the Aesthetic Committee to check compliance with the original approved Sketch Plans. Only plans with the original stamp of approval by the Aesthetics Committee will be accepted by the Local Authority.

- 4.2.5 After approval of the plans by the HOA, documents should be prepared for submission to the Chief Building Inspector of the Local Authority, to be accompanied by payment of the prescribed application and plan scrutiny fees.
- 4.2.6 No existing building may be altered or changed in any way before the above process of approval has taken place.

5. Town-planning Constraints/Controls

The restrictions set out below are in addition to conditions of the Title Deed, Town Planning Schemes or National Building Regulations. Notwithstanding compliance with the above, approval of plans is to the sole discretion of the Developer’s Aesthetics Committee. Approval by the Committee also does not absolve the need to comply with the restrictions imposed by the Local Authorities or National Building Regulations.

5.1 Cluster Units:

Density	one unit per erf.
Floor area ratio	maximum area ration (bulk) that may be erected on a stand is not restricted. All proposals must be considered and approved on the submission of a Site Development Plan.
Minimum m ²	The minimum m ² allowed for any dwelling is 220m ²
Coverage	Permitted coverage on the site may go up to 100%. All proposals must be considered and approved on the submission of a Site Development Plan.
Levels	<p>Floor levels of all Cluster Units should be identical for Units adjoining each other. Finished floor to floor levels of all cluster units should be 3060mm working from the predetermined level of the platforms already created on Site.</p> <p>The following benchmark levels should be used:</p> <ul style="list-style-type: none"> - Boathouse Level 1163-000 - Level 1 1166-060 - Level 2 1169-120 - Level 3 1172-180 - Level 4 1175-240 - Etc.
Height Restriction	<p>Erven 2-9, 11-18, 20-24 and 73-79, 81-88.</p> <p>All units have to be designed to make the best use of the available views and orientation without comprising the privacy and individuality of each owner. Certain alterations may be possible on individual Units subject to scrutiny and approval of the Aesthetics Committee. The basic footprint of the units in Phase 1 may not be altered. The co-ordinating Architect must be approached for his advice and assistance in any modification required to be made.</p>
Building Lines	No building lines are applicable to the Cluster Units. All proposals must be considered and approved on the submission of a Site Development Plan.

1 in 100 yr flood line No structure, apart from approved Boathouses, shall be erected below the 1 in 100 year flood line. No alterations to these structures shall be carried out, except with the written consent of the Department of Water Affairs and Forestry being obtained by the purchaser/owner, after approval of such intended alterations by the Aesthetics Committee.

5.2 **Free-standing Units:**

Density one unit per erf

Floor area ratio maximum area ration (bulk) that may be erected on a stand shall not exceed 0,6

Minimum m² The minimum m² allowed for any dwelling is 220m²

Coverage Permitted coverage on the site is 50%, although it is recommended to remain within 40% of the area of the stand for double storey units. In order to enable owners to construct a single storey dwelling with the same maximum floor area ratio as permitted for double storey, applications to the Local Authority to increase coverage for a single storey unit, from 50 to 60% will be supported.

Height Restriction A Height Restriction of 5m will apply to Stands 27–30 and 94-98 and 109-116 to be measured from the mean height of the Stand.

On Stands 270, 271, 272, 273, 274, 275, 276, 278, 279, 282, 283, as well as on severely sloping stands, entering from above, where the above height restriction cannot be applied, the height of any building will be restricted at 5m above the access road or street level.

On any other stands a 7,5m height restriction will be applicable. Any drawing submitted for approval should indicate the highest and the lowest contours on a Site Plan, as well as the average contour, together with a horizontal line indicating the height restriction on the Site. No part of the building may exceed the height restriction line in any way. The method for calculation of the Mean Height must be described, or must be certified by a registered surveyor. Certain stands may permit a double storey or a split level building, due to the slope of the ground, subject to approval of the Aesthetics Committee in all cases.

Building Lines No structures shall be erected within a 2 metre building line from all erf boundaries unless special consent is obtained from the Aesthetics Committee, as well as from the Local Authority for relaxation. Applications for relaxation of side building lines will be supported by the Aesthetics Committee, with the consent of the owner of the affected Property.

1 in 100 yr flood line No structure shall be erected below the 1 in 100 year flood line, without the written consent of the Department of Water Affairs and Forestry being obtained by the purchaser/owner.

6. Architectural Style

The design intends to recreate a Mediterranean, French Provençal village. This architectural style has been developed to create a specific atmosphere, with high quality lifestyle in mind. Elements of style are intended to create a vibrant homogeneous village, with enough variation to allow individuality and expression of personal taste.

In order to preserve the Provençal character of the Estate, the use of stone 'plinths', is not permitted. In certain cases, upon receipt of a written request and plans indicating the detail of such 'plinths', the Committee will consider allowing such stone 'plinths' designed to look like a 'design feature', incorporating the use of fountains or window and door surrounds. Permission to make use of 'plinths' is solely at the discretion of the Aesthetics Committee.

6.1 Plan Forms and Appearance

Plan forms are to be rectangular or composed of simple rectangular or square forms. Cylindrical shapes will also be permitted in specific applications to accentuate features such as entrances etc. all to the approval of the Aesthetics Committee.

6.2 External walls

External walls are to be constructed of load-bearing brickwork, to be clad in natural stone material naturally available on site. **Natural stone cladding may be used. If natural stone cladding is incorporated, it must be applied to entire building elements and must be correctly indicated on plans, sections and elevations.** Natural stone cladding is approximately 140mm thick, over and above the wall of load-bearing brickwork. Artificial rock or cladding products will not be permitted under any circumstances. Particular detail should be given to stone cladding details around corners and to soffits of openings, to avoid a thin edge that looks like slasto tiling. Corner-stone detailing is not permitted.

External walls may also be bagged or smooth plastered and painted. External plastered walls are to be painted natural earthy colours and shades sympathetic to the colour of natural stone and the environment to the approval of the Aesthetics Committee.

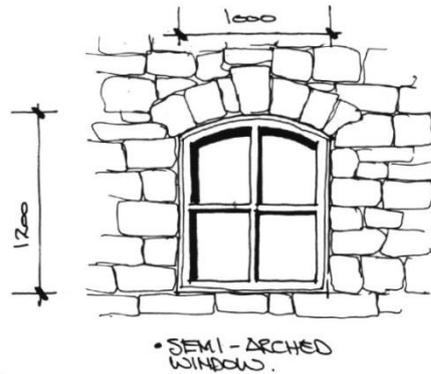
Painted walls should be treated with an approved paint technique to create a distressed and aged look. **Cement based products that age naturally, such as Earthcote pigmented plaster, may also be used. Specific products and colours must be presented to the committee for approval prior to application.** White walls will not be permitted. If two-toned colours are envisaged, different colours must be appropriately indicated on drawings presented for approval. Different colours should be applied to entire building elements. A 2m x 2m sample panel of each colour must be presented and approved by the Aesthetics Committee on site, before any work is put in hand. An A4 size brush-out of the approved colours must be provided to the Committee to be retained on file for future reference.

When re-painting of external walls is required, whether for re-decoration or for normal maintenance purposes, written approval should be obtained from the Aesthetics Committee, as described above.

6.3 Windows and doors

Windows and doors indicated on plans submitted for approval shall be the actual windows and doors to be installed during construction. No deviation from the approved plans shall be permitted without re-submission and approval.

Windows and doors are to be timber-framed or bronze or black anodised aluminium, with a vertical proportion. Large horizontal openings will only be permitted under verandas and pergolas. The use of semi-arched and half-round windows is encouraged. Plastered half-round surrounds are not permitted. Stone clad surrounds are not permitted. Smaller openings may be of different proportions, as detailed below:

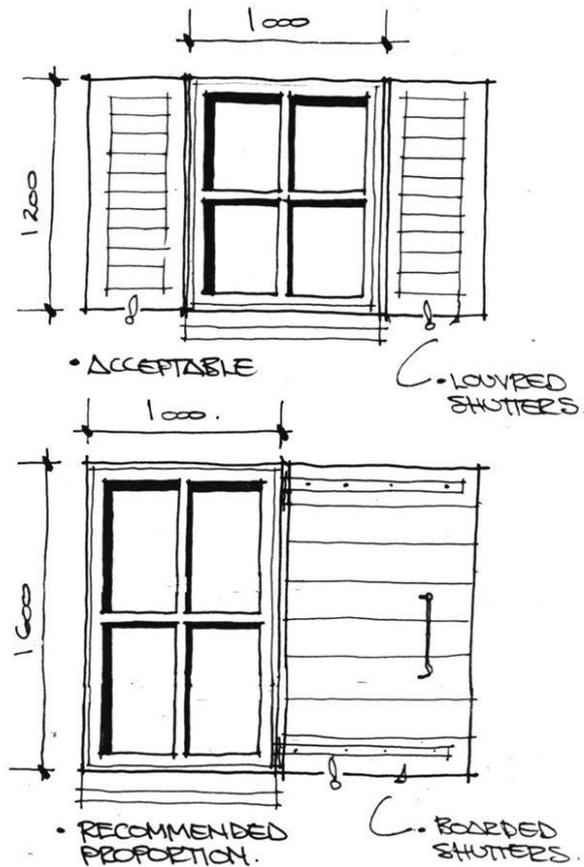


Windows, as indicated above, should not exceed 600 x 600mm.

Some regular windows should be fitted with boarded or louvered shutters to the approval of the Aesthetics Committee. Shutters may be fixed or be functional and should be swing-type (not sliding), may be constructed of timber, aluminium or other synthetic material, and should be varnished, oiled, painted, or otherwise permanently coloured. A sample for shutters material, construction as well as colour, must be presented and approved by the Aesthetics Committee on site before any work is put in hand.

Where natural stone walls are used, window and door openings may be refined by the use of plastered borders around the openings, which may be painted as before. Paint colour samples for surrounds must be presented and approved by the Aesthetics Committee on site before any work is put in hand.

Due to the security of the Estate, the use of burglar bars is discouraged. If required, however, burglar bars will be permitted on the insides of windows only to the approval of the Aesthetics Committee.

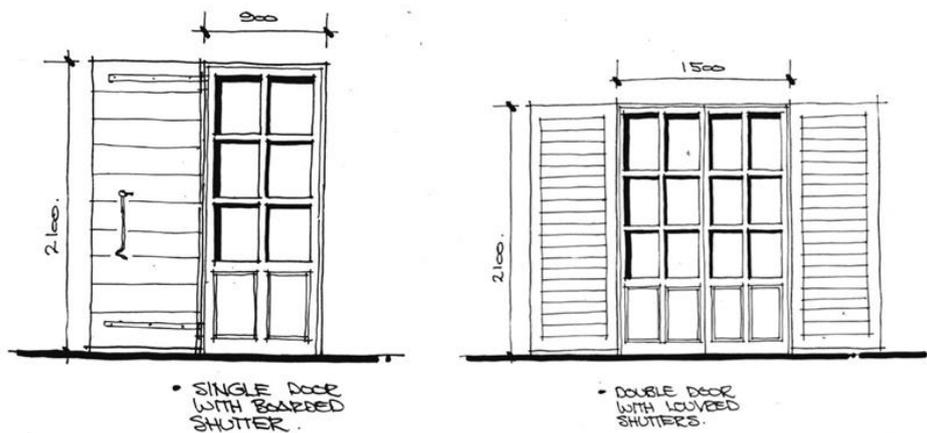


Windows and doors may not be placed adjacent to each other, and must be separated by a 230mm brickwork pier, plastered & painted as the walls or window surrounds.

Standard 'Cottage pane' windows are not permitted.

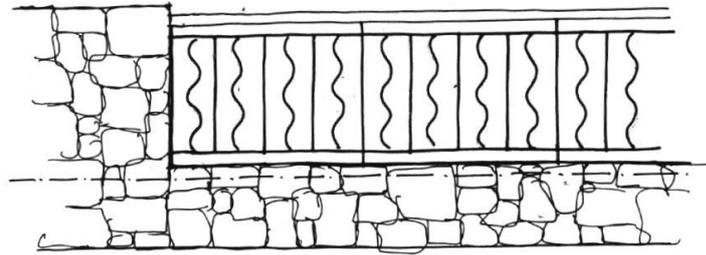
Doors shall be of traditional proportions for single or double doors, and must be varnished, oiled or painted timber or bronzed aluminium. Doors may also be fitted with shutters as described before, if required. Pivot doors are not permitted.

Garage doors may not exceed 2500mm in width, and should be of timber planking. No square or rectangular panelled doors will be permitted. Only two doors may be positioned side by side, and doors must be separated by a 350mm masonry pier.



6.4 Handrails

Handrails are to be constructed of steel or wrought-iron as per the detail. All handrails will be black in colour or antique bronze to the approval of the Aesthetics Committee, and fixed in such a way that no unsightly rust-marks are left on surrounding surfaces. Alternative Provencal balustrade designs will be considered when submitted for approval.



• STANDARD HANDRAIL DETAIL.

6.5 Roofs

Roofs are to be predominantly tiled pitched roofs, in combination with small sections of flat concrete roofs where required. Concrete roofs should not exceed 25% of the total roof area.

Pitched roofs are to be at 20° with “**Coppo Domus**” or “**Cotto-Possango**” or similar **approved** over-and-under clay tiles, as per the displayed samples, available at the Estate Office. The Vineyard system is also acceptable. An imported variation of clay tiles (over-and-under) will be considered to the approval of the Aesthetics Committee. The colour of roof tiles is to be a blend of colours and all roof tiles to the total development should be of the same type and colour blend.

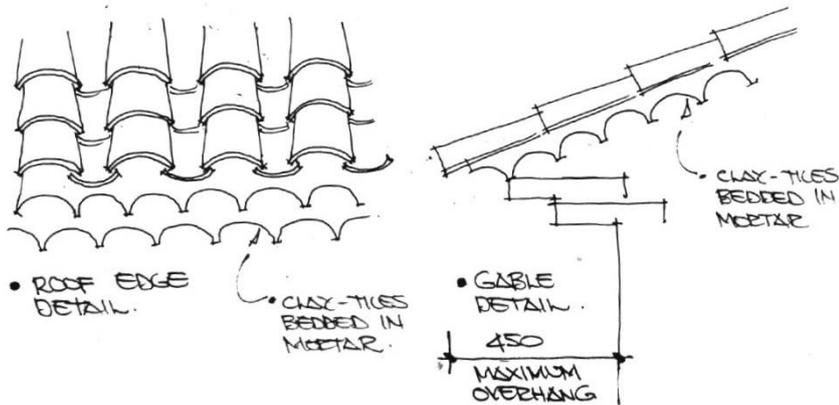
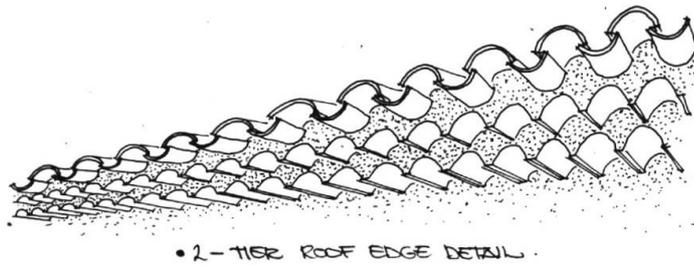
Roof design should be simple single or double sloping roofs with simple gable ends, treated with verge tiles as per detail. Roof hips are discouraged, but will be permitted under special circumstances.

Flat concrete roofs are to be covered with Clay hollow tiles where visible in all situations. **Alternative coverings will be considered upon receipt of written submission and samples provided.** Parapet walls must be covered with over-and-under clay tiles for waterproofing.

Overhangs are constructed of two or three tiers of the ‘over-and under’ roof tiles, each with a cantilever of 150mm, as per detail. Total roof overhang should be restricted to 450mm maximum. Standard construction details can be obtained from the Coordinating Architects for inclusion with the documentation for approval.

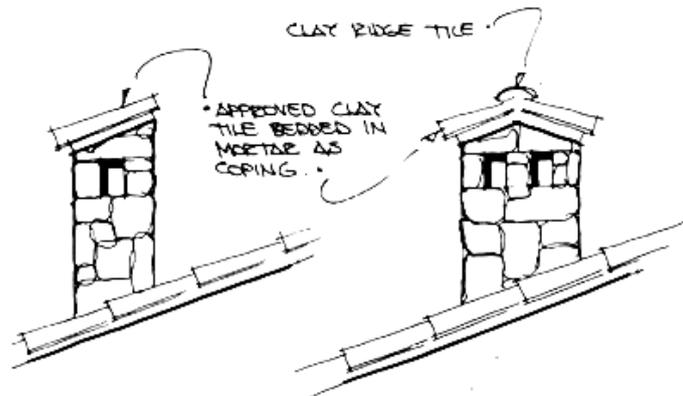
Gutters and downpipes as a rule are not permitted. The Aesthetics Committee will, on individual merit, approve gutters and downpipes for dwellings as a relaxation to the rule, provided that the gutters and downpipes are indicated on the building plans. If approved, gutters must be Everite fibre cement half round gutters and down pipes.

Plaster-work between the roof and the roof edge may not be painted and should remain the natural colour of the cement plaster.



6.6 Chimneys

Chimneys are to be constructed of brickwork or natural stone, with tiled copings as per detail. Jetmaster type chimneys with rotating or fixed cowls are not permitted.



6.7 Pergolas, Covered Terraces and Awnings

Pergolas and external timber-work to be Carboliniun or Tanalith treated poles, or dark stained timber. Pergolas constructed of steel may only be as indicated on the detail.

Pergolas may be covered with timber lattes or bamboo. Translucent plastic sheeting is not permitted. It is encouraged that pergolas be covered with vines or other traditional decorative creeper.

No fixed or aluminium, plastic or metal awnings, screens or coverings of any sort will be permitted.

No carports or lean-to structures of any kind are permitted.

6.8 Columns

Columns are to be constructed of load-bearing brickwork, to be plastered and painted, or clad with natural stone as described under walls. Columns may be capped with clay tiles or a pre-cast concrete pediment, with or without a concrete ball. The diameter of the ball should be at least the smallest dimension of the column. Concrete details should be painted and aged as part of the overall colour specification.

No round columns are permitted.

6.9 Paving

Site paving from the road to the front of the house to be cobbles or clay brick, in a colour to match natural stone. No other colours or materials will be acceptable.

A strip of paving 1 metre wide shall be installed around the perimeter of the building in order to collect and discharge storm-water from the roof overhang.

6.10 Outbuildings and Kitchen Yards

6.10.1 All dwellings must have an enclosed drying yard, completely enclosed with walls high enough to provide adequate screening from neighbouring owners.

6.10.2 Outbuildings, garages and additions should match the original design, both in elevation and in material use.

6.10.3 Yard walls and screen walls should complement the basic materials of the buildings.

6.10.4 No staff accommodation should be nearer the street than the main dwelling unless contained under the same roof or integrated into the total design.

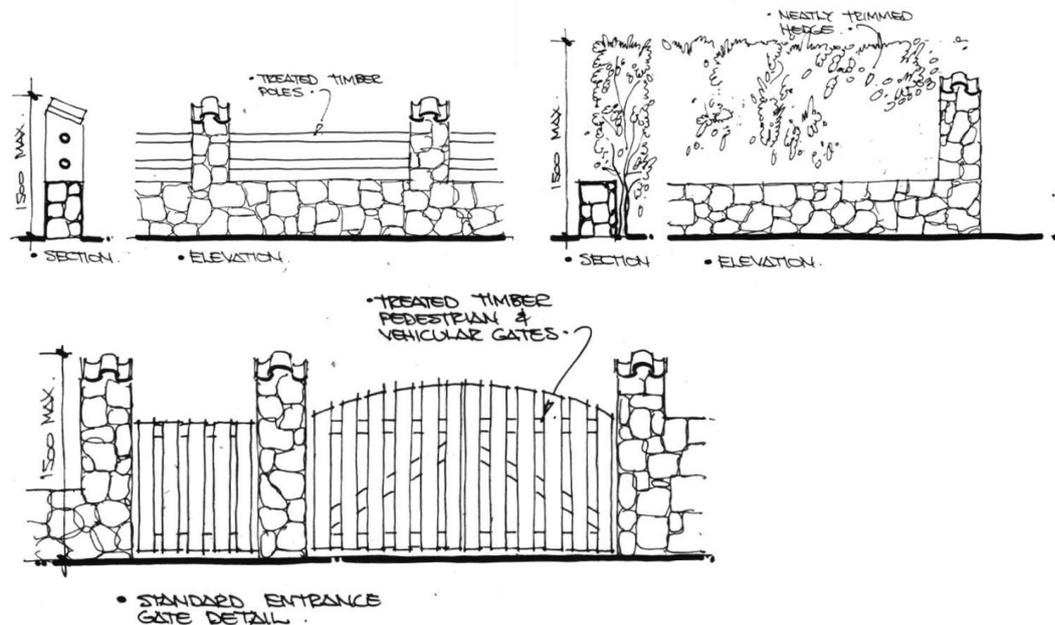
6.10.5 The privacy of the surrounding properties should be considered. As a general rule, no windows or balconies on the upper storey should overlook the "living space" [for example, the swimming pool] of adjacent dwellings.

6.11 Fencing and Boundary Walls

6.11.1 Properties are not to be fenced in and boundary walls are not encouraged. Should the owner require an enclosed area for the control of small pets or for any other reason, low level boundary walls will be permitted as per the detail. Should added privacy be required, neatly trimmed hedges may be considered. The height of any boundary treatment is restricted to 1,5m. It is to be noted that the approval of boundary enclosures is at the sole discretion of the Aesthetics Committee.

6.11.2 No palisade fencing will be permitted. Wrought iron fencing and pedestrian gates will be considered when presented to the Aesthetics Committee for approval.

6.11.3 All retaining structures and walls around all buildings or parking areas, service yards etc. are to be constructed of natural stone. This is of particular interest to waterfront stands, where any retaining structures on the riverbank or in the water are to be constructed of natural stone.



6.12 Unit Identification

A standard identification number for each unit will be displayed in an obvious position to the approval of the Aesthetics Committee. Alternative designs for identification of a stand will be considered on submission for approval to the Aesthetics Committee.



6.13 Jetties

No jetty shall be constructed below the 1 in 100 year flood line, without the written consent of the Department of Water Affairs and Forestry (DWAF) being obtained by the purchaser/owner. Detail designs for private jetties should be submitted to the Aesthetics Committee for approval.

6.14 Village Layout

The street front of each unit shall be landscaped by the owner, incorporating landscape furniture such as fountains and other features, to be designed by the Landscape Architect, to contribute towards the character of the village, to the satisfaction of the Aesthetics Committee.

Care should be taken in the design to ensure that sufficient visitors' parking exists behind garages, to avoid parking of vehicles inside the road reserve.

6.15 Soil and Waste Pipes

Soil and waste pipes are to be concealed and should not be visible from beyond the site.

6.16 Utilities

6.16.1 Satellite dishes and other aerials are to be erected in an inconspicuous spot and **must be specified on the plans.**

6.16.2 Solar panels to be flush with the roof, preferably mounted so as to be as inconspicuous as possible. Cylinders should be inside the roof space and not visible on the outside.

- 6.16.3 No visible air-conditioning units will be permitted. Condensing units should be mounted no more than 1,2m from the outside ground level, and may not be visible from the street.
- 6.16.4 Evaporative cooling may be considered if the evaporator is designed with the structure of the roof, to resemble a chimney or other acceptable roof structure.

6.17 Light fittings

External light fittings should be designed to be Provencal and of sufficient proportions to match the exterior of the house. Light fittings should be indicated to scale on drawings, or presented to the Estate's Aesthetics Committee for approval before installation on Site.

6.18 Landscaping

Plants should be selected from an approved plants-list, available from the Estate Office. Trees are to be carefully selected from the approved tree list and positioned to minimise the obstruction of views of neighbouring owners. The height of trees is restricted to 7 metres.

Conformance to landscaping restrictions must be indicated on the plans and utilizing the services of an approved Landscaping Architect is encouraged.

Each owner shall be responsible for the landscaping and maintenance of the sidewalk adjacent his property. If the owner neglects maintenance of his sidewalk, The Association will execute the required work, and charge the owners for such work.

6.19 Storm water

Storm water is collected on internal roads and is dispersed to a suitable drainage course downstream of the proposed Development.

A piped water reticulation network will be provided with individual stand connections and provision for fire protection. All stands will be connected to a piped sewerage reticulation system at the lowest end of each property, which will be connected to a common sewerage works. Storm-water can be collected in water collection tanks, which may not be visible from the street.

7. Construction

7.1 On receipt of the Local Authority's approved building plans, applicants may proceed with the construction of the building subject to the following:

7.1.1 Submission of a completed and stamped Notice of Construction Form to the Estate Office.

7.1.2 Completion of the Building Contractor's Agreement (Appendix C) between the owner or his appointed representative and the Ville d' Afrique Home Owners Association.

7.1.3 Issuing of a signed Site Handover Certificate, which will be completed at a site meeting between the owner or his appointed representative and the duly appointed representative Ville d' Afrique Home Owners Association.

7.2 Time limits for construction

Construction of the dwelling must be completed within 18 months from the date of Site handover.



Appendix A

Acceptance Criteria for Approved Architects

All proposed applications to be accepted onto the Estate d' Afrique Master Owners Association (MOA) approved list of Professional Architects must be submitted in accordance with the following criteria as set out by the Estate d'Afrique Master Owners Association.

Only Professional Architects and Architectural Technicians registered with the South African Council for the Architectural Profession (SACAP) may submit drawings for consideration to the Estate.

Applications must include a copy of the Architect's SACAP registration Certificate.

Should an Owner wish to appoint a Designer who is not registered with SACAP, the services of the Estate Architect may be employed to work in collaboration with the Designer, in order to ensure compliance with the Estate as well as Statutory Regulations for building plan approval.

All Architects must adhere to all Estate Rules, Procedures, and Architectural Guidelines.

I, _____, in my capacity as the appointed Architect, declare that I am aware of the above requirements and that I have familiarized myself with the Estate and Village Rules, Architectural Guidelines and Security Protocols.

Signature of Architect

Date



Appendix B

Plan Submission Information

Village: _____ Stand No: _____

Please complete the following detail and submit this form with the Drawings that needs to be scrutinised to the office of the appointed Estate Architect at 66 Gousblom Ave. Newlands Ext.1; Pretoria.

Registered Owner: _____

Telephone: _____ E-mail: _____

Appointed Architect: _____ SACAP Reg No: _____

Telephone: _____ E-mail: _____

Appointed Eng./Statutory approved competent person: _____

Reg No: _____

Telephone: _____ E-mail: _____

FEES DUE

1. Initial Plan Scrutiny fee to the value of R4 000-00
(Proof of payment of this fee is to be submitted with this form. Take note that should the submission not be approved, and be rejected for three consecutive times, a resubmission fee of R2 500 will again be payable).

ACCOUNT DETAILS:

Estate d'Afrique Master Owners Association
ABSA Bank Brits Branch Code: 632 005
Account No: 407 262 4531 Reference: Village and Stand Number

ARCHITECTURAL CONTROL:

The following needs to be confirmed by the appointed architect:

1. Knowledge of requirements as per the Architectural Guidelines
2. That the submitted plans conform to the mentioned guidelines
3. Confirmation that the submitted plans will be checked in accordance with the checklist as per Appendix C.

I, _____, in my capacity as the appointed Architect, declare that I am aware of the above requirements and that the submitted plans have been compiled to the required standard.

Signature of Architect

Date

STRUCTURAL CONTROL:

The following needs to be confirmed by the appointed professional Engineer /competent Person:

1. All the geotechnical conditions and safety has been investigated, designed for and the Owner informed in writing of the appropriate precautionary measures.
2. Acceptance of responsibility for the structural design of the submitted plan.

I, _____, in my capacity as the appointed Engineer, declare that I am aware of the above requirements and that the submitted plans comply with the mentioned requirements.

Signature of Engineer

Date

Signature of Registered Owner

Date



Appendix C

BUILDING CONTRACTOR'S AGREEMENT AND ACKNOWLEDGEMENT OF RECEIPT OF DOCUMENTS

A copy of this page will be retained by Estate d' Afrique Master Owners Association for record purposes.

Date _____

Building Contractor Name _____

Building Contractor ID Number _____

Company _____

Contact Number(s) _____

I hereby acknowledge that I am in receipt of the Estate d' Afrique Building Contractor's Regulations and that I will familiarize myself and all my employees, as well as any sub-contractors with the contents thereof. I will familiarize myself, my staff and my sub-contractors with any and all other Estate Rules and adhere to these at all times.

Building Contractor Signature

On behalf of Estate d' Afrique

Name (Print)