



## **GOLDEN ACRES ESTATE – BUILDING GUIDELINES (Addendum 2)**

This is a summarised Building Guidelines Document compiled by the Architectural Committee in the assistance of stand owners of the Golden Acres Waterfront Estate Home Owners Association.

### **1. Approval of building plans:**

- 1.1 An applicant, or his appointed architect/ architectural technician must submit a site development plan and a concept layout of his proposed structure for discussion with the convener of the architectural committee.
- 1.2 Upon approval of above concept plans, an applicant must submit 4 x copies of municipal approval plans to the committee for approval. After scrutiny of such plans, the committee will issue a Plan Report, either notifying the applicant of approval of plans or listing items to be corrected for approval. The stamp of the committee will signify approved plans.
- 1.3 Prior to approval of building plans an applicant will be required to deposit a plan approval fee of R1 500.00 as well as refundable development deposit in the amount of R5 000.00 at the offices of the convener of the committee at Polygon Architects, 21C Peace Street Tzaneen, or through EFT payment to the bank account of the committee.

### **2. Construction:**

- 2.1 An applicant may only proceed with construction on issue of a Building Permit by the committee. A building permit will be issued at a site handover meeting provided the following conditions have been met:
  - 2.1.1 A copy of the approved municipal building plans have been submitted to the committee.
  - 2.1.2 The plan approval fee and building deposit settled.
  - 2.1.3 The site water connection has been installed by the GTM.

- 2.1.4 A contractor toilet, conforming to the requirements of the GTM, has been erected.
- 2.1.5 The stand boundary corner pegs have been exposed and confirmed by a land surveyor.
- 2.1.6 The outline of the proposed structure marked out with profiles or by cement marking on the ground.
- 2.1.7 The contractors rules, signed by the applicant and his building contractor, is submitted to the committee.

### **3. Occupation**

- 3.1 On completion of construction, an applicant must arrange an Estate internal Occupation inspection with the convener of the committee after which an Internal Occupation Certificate will be issued on compliance with the following:
  - 3.1.1 An applicant must submit a copy of an occupation certificate issued by the GTM in term of the National Building Regulations SANS 0400.
  - 3.1.2 Written approval of external paint colour, side and street boundary Fences and gates have been obtained from the committee.
  - 3.1.3 All building rubble from your building has been cleared from your, or any other adjacent stand.
  - 3.1.4 Any damages to the road or road kerb caused by your construction should be repaired to the original state.
  - 3.1.5 Your account with the Home Owners Association is up to date.
  - 3.1.6 Your building deposit will hereafter be refunded minus any debits in terms of above occupation inspection.

PLEASE NOTE THAT THE BOARD OF THE HOME OWNERS ASSOCIATION MANDATES PROCEDURES AND THAT NO BUILDING WITHIN THE GOLDEN ACRES ESTATE MAY BE OCCUPIED WITHOUT COMPLYING HERETO.

- 4. Double story development: (Town Houses Area stands 322 – 3326)  
Applicants are referred to clause 14.5.5 of the Home Owners Rules providing that double townhouses may only be erected on approved sites and views will be considered in the application. This clause provides that written application must be submitted to the committee for consideration before planning commences. No stand is pre-approved for double story construction.
- 5. Partial double story development: (Town Houses Area stands 322 – 3326)

The committee on the following conditions will consider partial double story construction on sloping sites:

- 5.1 The floor level of the upper story will not be allowed to be 255mm above the natural ground level of the back building line.
- 5.2 Views will be considered in the application.
6. Encroaching of building lines: (Town Houses Area stands 322 – 3326)  
The committee will consider no encroaching of building restriction lines in terms of the GTM Town planning Scheme 2000.
7. Golden Acres Waterfront Estate Home Owners Rules:  
This guidelines document endorses all rules contained in above document pertaining to the construction of dwellings.