

# CLUB MILOS DESIGN MANUAL

(Revised 29 August 2022  
as Approved by AGM)



## CONTENTS

1. Purpose of Manual.
2. Pavement Deposit.
3. National Building Regulations.
4. House Plans.
5. Architectural Guidelines  
Components and Finishes:
  - 5.1 Roofs
  - 5.2 Eaves
  - 5.3 Rainwater Channels
  - 5.4 Walls
  - 5.5 Windows
  - 5.6 Sills
  - 5.7 Doors
  - 5.8 Balustrades
  - 5.9 Driveways
  - 5.10 Boundary / Garden/ Yard Walls
  - 5.11 General
6. Coverage.
7. Height Restriction.
8. Building Lines.
9. Services.
10. Procedure for submission of Building Plans.
11. Conditions with regard to Building Contractor Activity.
12. Certificate in respect of Commencement of Service.
13. Certificate to Commence Building.

**SCHEDULE "A"**

**SCHEDULE "B"**

**SCHEDULE "C"**

**SCHEDULE "D"**

## **1. Purpose of Manual:**

The Design Manual sets out proposals to guide the general aesthetics of the development and particularly that of individual buildings to be erected. Individual building proposals submitted to the Homeowners Association (HOA) for approval must adhere to the guidelines set out in this document. The Archcom referred to in the Memorandum of Incorporation will be responsible for the approval of individual building plans including alterations, additions, swimming pools and any screen or yard walls. The Archcom will have an absolute and unconditional discretion as to the approval of building plans and their decisions will be final and binding.

## **2. Pavement Deposit:**

**2.1** Prior to commencement of construction THE OWNER shall lodge with the HOA the amount as stipulated in Schedule "D", which funds will be held in a separate account in the name of the HOA. Any interest earned will be for the benefit of the owner.

**2.2** In event of general damage to common and adjoining privately owned property, directly as a result of construction activity, ARCHCOM at its sole discretion shall determine the value of such damage. THE OWNER shall be notified of such and given a 14 day opportunity to rectify such damage/s, for his own account, failing which the HOA will attend to such and the costs thereof deducted from the deposit.

**2.3** In the event of damage to essential services (Sewer, Water and Electricity) such will, without notice, be repaired immediately by the HOA and the actual cost of such repairs, plus a 50% penalty, will be deducted from the deposit.

**2.4** In the event of transgression of any a) HOA Rules and Regulations or sections contained in the b) Design Manual, the OWNER shall be notified of such together with such penalty, as determined at the sole discretion of a) Directors of HOA b) ARCHCOM, and where applicable, given a 14 day period to rectify such, failing which such penalty will be deducted from the deposit. In the event of structural works, at the discretion of ARCHCOM, the said 14 day notice may be extended.

## **3. National House Building Regulatory Council (NHBRC) and National Building Regulations**

**3.1** All aspects of the development and individual home construction are subject to the National Building Regulations, (SANS 10400) as amended from time to time and the National House Building Regulatory Council (NHBRC).

**3.2** Plans submitted to the Archcom for approval must conform to requirements as set out in the National Building Regulations.

## **4. House Plans:**

**4.1** In the event of houses being designed by private Architects it is a specific requirement of the HOA that these Architects will be registered with the South African Council for the Architectural Profession.

**Estate Architects:**

Simons & Lee Architects CC  
PO Box 98  
Sasolburg  
9570

Tel. No: (016) 976-0960  
Fax No: (016) 976-1996  
Cell No: (082) 824 2950

**5. Architectural Guidelines - Components and Finishes:**

**5.1 Roofs:**

**5.1.1** A combination of mono pitched and/or double pitched (I 7.5 to 25 degree) roofs will be permitted. Lean-to or verandah type roofs with a pitch less than the prescribed will not be permitted. Flat concrete roofs will be allowed in combination with pitched roofs. Roof tiles to be in a colour combination known as the "Milos **Mix**" which consists of 50% Terracotta Farmhouse, 35% Kalahari Farmhouse and 15% Terracotta Thru Colour. In the event of any uncertainty the appointed estate architect is to be contacted.

**5.1.2** The use of thatch roofs will not be permitted.  
No exposed reflective roofing or waterproofing material will be allowed.

**5.2 Eaves:**

**5.2.1** Eaves projection to be a minimum of 600 mm. Matching verge tiles or fascias to be used.

**5.2.2** Clipped eaves will only be permitted in conjunction with SANS 10400 requirements for fenestration calculations.

**5.2.3** Fibre cement fascias not exceeding 225mm will be permitted to all roof overhangs. Fascias to be painted in one of the six approved Club Milos colours. (See item 5.4, Walls).

**5.3 Rainwater Goods:**

**5.3.1** Seamless Zinc Alloy gutters and downpipes with a permanent colour coating (Mr. Gutter profile) will be allowed in the following colours:

1. White
2. Armour Grey
3. Gemsbok Sands

**5.3.2** Only Industrial size gutters will be permitted.

**5.3.3** Gargoyles with chain detail forming an integral part of the design will be allowed at the sole discretion of Archcom.

**5.4 Walls:**

**5.4.1** Finish being smooth plaster with 150mm smooth plaster surround to all openings. Wall colours to be chosen as a combination from the 6 (six) Estate colours, as manufactured by Plascon (Micatex).

**5.4.2** Colours:

- |    |          |        |
|----|----------|--------|
| 1. | Clifton  | BBO308 |
| 2. | Kalahari | BBO310 |
| 3. | Namib    | BBO312 |

- |    |              |   |        |
|----|--------------|---|--------|
| 4. | Umgeni Sand  | - | BBO313 |
| 5. | Sahara (New) | - | BBO315 |
| 6. | Dune 4 (New) | - | BBO605 |

- 5.4.3** Varnish timber Stain: Limited to natural wood colours.
- 5.4.4** In the event of colours being discontinued, Archcom will revise the colour scheme.
- 5.4.5** The use of natural or pre-manufactured stone cladding/tiling is permitted, such not to exceed 20% of total wall area, subject to Archcom approval.
- 5.4.6** Archcom will consider the use of a trowel-on application as an alternative to the painted option described in 5.4.1 and 5.4.2.
- 5.4.6.1** Colours to match the approved colours as per 5.4.2.
- 5.4.6.2** The application should have a roughness of 1.1 - 1.6mm as not to contrast with a steel trowel plaster finish.
- 5.4.6.3** The colours used must be consistent around the entire unit and different batch shades will not be accepted.
- 5.4.6.4** Despite any supplier/applicator guarantees presented to Archcom the owner will be held responsible to keep the external wall application in a good condition. Archcom reserves the right to request maintenance in this regard, including repainting should the finish not be of an acceptable condition prior to the expiry of the supplier/applicator's guarantee.

**5.5 Windows:**

- 5.5.1** All windows to be timber (Meranti) and or "Bronz Powder Coated" aluminium and of vertical proportion: sash, side or top hung.
- 5.5.2** No external mounted burglar proofing will be permitted. The design of all burglar proofing to be approved by Archcom.

**5.6 Sills:**

- 5.6.1** Terra cotta tile finish or plastered and painted to match surrounds.

**5.7 Doors:**

- 5.7.1** Garage doors to be timber (Meranti) or Aluminium (Bronze, Walnut or Mahogany). Other external doors including sliding doors are to be Bronz Powder Coated.
- 5.7.2** A combination of French doors, sliding doors, stacking doors, stable doors and standard doors will be accepted. Upon application to Archcom Frameless Folding Stacking Doors, carved or decorative doors in keeping with the development will be allowed.
- 5.7.3** All doors to be of natural finish. No painted timber will be allowed.

**5.8 Balustrades:**

- 5.8.1** Either timber, painted/powder coated (Black or Bronz Powder Coated) steel or a combination of such will be permitted.

- 5.8.2** Glass balustrades provided with a stainless steel top rail, as well as vertical fixing system (floor or face mounted to the edge of the balcony/terrace) will be permitted.
- 5.8.3** All balustrade designs to be approved by ARCHOM before manufacturing/installation commences.

**5.9 Driveways:**

- 5.9.1** Brick paving manufactured by Conframet being a Bevel Edge 55mm Edge Paver (SABS - 30Mpa) multi blend colour mix (Red/Brown/Charcoal) will be permitted.

**5.10 Boundary/ Garden/ Yard Walls:**

- 5.10.1** On the western and eastern sides of the erf walls to a maximum height of 2.1m above natural ground level will be permitted from the rear (south side) to the front line of the dwelling, from that point to the property boundary height is restricted to 1.0m. On the southern side (rear) of the property the wall height is restricted to 2.1m above natural ground/road level in order to form yards for washing lines, pets, refuse bins etc.
- 5.10.2** Patios enclosed with screen walls which form an integral part of the design of the house will be permitted.
- 5.10.3** Garden/Boundary walls which form vertical barriers forward of the front of the dwelling towards the river will be allowed at the discretion of the Archcom. However, none of these walls may exceed 1m in height.
- 5.10.4** Yard walls to be plastered smooth and painted. Colour to be chosen from the Estate colour scheme. (See **Walls**).
- 5.10.5** No other walling system or wire fencing will be permitted.

**5.11 General:**

- 5.11.1** Washing lines and refuse bins should be in an inconspicuous location behind walled-in area so as not to be visible from other erven.
- 5.11.2** No air conditioners will be permitted on the northern (river) elevation of the dwelling. On other elevations, if not contained behind appropriate walls, aircon units are to be situated no higher than 600mm (six hundred) above natural ground level, with piping to "entry level" either "in wall" or at the discretion of Archcom, appropriately ducted.
- 5.11.3** Where pool pumps/filters are not behind a walled area, they must be enclosed by use of a pre-manufactured rock style plastic/fiberglass rock enclosure.
- 5.11.4** All "yard gates" are to be steel ("bronze powder coated" or black in colour), varnished timber or a combination of such. Height restriction as per "walls". The use of standard timber doors and frames is not permitted.
- 5.11.5** Drainage or sewer pipes to be hidden or placed as inconspicuous possible.
- 5.11.6** The position, size and setting of satellite dishes must be approved by the Archcom.

**5.11.7** Subject to Archcom approval, the use of powder coated "louver style" patio awnings/covers and wooden pergolas are permitted, if such is concealed behind appropriate beam work/walls.

**5.11.8** The use of shade netting will not be permitted.

**5.11.9** Archcom will consider the use of temporary canvas/shade netting devices over outdoor patios and entertainment areas, on the northern side of the dwelling, on condition that:

**5.11.9.1** The design of such devices should complement the design of the specific dwelling.

**5.11.9.2** The devices are utilized for the period of occupation (i.e. weekends, school holidays) only.

**5.11.9.3** Such devices to be erected on arrival and taken-down on departure.

**5.11.9.4** Permanent residents will be allowed to utilize devices for similar periods as referred to in paragraph 5.11.9.2.

**5.11.9.5** These devices may not be erected for unlimited periods at a time.

**5.11.9.6** A formal application be lodged with Archcom which will include acceptable drawings of the devices indicating specification of canvas/shade netting, colour, type and position of fixing mechanisms.

**5.11.9.7** No installation of devices may commence without written approval from Archcom.

**5.11.9.8** Archcom reserves the right to refuse the use of temporary devices that have deteriorated and detract from the specific dwelling.

**5.11.10** Awnings must form an integral part of the design. Pre-manufactured awning systems should be submitted for approval by Archcom.

**5.11.11** All exterior lighting and signage must be as specified by Archcom. Samples available from the HOA.

**5.11.12** Alternative Hot Water Systems:

Preference will be given to Heat pumps with external units installed behind 2.1m high screen walls in yard areas.

**5.11.13** Solar panels for water heating and/or electrical generation will be allowed on condition:

1. The Installation consists of a Panels of hardened solid glass (Flat Plate Design) framework painted the same colour as the roof, as approved by Archcom.
2. There is no maximum of panels allowed per house.
3. The positioning of the panels may be on the north side but must be in a position to be approved by Archcom.
4. Details of drawings of the installation are to be submitted to Archcom, and should include the number and type of panels, position on the roof, and position of the remote tank.
5. The panels should be installed on the same pitch as the roof.
6. Only forced circulation systems will be allowed.

## **6. Coverage:**

**6.1** Only one integrated built unit per erf and limited to only one kitchen is allowed. No free-standing building structures will be permitted. The effect of

the above is that all garaging, patios and other accommodation is to be incorporated into the main building. Temporary structure such as Wendy houses/tool sheds may only be erected with written approval of ARCHCOM, whose primary decision will be that such is not visible from ground level in the development.

- 6.2** The coverage of any building shall not exceed 50% of the erf in case of a single storey building and 40% of the erf in the case of a 2-storey building.
- 6.3** Coverage means the total percentage area of a site that may be covered by buildings that are covered by a roof or projection, as measured over the exterior walls thereof; provided that the area covered by the first meter (as measured from the outside of the exterior wall concerned) of an eave or other projection shall not be included in the calculation of the permissible coverage. Furthermore, an open patio, at ground floor only, covered by a fixed or adjustable aluminium louvered roof of an approved colour, may exceed the permissible coverage by no more than 30% subject to there being no walls or screening of any nature occurring within the permitted additional coverage area. Up to 42m<sup>2</sup> of the 30% allowed for a louvered roof may be utilize on the south side of the dwelling for approved purposes such as parking.
- 6.4** *All* structures covered by fixed or adjustable aluminium louvres will be enclosed with brick columns and beams to hide the aluminium structure. Although no minimum house size is prescribed, the HOA shall be entitled not to approve the plans of any house which in their opinion would detract from the appearance of or reduce the value of other houses in the Estate. The HOA shall not be required to give reasons for rejection such as a plan, nor shall the HOA incur any liability to any person in doing so.

**7. Height Restriction:**

- 7.1** The height of dwelling units will be limited to eight meters (8m) measured above the natural ground level. Only buildings consisting of ground floor or ground floor plus one storey will be permitted.

**8. Building Lines:**

- 8.1** *All* building lines in respect of individual erven are as per **Schedule "A"**.

**9. Services:**

- 9.1** Water, Sewerage, Electrical and Telephone connections shall be done by approved service providers to the full specification of the HOA at the expense of the owner of each erf.
- 9.2** The HOA reserves the right of access to all erven at all times for whatever purpose.

**10. Procedure for Submission of Building**

**Plans:** **10.1** See **Schedule "B"**.

**11. Conditions with regard to Building Contractor Activity:**

- 11.1** See **Schedule "C"**.

**12. Certificate in respect of Commencement of Service:**



- 12.1** In order to issued with THE ABOVE document Archcom has to be provided with:
- 12.1.1** Structural Certificate issued competent appointed professional Engineer
  - 12.1.2** Roofing Certificate issued by competent professional
  - 12.1.3** Drainage Certificate
  - 12.1.4** Electrical Compliance Certificate
  - 12.1.5** Glazing Certificate
  - 12.1.6** Gas Certificate (If applicable)
  
  - 12.1.7** Certification by Estate Architect that the unit has been completed in terms of the approved plans. Confirmation by the Estate Manager that the site and surrounding areas have been cleaned/restored to the original condition before construction commenced.
- 13. Certificate to Commence Building:**
- 13.1** No construction activity of any nature whatsoever will be permitted without the issuance by ARCHCOM of a certificate to commence building. In order to be issued such ARCHCOM, in addition to having approved the building plans, has to be provided with:
- 13.3.1** Proof of payment of pavement deposit
  - 13.3.2** Certified copy of NHBRC Enrolment Certificate
  - 13.3.3** Copy of Design Manual including contractor activity section, signed by the appointed contractor.
  - 13.3.4** Signed relevant documents (as provided from time to time) relating to contractor appointment.

**CLUB MILOS**

**BUILDING LINES**

**1. Street Boundary:**

**1.1** No buildings shall be erected within 3 meters (three meters) from the boundary between a residential erf and the street. However, in the case of the following erven the building lines applicable along the described boundaries will be a minimum of 2 meters (two meters).

<b>Erf No. {Old}</b>	<b>Erf No. {New}</b>	<b>Boundary</b>
29	25200	Western boundary (excl. splay)
30	25201	Western boundary (excl. splay)
40	25211	Eastern boundary (excl. splay)
73	25244	Western boundary (excl. splay)
76	25247	Eastern boundary (excl. splay)

**2. Front/Riverside Boundary:**

**2.1** No building shall be erected within 3 meters (three meters) of the front or riverside boundary of an erf... the front/riverside boundary of the following erven shall be as described below.

<b>Erf No. {Old}</b>	<b>Erf No. (New)</b>	<b>Boundary</b>
31	25202	Portion of riverside boundary contiguous with a park erf
52	25223	Boundary opposite the longer of The two street boundaries

**3. All Other Boundaries:**

**3.1** No building shall be erected within 2 meters (two meters) from the boundary between one residential erf and another. However, a building may be erected 1.5m (one comma five meters) from the boundary between the residential erf and a park erf except where such boundary is the front/riverside boundary of an erf.

**4. Boundary Walls:**

**4.1** See Section 5.4 of the Design.

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**Procedure for Submission of Building Plans: (Private Architect)**

**1. General:**

- 1.1 Five paper prints (2 coloured) to be submitted with application form and plan scrutiny fee as per **Schedule "D"**. Archcom reserves the right to increase this fee at any time in the future.
- 1.2 Application form to be signed by the owner of the property or authorised agent.
- 1.3 Title to be correctly indicated on Plan.
- 1.4 Plans of alterations and additions to show existing buildings, yard walls, existing and new drainage.
- 1.5 Plans to be prepared in accordance with the National Building regulations.

**2. Site Plan:**

- 2.1 Scale 1:200.
- 2.2 Show length of site boundaries in meters.
- 2.3 Show levels of each corner of site (or contours).
- 2.4 Show all buildings on site (existing and proposed).
- 2.5 Show building lines relative to building.
- 2.6 Show adjoining erven and outline of buildings correctly to scale.
- 2.7 Show names of all adjoining streets.
- 2.8 Show north point.
- 2.9 Setting out dimensions to be indicated.
- 2.10 Driveways to be shown.

**3. Building Plan:**

- 3.1 Scale 1:100.
- 3.2 All plans to be signed and dated by the owner.
- 3.3 A 100mm column for official stamps to be provided for on the right hand side of the plan.
- 3.4 All Engineers structural details to be included with submission of plans including Engineers certificate.
- 3.5 Show usage of all rooms.
- 3.6 Show floor finishes.
  - 3.6.1 Stairs minimum width of tread 250mm.
  - 3.6.2 Maximum height of riser 200mm.
  - 3.6.3 Balustrade minimum 1m in height.
  - 3.6.4 Balustrade maximum opening 125mm.
- 3.7 Door swings to be indicated.
- 3.8 Show area of habitable rooms - 6 square meters minimum.
- 3.9 All elevations and sections required.
- 3.10 Cut and fill to be clearly indicated if house is not sited on level ground, and levels of floors relative to one another in relation to:
  - 3.10.1 Existing ground surface.
  - 3.10.2 Proposed finished level.

**SCHEDULE "B" continued**

- 3.11** Specifications and sizes of roof trusses, finishes and roofing materials to be indicated.
- 3.12** Show type of window to be used.
- 3.13** Show existing and proposed ground levels.
- 3.14** Ceiling heights 2.4 meters minimum to be shown on section.
- 3.15** Foundation sizes to be shown on section.
- 3.16** Colouring:

New brickwork:	Red
New concrete:	Green
New steel:	Blue
New wood:	Yellow
New glass:	Black
Existing Material:	Grey

These colours to apply to Plan, Site Plan and Sections.  
Work to be demolished should be shown in dotted line.

**CLUB MILOS**

**Conditions with Regard to Building Contractor Activity:**

**1. Introduction:**

**1.1** The Club Milos Homeowners Association (HOA), the legal representative of residents at Club Milos, has adopted certain rules relating to building contractor activity in the estate. The primary intention of the provisions hereunder is to ensure that all building activity at Club Milos occurs with the least possible disruption to residents on the environment.

**2. Legal Status:**

**2.1** The Conditions governing building activities which are set out in this document are rules adopted by the HOA and are therefore binding on all residents, contractors' sub-contractors. Furthermore, all residents are obliged to ensure that their building contractors and sub-contractors are made aware of the conditions and comply strictly with them. Residents are therefore required to include the conditions in their entirety in any building contract concluded in respect of property in the estate, and all such contracts may be required to be submitted to the HOA for prior approval. The HOA has the right to suspend any building activity in contravention of any of the conditions and the HOA accepts no liability whatsoever for any losses sustained by a resident as a result thereof.

**3. Conditions Regarding Building Contractor Activity:**

**3.1** Contractor activity on a building site may not commence before 06h00 nor continue after 18h00 during weekdays and before 07h00 and after 13h00 on Saturdays.

**Note:** No contractor activity is permitted namely:

Saturday afternoons, Sundays, Public Holidays and during the periods from the 2<sup>nd</sup> Friday in December to the 2<sup>nd</sup> Monday in January, without special permission, as these days are viewed as private time. Special applications for contractor activity during private time must be lodged with the HOA, together with the approval of all adjacent neighbours, one week prior to the required private time activity.

**3.2** During private time, the contractor will be allowed only one representative per site in the capacity of watchman. The representative must display the appropriate I.D. card which is obtainable from the HOA.

**3.3** Contractors' and/or sub-contractors' and their personnel shall adhere to such access control measures as implemented by the HOA from time to time. Such persons will also restrict their activities to the property on which they are working **and will not wander or loiter elsewhere on the estate**. No deliveries will be permitted/accepted during private time as stipulated in 3.1 above and where a representative of the contractor is not on site.

## SCHEDULE "C" continued

- 3.4 If applicable, a properly erected 1,8m (one comma eight meter) high hoarding made up of shade cloth between proper steel Y poles, held with binding wire shall be erected between the erf and any existing dwelling. Such is to be maintained at all times until structural completion.
- 3.5 No building materials must be allowed to be tipped or deposited in any manner within the adjoining streets reserve and or adjoining properties and it is the contractor's responsibility to immediately clean the street area of all materials, sand or rubble washed or moved on to the street during building operations.
- 3.6 Depending on the phasing of the construction of internal roads and in order to avoid damage to built roads by heavy vehicles, a secure materials storage area may be sited outside of the estate. Building materials are then to be transported to the site(s) by authorised vehicles.
- 3.7 A foreman regarded as competent at the sole discretion of the HOA shall be on the building site at all times that the personnel/labourers are there. This foreman shall be responsible for ensuring that the conduct of the building operations adheres to the controls set out in this guide.
- 3.8 The contractor shall provide a "rubbish tip/skip" as prescribed by Archcom, into which all rubble, rubbish etc. shall be deposited. This is to be situated on the erf or such site as agreed to by Archcom/The appointed Estate Manager on behalf of Archcom. Further it is to be covered using shade cloth and cleared on regular basis/when full/at the discretion of the Estate Manager. The contractor will ensure that the building site is cleared every Friday as regards loose materials/rubble/refuse and any other objects that might be in nature dangerous to the general public.
- 3.9 Deliveries from suppliers must be scheduled in public times only i.e. during the contractors' activity periods referred to in 3.I.
- 3.10 It is incumbent on the Contractor to provide a toilet to the satisfaction of Archcom, for all personnel on the building site.
- 3.11 In addition to standard building industry "liability" boards, which are compulsory, building boards may only be erected if they comply with the HOA's standards, details of which are available from the HOA. Such boards are not to be erected on the pavement landscaping. No sub-contractors boards are allowed. All boards must be removed after completion of construction.
- 3.12 The resident and contractor shall be responsible for damage to curbs and/or plants on the sidewalks and/or damage to private or estate property.
- 3.13 The Contractor shall ensure that the survey pegs defining the boundaries of the building site is identified to him to his satisfaction by a person authorised by the HOA. Thereafter the Contractor shall ensure that the pegs are not removed, damaged or in any way tampered with. On completion of the contract the HOA shall satisfy itself that the pegs have been maintained in their original condition and location. In the event of a peg(s) having to be relocated as a result of damage or otherwise occurring during the contract period the contractor will be held responsible for all costs incurred in respect of such relocation.

**SCHEDULE "C" continued**

**3.14** The contractor and the owner acknowledge that:

External construction/general aesthetics is to be strictly in compliance with approved plans and the Design Manual Regulations. No variation/deviation from such is permitted unless written approval/authority is issued by ARCHCOM. Failure to comply with this will lead to immediate stoppage of works, until approval has been obtained or unauthorised changes rectified. Neither ARCHCOM nor HOA will have any liability as to the resultant cost incurred. Any transgression, other than the above, of the Design Manual including "Conditions with regard contractor activity", will be notified to the owner, should such persist/not be rectified within 14 days, a minimum penalty of RS00-00 per contravention item, will be levied against the owners levy account or in the event of such being applicable the pavement deposit. Should such persist either all works will be stopped or at the discretion of Archcom a higher penalty will be applied on a weekly basis.

**3.15** The above document is fully understood and the contractor and resident undertake to comply with the above points, in addition to any further controls which may be instituted by the HOA from time to time in the form of a written notification, and to ensure compliance by any sub-contractors employed by the contractor.

**BUILDING  
CONTRACTOR:**

Company: \_\_\_\_\_

Represented by:  
(Block Letters) \_\_\_\_\_

Signature: \_\_\_\_\_

Designation: \_\_\_\_\_

Telephone: \_\_\_\_\_

Cell: \_\_\_\_\_

Date: .....

**REGISTERED OWNER:**

Name: \_\_\_\_\_

Erf No.: .....

Signature: \_\_\_\_\_



## SCHEDULE "D"

### **Club Milos Plan Approval, Pavement Deposit and Construction Approval.**

- 1.1 Pay approval fee to Managing Agent.
- 1.2 Submit plans prepared in accordance with the Club Milos Design Manual to Estate Architect (Simons & Lee) for approval and attach proof of payment of fee.
- 1.3 Obtain and Attach letters of consent from adjacent owner where there might be breeches in terms of building lines and external fixtures and fittings.
- 1.4 Before approval to proceed is issued, the owner must provide Archcom with:
  - 1.4.1 Pavement deposit paid to Managing Agent. (See Schedule below)
  - 1.4.2 Signed copy of the Contractors Agreement to abide by the "Conditions with Regard to Building Contractor Activity" (Design Manual Schedule "C")
- 1.5 All building works will now fall under the Municipal inspectors and the builder and owner will be responsible to order inspections as required by the relevant Municipal regulations.
- 1.6 The Owner will be responsible for compliance with Municipal regulations and compliance with Club Milos Rules.
- 1.7 On successful completion owner will be responsible to obtain:
  - 1.7.1 Occupancy Certificate issued by the Municipality;
  - 1.7.2 Certificate of Compliance issued by Club Milos Archcom: (Archcom will not supply electricity to the completed house until the Certificate of Compliance has been issued).
  - 1.7.3 Inspection by Archcom to check any damage to Club Milos common property.
- 1.8 If 7 above complied with then pavement deposit will be returned after deduction of damage costs.

### **2. Plan Approval Fees:**

- |     |  |           |
|-----|--|-----------|
| 2.1 | Architect other than Estate Architect prepared plan:       | R4 000.00 |
| 2.2 | Estate Architect prepared plans:                           | R2 500.00 |
| 2.3 | Municipal approval fees to be paid to Municipality direct. |           |

### **3. Payment Deposit:**

- |   |   |
|---|---|
| Any new Building:   | R25 000.00  |
| Any alteration to Building:   | R10 000.00 + alterations square meters x R1 00/m <sup>2</sup> |
| Any other Building works:<br>(e.g. installing pools, boundary walls etc.) | R10 000.00  |