



APPLICATION TO IFV - ASC FOR PLAN APPROVAL

Stand No Ext of Irene Farm Villages

This is:

(i) a submission for:

| | | | | | |
|----------|--|--------|--|----------------|--|
| New Work | | A & A. | | On site Alt's. | |
|----------|--|--------|--|----------------|--|

(ii) a resubmission for review of the no. of the above

| | | | | | | | | |
|-------------------|--------|--|--------|--|--------|--|--------|--|
| First Examination | Rev. 1 | | Rev. 2 | | Rev. 3 | | Rev. 4 | |
| Date: | | | | | | | | |

Responsible Architect (Pr. Arch) Name:

Pr. Arch Registration Number.

Contact Numbers

Cell

Work:

Fax:

E-mail:

| |
|--|
| |
| |
| |
| |

FOR ESTATE MANAGER:

| | |
|-------------------------|--|
| Levies paid to date | |
| Building deposit paid | |
| Plan approval fees paid | |

I, the responsible architect herewith apply for the above approval

NB - The applicant hereby warrants that all information is true and accurate. Incorrect information will lead to the cancellation of the approval and the applicant will be held responsible for any costs associated with such incorrect information.

- 1) I certify that I am a Registered Professional Architect (Pr. Arch) (*Rule 4.6.3.6 development and Architectural Guidelines*). My registration number with SACAP and my name and signature appears on all drawings and this application form. Yes No

- 2) I certify that I have familiarized myself with all Rules and Regulations of the estate as well as the Development Guidelines from this estate. Yes No

- 3) I understand that the ASC does not have the mandate to change the Guidelines (*see Development & Architectural Guidelines; Page 3: "Role of Architectural Sub Committee*) Yes No

- 4) I'm familiar with the concept of the building envelope and has applied it conscientiously to this application. **It is not exceeded and use of balconies also fall within the envelope up to a height of 1.8m.** (*see Rules & Regulations; clause 5.2.8.3.5*) Yes No

- 5) Contours on site have been checked by me/a surveyor and are correctly reflected on this application (**No "flat"sites**) Yes No

- 6) I understand that, in terms of an estate, the rights of other owners are as important as that of the applicant.
- 7) I understand that all changes that affect this application must be applied for and approved prior to execution on site - "on site Alterations". We will not execute on site, any building/alterations without proper approval from the IFVHOA.

| | | |
|-----|----|--|
| Yes | No | |
|-----|----|--|

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- 8) **No Second Dwellings/Home Offices are indicated or planned**

| | | |
|-----|----|--|
| Yes | No | |
|-----|----|--|

| | | |
|-----|----|--|
| Yes | No | |
|-----|----|--|

I have checked the areas of the house vs the site and confirm that:

- 9) The minimum ground floor area is 160m² (see Rules & Regulations; Clause 5.2.6.1)

| | | |
|-----|----|--|
| Yes | No | |
|-----|----|--|

- 10) **The FAR does not exceed 0.8 and calculations are shown on this application** (see Rules & Regulations; Clause 5.2.6.2)

| | | |
|-----|----|--|
| Yes | No | |
|-----|----|--|

- 11) The Ground floor footprint does not exceed 50% of the property. (Not allowed to use the road reserve for calculations) (see Rules & Regulations; Clause 5.2.6.2)

| | | |
|-----|----|--|
| Yes | No | |
|-----|----|--|

- 12) Pitched roofs to flat roof ratio is indicated on the application and is within prescribed parameters (no more than 20% flat roof). **Roofing materials are in terms of the rules and regulations.** (see Rules & Regulations; Clauses 5.2.13.3.1 & 5.2.13.3.2)

| | | |
|-----|----|--|
| Yes | No | |
|-----|----|--|

- 13) The 3m "No building zone" from street boundary is clearly indicated on this application **and does not contain any built form.** (see Rules & Regulations; Clause 5.2.8.3.1)

| | | |
|-----|----|--|
| Yes | No | |
|-----|----|--|

- 14) The first 3m from the street boundary of the property (not the kerb line) has no construction in it all (no planters, no stubb walls, nothing where one element is placed on top of another) (see Rules & Regulations; Clause 5.2.8.3.1)

| | | |
|-----|----|--|
| Yes | No | |
|-----|----|--|

- 15) The roof plan is correct and feasible (see Rules & Regulations; Clause 5.2.13.3.1)

| | | |
|-----|----|--|
| Yes | No | |
|-----|----|--|

- 16) Boundary walls and gates are correctly shown also on elevations (see Development & Architectural Guidelines; Clause 5.2.13.12.1)

| | | |
|-----|----|--|
| Yes | No | |
|-----|----|--|

- 17) The paving material is specified and is the allowed type (**no "imprint" paving, no interlocking blocks**). (see Rules & Regulations; Clause 5.2.13.5.1)

| | | |
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| Yes | No | |
|-----|----|--|

- 18) There are at least 2 garages (see Rules & Regulations; Clause 5.2.13.4.2)

| | | |
|-----|----|--|
| Yes | No | |
|-----|----|--|

- 19) There are at least 2 off street visitors parking bays (between the kerb line and the structures) (Rules & Regulations 5.2.3.3)

| | | |
|-----|----|--|
| Yes | No | |
|-----|----|--|

- 20) Staff rooms/kitchen are onto screened courtyards (see Rules & Regulations; Clause 5.2.13.13.3)

| | | |
|-----|----|--|
| Yes | No | |
|-----|----|--|

- 21) Raft foundation "to engineers details" are indicated on all sections

| | | |
|-----|----|--|
| Yes | No | |
|-----|----|--|

- 22) The application accurately reflects the intention of the owner

| | | |
|-----|----|--|
| Yes | No | |
|-----|----|--|

- 23) **Where exposed brickwork is specified, it is a face brick and not a "klinker" brick** Yes No
- 24) **Where columns are used to the exterior, the type is specified on the elevations** Yes No
- 25) **Garage doors are to exclude steel and are either timber or resemble timber** (see Rules & Regulations; Clause 5.2.13.4.1) Yes No
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- 26) **No diagonal patterns are used on external doors/gates.** Yes No
- 27) **Intended colours are to be "earthy" and tone and will blend existing environment** (see Development & Architectural Guidelines; Clause 5.2.13.1.1) Yes No
- 28) **Plumbing not to be visible to street or to first floor (ducts).** (see Rules & Regulations; Clauses 5.2.2.11 and 5.2.13.13.7) Yes No
- 29) "No sparrd steel fencing will be allowed". (see Development and Architectural Guidelines; Clause 5.2.13.6.1 & 5.2.13.12.1) Yes No
- 30) **The Area Schedule**
The Area Schedule as referred to herein under must be incorporated and displayed on all the plans submitted.

| AREAS | |
|-------------------------|----------------------|
| Site Area | M ² |
| Gross Ground Floor Area | M ² |
| Gross First Floor Area | M ² |
| Gross Basement Area | M ² |
| TOTAL AREA | M² |

| RESTRICTIONS | | | |
|--------------------------------|------------------|----------------|----------|
| | ALLOWABLE | ACTUAL | % |
| F.A.R. | 0.8 | M ² | |
| Coverage | 50% | M ² | |
| First Floor to be a max 60% of | | | |
| gross Ground Floor | 60% | M ² | |

Signed by: Name: (Architect) _____

 Signature: (Architect) _____

 SACAP Pr. Arch Reg.no: _____

By Owner:

Plan Fees as per HOA Rules and Regulations:

- 7.2: Refundable development deposit - R10 000 for new developments
- 7.3 Refundable development deposit - R 5 000 Additions
- 7.4 Plan scrutiny fee for a new house - R 2 500, which include the submission to the ASC and one revision. R750 to be charged for subsequent revisions
- 7.5 All additions or alterations to a Member's property shall be submitted to the ASC for review and recommendation to the HOA Board for approval and the Member shall be liable to pay the following fees

7.5.1 Large additions or alterations (18m² and bigger): R1 500.00 which shall include the first submission for review by the ASC and one (1) revision. The amount of R750 will be charged for each subsequent submission

7.5.2 Small additions or alterations (18m² and smaller): R1 000.00 which shall include the first submission for review by the ASC and one (1) revision. The amount of R750 will be charged for each subsequent submission.

7.5.3 Swimming pools/walls: R750 which shall include the first submission for the review by the ASC and one (1) revision. The amount of R750 shall be paid for each subsequent submission.

7.5.4 Should it be required of the ASC to do an inspection loco, the Member shall pay the fee of R1 800 per hour, or any part of an hour, for the appointed HOA Architect to carry out such inspection;

7.5.5 For any other consultation, excluding the above fee arrangements, that are requested by a Member with the appointed HOA Architect, the Member shall be liable for the consultation fee of R1 800 per hour or part of an hour.

The Owner shall be liable for all fees charged by the HOA's appointed Architect

I the undersigned owner of Stand..... Ext....., understand that, I stay responsible for all, understand that omissions/errors/misrepresentations by me or my architect in terms of the above application.

With my signature, I warrant that I am duly authorized to deal with this application and that I am responsible for everything that happens on this site.

Signature: _____

Owner's full name: _____

ID/Reg No.: _____