



TIPE PLAN: _____

BEDRAG BETAAL: _____

DATUM BETAAL: _____

FAKTUUR NO: _____

Hillandale Homeowners Association

NPC

Reg. No 2005/010574/08

P.O. Box 43327 Posbus

Heuwelsig

9332

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**APPLICATION FORM: APPROVAL OF BUILDING PLANS BY THE
AESTHETICAL COMMITTEE**

I, _____ (full name and surname), the
owner / trustee of the owner (trust) /director of the owner (company) of erf number _____,
Woodland Hills, hereby apply for the approval of the building plans attached hereto.

I confirm the following information:

OWNER PARTICULARS

Owner of Erf (If Trust or Company): _____

Postal Address: _____

E-Mail Address: _____

Telephone: _____

PARTICULARS OF ARCHITECT/DESIGNER

Name of Architect: _____

E-mail address for feedback: _____

Contact number: _____

I hereby confirm that I am in posession of the **latest** version of the **Manual for Community Participation and the Manual for Architecture and Construction** which I can obtain from the administrative office or the forum. I confirm that I am aware that all construction work must comply with the rules applicable **at the time of construction**. I am aware of the fact that the rules are amended from time to time and that an updated version of the **Manual for Community Participation and the Manual for Architecture and Construction** are available on request. I confirm the following particulars of design of the residence.

I am aware that any deviation from these detail requires prior approval by the Aesthetic Committee:

Size of Erf (m²): _____

Size of house (m²): _____

- Finishing of the plinth: _____
- Finishing of external walls: _____
- Finishing of boundary wall on both sides: _____
- Maximum height of boundary walls: _____
- Material and color of window frames: _____
- Material and color of garage doors: _____
- Material and color of roof: _____
- Slope of roof: _____
- Portion of flat roof as percentage of total roof area: _____
- Material and color of balustrades: _____
- Number and type of water heating devices (geysers): _____
- Maximum height from natural ground level to the wall plate: _____
- Maximum height of highest point of roof to the highest point of the natural ground level next to the building: _____
- Number of levels: _____
- Type of heating system be used etc. heat pump: _____

I hereby confirm that I am aware of the fact that no deviation from any of the rules as set out in the **Manual of Community Participation and the Manual for Architecture and Construction** can be deemed to be approved by mere approval of these building plans and that any specific deviation from a rule should be requested in writing and specifically approved in writing. I understand that I will therefore not be able to claim that any deviation from the rules was approved by mere approval of these building plans when addressed regarding non-compliance with the aesthetic - and other rules. I also confirm that I am personally responsible to ensure that my architect and building contractor complete the building work in full compliance with the rules.

I confirm that I am aware of the fact that, as owner, I am fully responsible for the conduct of all contractors involved in the construction and finishing of my house. I hereby undertake to ensure

Initial: _____

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that they comply with all security - and other rules applicable on the Estate. I am aware of the fact that a contractor that fails to comply with any of these rules will be refused further access to the Estate. I understand that such refusal to allow access to the Estate might impact on the construction of the house but that the Association would not be liable or accountable for any damages suffered as a result thereof. I confirm that I will deal with such eventualities in the agreement between myself and the contractor(s) and that the Contractor (s) alone would be liable for damages under such circumstances.

SIGNATURE OF OWNER

DATE

INFORMATION: APPROVAL OF BUILDING PLANS
WOODLAND HILLS WILDLIFE ESTATE

1. Building plans will only be excepted for consideration if the stand is registered in the name of the particular owner.
2. The following fees must be paid at the administrative offices before building plans can be handed in for approval:

First Plans (VAT excluded)

i. Plan fees	R 825.00
ii. Water connection fees	R 2 800.00
iii. Electrical connection	R 5 305.20 (Centlec connection)
iv. Electrical connection	R 3 393.36 (HHEV connection)
Electrical Plan Fee	R 495.00
v. Site deposit	R 2 750.00 (R1 650.00 less fines or damages of site deposit refundable when municipal occupation certificate is provided - completion of building)

Sketch plans (where submitted) R400.00 (VAT excluded)

Additional Plans (VAT excluded)

i. Swimming pools/Lapa's/Gazebo's	R 285.00
ii. As-build / Alterations	R 385.00

3. The following documents must be handed in at the administrative offices on the Estate before **12h00 Fridays** for consideration at the following meeting of the committee on Tuesday:
 - 3.1 Application for approval of building plans
 - 3.2 Sketch plans (where required)
 - 3.3 Proof of payment of fees as set out in par 2 above
 - 3.4 Building plans (3 copies) (**COLOUR COPIES**)
 - 3.5 Detailed plan of garden layout (in case of new buildings)
 - 3.6 Proof of sufficient funds to complete

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4. Sketch plans are not compulsory but are recommended. Sketch plans must be submitted in DUPLICATE. A copy will be kept by the committee for comparison with the final building plans.
5. Building plans could be collected at the administrative offices after consideration by the committee.
6. **As the appointed architect must review all building plans prior to the meeting of the committee on Tuesdays , all plans handed in after the date and time set out in par 3 would stand over for one week.**
7. No work may commence on a stand (including cleaning or the removal of grass) if the stand was not formally handed over by the Association to the owner for purposes of construction. Arrangements of handing over a stand can be made at the administrative offices.
8. It is the owner's sole responsibility to ensure that the building is laid out from the correct boundary pegs and to ensure that the building is correctly placed on the stand. It is highly recommendable that the owner obtains the services of a surveyor to identify the correct boundaries of the stand.
9. The following rules are emphasized that are important for consideration during **the design of the building. Please note that other rules are also important and that** owners must take cognizance of **all** rules as set out in the latest version of the Manual for Community Participation:
 - 9.1 Existing trees must be accommodated in the design and layout of the house. Where it is not possible, it must be discussed prior to construction with the committee.
 - 9.2 Plumbing pipes must be hidden in a shaft that is recessed into the external wall.
 - 9.3 The design must provide for at least two (2) additional vehicle parking on the stand excluding garages.
 - 9.4 No carports or similar structures are allowed.
 - 9.5 Double story units must be designed with full consideration of the privacy of adjacent stands.
 - 9.6 The minimum size for a single residential unit is 200m² EXCLUDING garages and staff accommodation.
 - 9.7 Only solar warm water heaters or geysers with heat pumps are allowed.
 - 9.8 All new building plans must include a detailed plan setting out the design of the garden as well as the sidewalk in front of the house.
 - 9.9 Bagged or brushed walls will not be allowed.
 - 9.10 All boundary walls must be plastered and painted on both sides at the time of

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construction.

10. The following rules are emphasized due to its importance **during the construction process.**

Please note that all rules as set out in the latest version of the Manual for Community Participation must be complied with:

- 10.1 All construction work must be completed within 9 months from the date on which the first water was **purchased**. If the house is not completed a fine will be levied in terms of rule 31.25.2.
- 10.2 Trees may not be removed without prior written permission from the Association.
- 10.3 When construction work on a new residence commences, the owner of the erf must ensure that the building contractor erects a non transparent partition fence (hessian or 80% shade net) of at least 1.8 meters high on all the erf's boundaries except on the street front boundary. The patrician fence must be maintained at all times.
- 10.4 Construction may not commence before a copy of registration of the building at the NHBRC as well as proof of registration of the building contractor at the NHBRC are submitted to the Association.
- 10.5 The building period commences on the day on which the first water is purchased on the stand.
- 10.6 The owner must provide for toilet facilities that must be placed on the furthest side from the street front on the erf.
- 10.7 A refuse container that is closed on all sides must at all times be provided on the building site.
- 10.8 The landscaping plan needs to be handed in when buildings plan are submitted. The owner signature has to appear on the landscaping plan upon submission.

NO CONSTRUCTION MAY PROCEED BEFORE THE PLANS ARE APPROVED BOTH BY THE AESTHETICAL COMMITTEE AND THE MUNISIPALITY.

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