THE VILLAGE
KIDDS BEACH

ARCHITECTURAL GUIDELINES

THE VILLAGE
KIDDS BEACH

ARCHITECURAL DESIGN GUIDELINES

TABLE OF CONTENTS

ABBREVIATIONS	
ADDC	Architectural Design & Development Control Manual
AFFL	Above Finished Floor Level
BCM	Buffalo City Municipality
BHCC	Bunker Hills Construction Company
KBGE	Kidds Beach Green Estate
TV@KBGE	The Village @ Kidds Beach Green Estate
EMP	Environmental Management Plan
TVAC	The Village Aesthetic Committee
FF	First Floor
GF	Ground Floor
HOA	Home Owners Association
NGL	Natural Ground Level
NGLP	Natural Ground Level Point (highest natural ground level point within the Building Zone)
PPD	Plot Pedigree Diagram

ADDENDUMS

ANNEXURES

ARCHITECTURAL DESIGN & DEVELOPMENT CONTROL MANUAL

1.0 INTRODUCTION:

Located 20km South of East London and an easy 15-minute drive to the City's Airport, you will find The Village at The Kidds Beach Green Estate, a fully Sustainable Green Development. The area is one of great natural beauty, and the warm Indian Ocean is only a few minutes' brisk walk away, to the East.

This region is famous for its relaxed and informal lifestyle. The vision for The Village is to maintain the spacious character of the area while providing harmonious surroundings in which to relax and enjoy the unique character of the quaint seaside village, Kidd's Beach.

An Architectural Design and Development Control (ADDC) Manual has been developed which will have to be adhered to by all individual TV@KBGE plot owners.

The ADDC Manual is supplementary to the National Building Regulations and requirements of the local authority.

All building designs are to be designed by Architects / Technologist registered with the SACAP and presented in Sketch form to The Village Aesthetic Committee (TVAC). The procedure and requirements are set out under Plan Approvals page 36 of this ADDC Manual.

All plans must be approved by TVAC prior to submission to Local Authority as a condition of title.

The TVAC reserves the right to interpret this manual and approve plans at its discretion and to revise Guidelines from time to time.

Where TVAC permits variations, these are in respect of specific site conditions, and should not be considered as a permanent amendment to this ADDC Manual.

In order for the TV@KBGE to be developed to its full potential as soon as possible, a time limit for completion of buildings is as follows:

- All buildings on Plots sold as Vacant Land, to be erected and completed within three (3) years of the transfer of the Plot into the name of the Owner.
- All Plot & Plan buildings to be erected and completed within three (3) years of the transfer of the Plot into the name of the Owner.

Failing to comply with the above time limit shall entitle the HOA (Home Owners' Association) to impose a penalty of R50,000.00 per year, calculated pro-rata. In both instances, the building shall be finally completed within a Construction Period of twelve (12) months from commencement.

2.0 RENEWABLE ENEGRY STATEMENT:

All activities within the Kidds Beach Green Estate will be guided by green sustainable and renewable principles. Detailed energy objectives will cover the following elements:

2.1 Firstly, energy conservation issues - through highly energy efficient building design criteria incorporating maximum use of passive solar energy and specifying significantly higher building and insulation standards than current minimum standards.

2.2 Secondly, to use the maximum percentage of renewable energy production that can be accommodated. This will include wind, biogas, solar heating, thermal cooling and refrigeration, and photovoltaic electricity.

2.3 Sustainable water management both by the efficient use of water within buildings and the integration of sustainable urban drainage systems (SUDS) and rainwater is considered key to the development and the on-site supply of water through alternative technologies and is part of the water management strategy.

2.4 The use of energy efficient appliances and lighting to reduce the overall energy footprint.

2.5 Finally, to ensure energy is supplied and utilised as efficiently as possible. This may include investigating opportunities for combined heat and power for any demand that cannot be produced from renewable sources.

2.6 We are actively promoting the concept of zero emission developments and within areas that are considered most suitable for this approach, development proposals will identify how this objective can be delivered.

3.0 ARCHITECTURAL DESIGN MANUAL & LAYOUT OBJECTIVES:

3.1 Objective 1: The intention is to develop a unique cohesive architectural character for TV@KBGE, to combine different architectural interpretations and variety within the set design principles in order to capture a harmonious, subtropical, aesthetically pleasing architecture without the adverse effects of repetition. This ADDC Manual has therefore been developed to particularly exclude certain forms, materials and colours.

3.2 Objective 2: Each home is designed to maximise and consider the following:

- Correct orientation of the House
- The use of wide roof overhangs and verandas to shade walls and outside rooms
- Green technology for lighting, heating and cooling
- Thermal insulation
- The use of natural materials
- Subdued earth colours in harmony with the surroundings

3.3 Objective 3: To optimise the integration of controlled development with other future developments planned at KBGE and through careful planning and the conservation of the surrounding nature.

4.0 ARCHITECTURAL CONCEPT STATEMENT:

4.1 The Kidds Beach Green Estate is located within an environmentally sensitive area adjoining the Indian ocean and the Umlele River Estuary and emphasis will be placed on minimising the contribution of each house to the effect of Global warming and disturbing the local eco system. Located within as sub-tropic climate the style of Architecture is envisioned to be a contemporary interpretation of the Veranda House Typology.

5.0 DEVELOPMENT CONTROL DOCUMENTS:

5.1 Master Plot Layout (Diagram on page 35):
The attached Master Plot Layout depicts the overall TV@KBGE Plot layout and shows the different Plots, building lines, height restriction and basic Development Potential of each individual Plot.

5.2 Plot Pedigree Diagrams (PPD) (Specimen on page 34):
The above Master Plot Layout information is correlated with the Plot Pedigree Diagrams prepared for each individual plot showing the building lines, building zone and height restriction. The PPD will also be an Annexure to the particular Plot or Plot & Plan Sales Agreement.

5.3 Relative Height Control Diagram (In KBGE Sales Office):

5.3.1 The relative development control heights of all the TV@KBGE Plots are shown on the Relative Height Control Diagram together with the specified height zone, maximum ridge height, number of storeys, highest Natural Ground Level Point (NGLP) within the particular Building Zone.

5.3.2 The NGLP as described in item 6.1.2 must be measured on site in the presence of the TV@KBGE Project Controller and marked in white waterproof paint on the closest street kerb as the Kerb Datum Dimension i.e. the measured dimension between the NGLP and the specific point on the kerb. See Diagram 1 page 9.

5.4 TV@KBGE Compliance Certificate (Specimen on page 41):

5.4.1 On special request by the Owner, the TV@KBGE Project Controller will issue a formal TV@KBGE Certificate of Compliance when the undermentioned stipulations and requirements of the ADDC Manual have been complied with and confirmed. The Certificate of Compliance must accompany the Sketch Plan Submission to TVAC for approval:

- Transfer and registration of transfer of Plot in name of Owner.
- Kerb / NGLP dimension measured and painted on kerb.
- TVAC Scrutiny Fee fully paid.
  Note: The issued TV@KBGE Compliance Certificate will perform as acknowledgement of receipt of prescribed TVAC Aesthetic Scrutiny Fee.

5.5 TV@KBGE Occupation Certificate:

5.5.1 TV@KBGE Project Controller will issue a formal TV@KBGE Occupation Certificate to the Owner when the undermentioned stipulations and requirements of the ADDC Manual and the Building Agreement have been complied with and proven:

- Formal Municipal Occupation Certificate issued.
- Compliance with approved Building Plans.
- Payment water and electricity meters and deposits.
- Payment of Final Progress Payment to Contractor.
- Certificate of Practical Completion issued by TPC.

5.5.2 The Owner will not be allowed to take occupation of the house prior to the formal issue of a Occupation Certificate.

6.0 DEVELOPMENT CONTROL PRINCIPLES:

6.1 Height Restriction:

6.1.1 There are 2 Height Zones applicable on TV@KBGE Plots, i.e. the 6.5m (yellow) single storey zone and the 9.0m (brown) double storey zone. See Annexure 1D page 35.

6.1.2 Each Plot has a NGLP which is the HIGHEST NATURAL GROUND LEVEL POINT WITHIN THE BUILDING ZONE ON THE PLOT. See Diagram 1 page 9. Should the Owner require further verification of the NGLP, this must be certified by a professional Land Surveyor at the Owner's own cost.

6.1.3 The Height Zone allocated to each Plot dictates the vertical distance from the NGLP to the top of the highest double pitched roof ridge. Only chimneys may project through this maximum height plane. See Diagram 2 page 9.

6.1.4 The Height Zone also dictates the number of floors that may be built on any one Plot with the highest double pitched roof ridge under the maximum height plane.

6.2 Building Lines:

Building lines depicted on Master Plot Layout, Annexure 1D page 35 and individual PPD's (specimen Annexure 1C page 34) defines the Building Zone of each Plot and dictates various setback principles as follows:

6.2.1 Street Building Lines dictate a 6m setback from the Street Boundary.

6.2.2 Common Side and Rear Building Lines dictate 2m and 3m setbacks for single and double storey houses from rear and sides of the Plot respectively.

6.3 Building Components:

6.3.1 Building Components are rectangular Major (wider) and Minor (narrower) Components on plan, connected to one another at 90º to form the basic footprint of the house. Certain Component dimensions are restricted in order to control the height and form of the prescribed double pitch roofs. See Diagram 3 page 10.

6.4 Building Zone:

6.4.1 The Building Zone on which the building can be erected, is defined by the Building Lines. The highest Natural Ground Point within the Building Zone is the Natural Ground Level Point (NGLP).

7.0 ENVIRONMENTAL DESIGN MATTERS:

7.1 The optimum orientation for houses is to the north, but the river view varies from the north, north-west to the south-east and restricted sea views from certain plots towards the south and east.

7.2 The dominant wind direction on a seasonal and annual basis ranges from south to south-east. During winter months (June, July and August) a relatively strong north-easterly wind can occur.

8.0 ARCHITECTURAL ELEMENTS:

8.1 General:

8.1.1 Only one dwelling will be permitted on a plot. The Building Zone will be governed by the Building Lines on each plot. See Diagram 1 on this page.

8.1.2 The minimum Gross Building Area including garages and covered stoeps will be 150m².

8.1.3 First floors excluding balconies may not be more than 70% of the ground floor area including garages and covered stoeps.

8.1.4 Garages should form an integral part of the house and free-standing garage buildings are not allowed. Minimum 50% of garage buildings should be presented as a single storey structure facing the street.

RECOMMENDATIONS, DIAGRAMS, NOTES AND * EXCLUSIONS:

RECOMMENDATION:

Wind protected entrance doors and outside living areas are recommended. Sun protection of doors and windows is recommended.

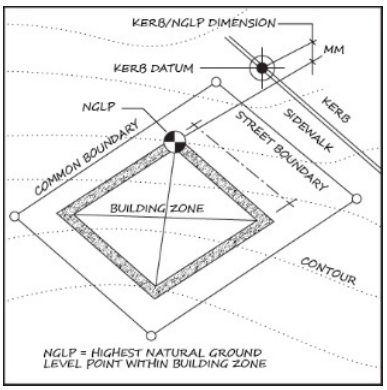


DIAGRAM 1

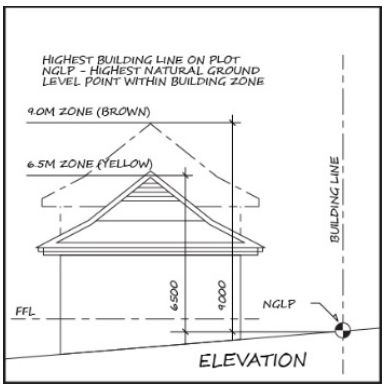


DIAGRAM 2

8.1.5 Double storey houses should be "softened" and screened by single storey elements or verandas.

8.1.6 Wrap around verandas form an integral part of the proposed Architectural language.

8.1.7 Residential houses should have an articulated plan, long flat facades are not allowed.

8.2 Building Components:

8.2.1 The design of the footprint of the house must be a composite of Major and Minor rectangular Building Components of various widths connected at right angles to one another in order to accommodate the prescribed double pitched roof structures. See Diagram 3 on this page.

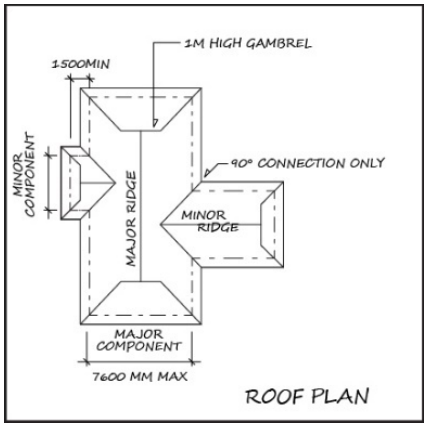


DIAGRAM 3

8.2.2 A Major Component is the particular component with the bigger width that, by implication, results in a higher roof ridge. A Minor Component is the particular component with a smaller width resulting in a lower roof ridge that will form the hips and valleys with the Major Component. See Diagram 5 page 12.

8.2.3 The maximum external width of a rectangular Major Component for ground floor application is 7600mm.

***CONNECTION OF MAJOR AND MINOR SECTIONS AT AN AGNLE OTHER HAN 90° ISSPECIFICALLY PROHIBITED.**

8.2.4 The maximum external width of a rectangular Major Component for first floor application is 7600mm.

8.2.5 The minimum external length of a Minor Component on plan is 1500mm. See Diagram 3 page 11.

8.2.6 The prescribed floor to ceiling heights of Major and Minor Components are measured from top of concrete of the floor slab to underside of wall plate.

8.3 Roofs:

The prescribed roof design is the most important aspect for capturing the envisaged architectural character:

8.3.1 Shaped, double pitched roofs with slope and dimensions are depicted on Diagram 5 page 12 and are covered with preselected coloured cement tiles.

The pre-approved roof tiles profile and through-colour supplied by Eagle Roof Tiles are:

- Slate in colour Desert
- Slate in colour Desert Rustic

8.3.2 Roof tiles of only a single selected through colour may be used on a roof.

8.3.3 It is encouraged that garages have flat roofs. Flat roofs (with an angle less than 7°) are reserved for use) are reserved for use over garages and must not exceed 45m² in area.

RECOMMENDATION:

Roof tiles to be laid according to suppliers specification by accredited specialists subcontractor.

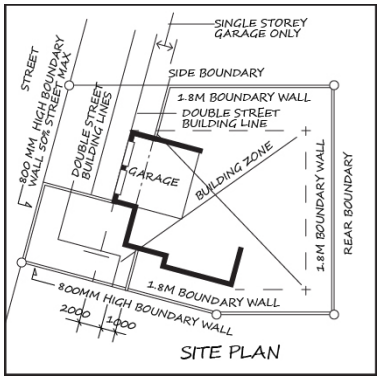


DIAGRAM 4

RECOMMENDATION:

From a cost point of view, it is recommended that the long sides of a major section be load bearing walls, as these walls will carry the major roof trusses.

***MATCHING OF DIFFERENT COLOUR ROOF TILES ON A HOUSE IS PROHIBITED.**

RECOMMENDATION:

Guaranteed waterproofing and insulation should be specified for all flat roofs.

***PARAPETS ON SHADED SLOPING ROOFS ARE PROHIBITED.**

***OTHER THAN THE 30°/40° PRESCRIBED SHAPED PITCHED ROOF IS SPECIFICALLY PROHIBITED.**

8.4 Double Pitched Roof Ends:

8.4.1 The prescribed sloping roof ends have to be hip type. No gable end roofs will be allowed.

8.4.2 Hipped roof end, the ridge of the roof must be extended to form a vertical gambrel preferably of no less than 1500mm high. See Diagram 5 page 14.

8.4.3 Triangular vertical gambrels of the roof structure are to be filled in with horizontal timber or aluminium louvres, or fibre cement boarding. In the case of a double volume with exposed roof trusses on the inside, the gambrel can be fitted with glass panels. The finishes to be used are:

- Louvres painted in the preselected colours. See Item 9.0 Annexure 1A page 36
- Standard powder coated aluminium louvres in the specified preselected colours
- Fibre cement horizontal boarding painted in one of the preselected colours

.

***THATCH EXPOSED CORRUGATED IRON OR FIBRE CEMENT SHEETING IS PROHIBITED**

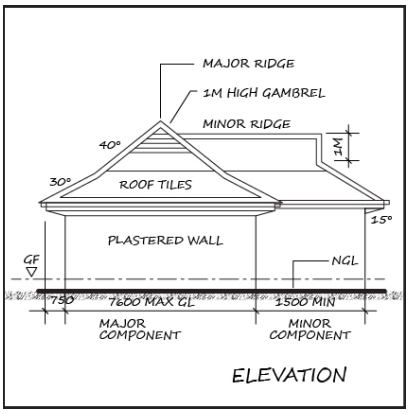


DIAGRAM 5

8.5 Roof Overhang and Fascia:

8.5.1 The use of verandas as sun screening elements form an integral part of the Architectural language and is encouraged. At least 70% of the Ground floor house footprint, excluding the garage, should have a minimum 1200mm wide veranda independent of the major and minor roof. This is applicable to both single and double storey houses. The underside of the 200mm high veranda facia to be minimum 2.28m and maximum 2.8m above finished floor level. Garage, should have a minimum 1200mm wide veranda independent of the major and minor roof. This is applicable to both single and double storey houses. The underside of the 200mm high veranda facia to be minimum 2.28m and maximum

8.5.2 The overhang on ground and first floors may be reduced to accommodate architectural features and projections within the roof line.

8.5.3 For single storey houses the face of the 200mm high fascia board of the major and minor roof overhang is to be minimum 350mm. For double storey houses the face of the 200mm high fascia board of the major and minor roof overhang to be minimum 800mm. Both above measured from the outside face of the external wall.

8.6 Roof Light

8.6.1 Any roof light must form an integral design with the roof and submitted to TVAC for approval at sketch Plan Stage.

.

RECOMMENDATION:

Walls which reflect strong glare could be shaded by pergola's, planting or screening.

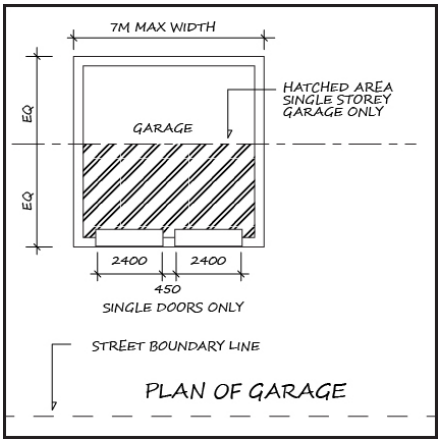


DIAGRAM 6

RECOMMENDATION:

Because most of the sites will be facing south, the Developers recommend and encourage the use of vertical roof lights, to allow controlled north light into the south facing rooms. Glassing in the roof lights must be non-reflective.

8.7 External Walls

8.7.1 Walls are to be masonry, smooth plastered and must be painted in one of the prescribed external wall colours listed with the prescribed roof tile colour shown in items 1.0 and 2.0 Annexure 1A page 32. Exposed concrete walls or retaining walls must be plastered and painted.

8.7.2 It is encouraged that horizontal weatherboard shiplap cladding be introduced between windows to form a horizontal band all around the house. The cladding must start at 600mm AFFL and stop in line with the window lintel height. The cladding to be fixed flush with the external plaster above and below the windows.

*** CEMENT BUILDING BLOCKS AND OTHER ALTERNATIVE BUILDING METHODS ARE SPECIFICALLY PROHIBITED.**

*** UNPAINTED MASONRY, CON-CRETE, FACEBRICK AND ARTIFICIAL METHODS TO CREATE ROUGH TEXTURED SURFACES, E.G. SPANISH PLASTER ARE SPECIFICALLY PROHIBITED.**

8.8 Boundary,Courtyard & Screen Walls:

8.8.1 The permissible extent and height of boundary walls are depicted on Diagram 4 page 11 are summarised hereunder. TVAC may at their discretion, approve exceptions specifically on sloping plots when levels are problematic.

- Rear Boundary wall can be a maximum 1.8m above NGL for the full width of the Plot.
- If the house is placed on the Street Building Line, the side common boundary walls can be 1.8m above NGL from the rear boundary to a point 1m short of the extended Street Building Line.
- If the house is situated away from the Street Building Line, the 1.8m high common boundary wall can be built from the Rear Boundary to a point in line with the extended Street Building Line and then may return at 90° towards the house.

RECOMMENDATION:

The same requirements will be applicable on a Common Boundary between two erven and should the construction of the two neighbouring houses take place simultaneously, the cost could be shared.

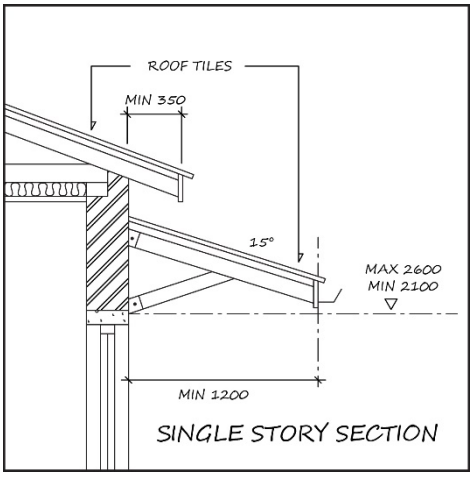


DIAGRAM 7

- The remainder of the Common Boundary walls to the Street Boundary may be 0.8m high above NGL.
- A 0.8m high boundary wall can be built for 50% of the length of the total Street Boundary and may then turn at 90º towards the house.

8.8.2 Boundary or screen walls could be constructed in blockwork or masonry and plastered smooth and painted in one of the prescribed external wall colours. See Items 1.0 and 2.0 Annexure 1A page 32

RECOMMENDATION:

The planting of hedges for privacy and wind-protection is encouraged.

8.8.3 Boundary or screen walls to be designed as an integral part of the house to provide privacy for outside living areas, screen off kitchen and drying yards, water tanks and dustbin areas. Proposals to be depicted on Sketch Plans submitted to TVAC for approval.

*** CORRUGATED IRON, BARBED WIRE AND PRE-FABRICATED WALLING SYSTEMS ARE SPECIFICALLY PROHIBITED.**

8.8.4 Water storage tanks should preferably be underground but if not, the tanks are to be fully screened by internal screens or boundary walls. Position of tanks to be shown on Sketch Plans submitted to TVAC for approval.

8.8.5 345 x 345mm brick columns to a maximum height of 2380mm to support timber pergola beams, may be placed on a Common or Rear boundary and integrated with the boundary wall. See Diagram 8 this page.

*** CARPORTS, SHADE NETS IN ANY FORM ARE SPECIFICALLY PROHIBITED.**

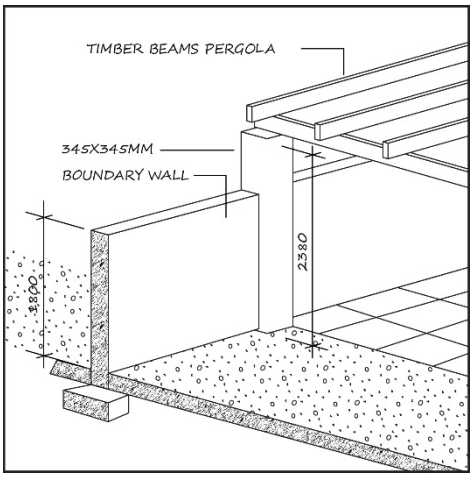


DIAGRAM 8

8.8.6 All retaining walls are to be according to Engineer's details and a maximum of 2500mm above NGL.

8.8.7 The use of low garden walls is encouraged to accentuate the edge of the verandas and to minimise earthworks to create a building platform.

8.8.8 Garden walls to be maximum 1.2m high measured from Ground Floor FFL level and conform to the requirements.

8.9 Columns and Pergolas:

8.9.1 The use of verandas & pergolas as sun screening elements form an integral part of the Architectural language and is encouraged.

8.9.2 Square columns for pergolas or support for flat reinforced concrete or alternative flat roofs are to be constructed in 345 x 345mm masonry with smooth plaster, painted in one of the prescribed external wall colours.

8.9.3 Pergola designs to be simple, using large timber sections or double timber posts with spacers. Rectangular steel post sections matching the timber may also be used, painted to approve colours.

8.9.4 Timber beams with slatted, wooden strips to protect patios and terraces may be used. See Diagram 8 page 15.

8.9.5 Aluminium adjustable louvres in white may only be used if they are completely boxed-in and screened by an upstand beam 425mm high.

8.9.6 Pergola beams to be timber and varnished in the prescribed colour. See Item 8.0 Annexure 1A page 33.

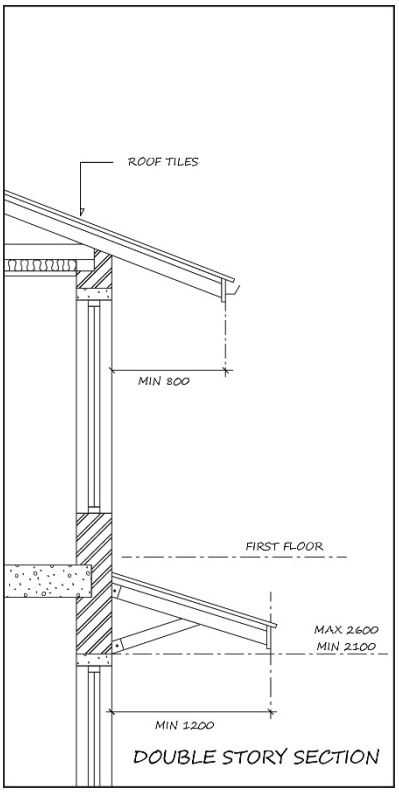


DIAGRAM 9

***CANVAS AWNINGS ARE SPECIFICALLY PROHIBITED.**

RECOMMENDATION:

The use of vines or indigenous climbing plants on pergolas is strongly recommended.

*** ALL OTHER COLUMN TYPES E.G. PRECAST GREEK STYLE AND OTHER DIAMETER DIMENSIONS ARE SPECIFICALLY PROHIBITED.**

*** COVERING A PERGOLA WITH ANY SHADECLOTH OR ROOF MATERIAL IS SPECIFICALLY PROHIBITED.**

8.10 Awnings:

8.10.1 No awnings are allowed.

***ALL AWNINGS ARE SPECIFICALLY PROHIBITED.**

8.11 Doors:

8.11.1 Standard TV@KBGE Door Schedule will be made available to Architects on special request.

8.11.2 There are two standard lintol heights for doors:

- Higher H28 Door Series (28 brick courses).
- Lower L25 Door Series (25 brick courses).
- The preferred height is 2380mm (28) above top of concrete floor slab to make provision for a 255mm openable, secure fanlight above normal door (and window) height.

RECOMMENDATION:

Garage door clear height of 2380mm for standard 4x4 vehicles should be specified.

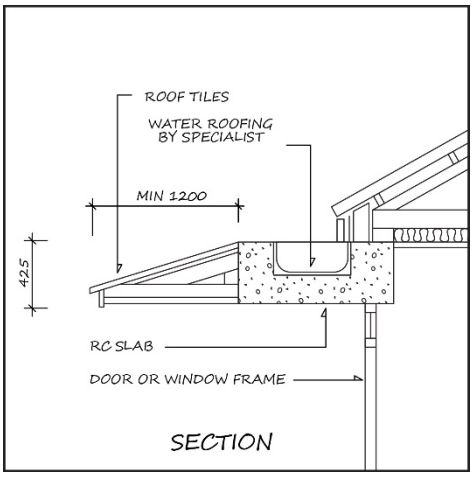


DIAGRAM 10

8.11.3 Timber garage doors must be horizontal slatted doors finished in the preselected colour. See item 8.0 **Annexure 1A page 32.** Only single garage doors 2.4m wide will be permitted.

*** DOUBLE GARAGE DOORS 4.8M WIDE IS SPECIFICALLY PRO-HIBITED.**

8.11.4 Timber front entrance door of not less than 1.2m wide (preferably horizontal slatted) front doors, kitchen doors as well as French doors to be varnished or painted in any preselected colour. See Item 8.0 Annexure 1A page 33.

*** ANY FORM OF WINDOW PANELS IN GARAGE DOORS ARE SPECIFICALLY PRO-HIBITED.**

8.11.5 Powder coated aluminium sliding doors to be in the preselected colour, and is not to exceed 4000mm in width. All sliding doors, if facing the street to be protected under a roof setback at least 2.5m from the outside face of the covered area.

*** EXTERNAL STEEL DOOR FRAMES AND NATURAL (SILVER COLOURED) ANODISED ALUMINIUM SLIDING DOORS ARE SPECIFICALLY PRO-HIBITED.**

8.11.6 Brick piers of minimum 450mm wide

*** ARCHED DOORS AND WINDOWS ARE SPECIFICALLY PROHIBITED.**

*** GLASS FRONT DOORS ARE SPECIFICALLY PROHIBITED.**

8.11.7 Powder coated aluminium folding stack doors to be in the preselected colour. The door must be in increments of 600-900mm panels in odd numbers to a maximum width of 4200mm (7 x 600mm) and if facing the street, must be protected under a roof setback at least 2.5m from the outside face of the covered area.

8.12 Windows:

8.12.1 Timber Standard TV@KBGE Window Schedule will be made available to Architects / Technologist on special request.

8.12.2 There are two standard lintol heights for windows:

- The Higher H28 Window Series (28 brick courses). See Diagram 11 on this page.
- The Lower L25 Window Series (25 brick courses). See Diagram 12 on this page. Both Window Series or a combination of Series, may be used in a house.
- The standard window heights are determined by multiples of 85mm brick courses.

8.12.3 All windows are to be powder coated aluminium finished in one of three prescribed colours listed in Item 6.0 Annexure 1A page 32.

8.12.4 The use of non-standard windows will be more expensive and is not recommended.

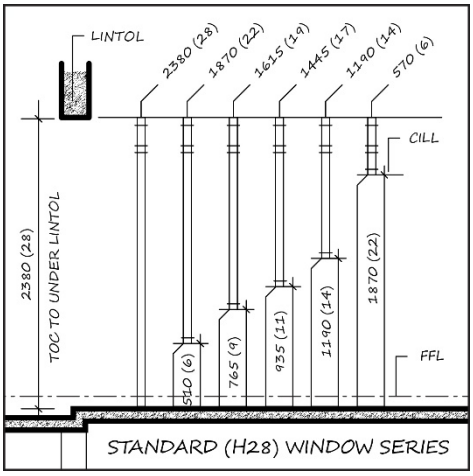


DIAGRAM 11

*** PLASTER BANDS AROUND DOORS AND WINDOWS ARE SPECIFICALLY PROHIBITED.**

*** WHITE UPVC WINDOWS, WINBLOKS, TIMBER, STEEL AND COTTAGE PANE WINDOWS ARE SPECIFICALLY PROHIBITED.**

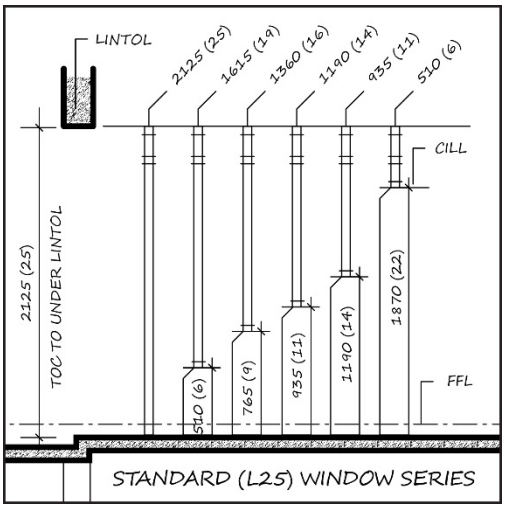


DIAGRAM 12

RECOMMENDATION:

All soffits to external doors and windows to be 2 380mm (28 brick courses) AFFL in order to create the opportunity for a secure openable ventilation opening above door height.

8.13 External Shutters:

8.13.1 Framed, powder coated aluminium sliding shutters in the prescribed colour with horizontal louvres can be used.

*** PREFABRICATED TIMBER SHUTTERS WITH SMALL LOUVRES OR ADJUSTABLE PVC LOUVRES AND IMITATION SHUTTERS ARE SPECIFICALLY PROHIBITED.**

8.13.2 External shutters to generally match the colour of the window frames.

RECOMMENDATION:

Special attention recommended dealing with wind noise from shutters and garage doors.

8.14 Bugler Bars:

8.14.1 Internal grid-pattern purpose made to suit the dimensions of the window to be used.

*** EXTERNAL BURGLAR BARS, TRELLIDOR / EXPANDA GATE / ROLLER SHUTTERS ARE SPECIFICALLY PROHIBITED.**

8.15 Gutters and Downpipes:

8.15.1 Concealed & integrated gutters are encouraged.

8.15.2 All gutters to be from seamless aluminium extrusions to the prescribed colour set out in item 7.0 Annexure 1A page 33.

*** PVC AND FIBRE CEMENT GUTTERS AND DOWNPIPES ARE SPECIFICALLY PROHIBITED.**

8.16 Chimneys:

8.16.1 Exposed chimneys to be built in brickwork, rectangular in design, plastered smooth, painted the same colour as the rest of the exterior of the house in any of the prescribed colours.

*** TERRACOTTA POT, FIBRE CEMENT OR ROTATING STEEL COWLS ARE SPECIFICALLY PROHIBITED.**

8.16.2 Only prescribed black stainless-steel cowls by Jet master (or equal) will be permitted.

8.16.3 The chimney for internal fireplaces may project through the height restriction plane governed by the particular ridge height.

8.17 Plumbing Pipes:

8.17.1 Soil and vent pipes are to be built into walls or vertical ducts. Plumbing pipes must be fully concealed.

*** EXTERNALLY VISIBLE SOIL, SEWER AND VENTILATION PIPES ARE SPECIFICALLY PROHIBITED.**

8.18 TV Antennas & Satellite Dishes:

8.18.1 Only small, fully concealed satellite dishes as displayed in Technical Design Centre will be permitted.

8.18.2 The proposed location of the satellite dish must be indicated on the Sketch Plan drawings submitted to the TVAC for approval.

8.19 Air Conditioners:

8.19.1 Only air conditioners with DC converters may be used. The condenser units may not be visible from street, public areas or neighbouring properties. Window units may not be used.

8.19.2 Air conditioning equipment positions to be integrated with the design of the house and submitted for Sketch Plan approval by TVAC.

***AIR CONDITIONING EQUIP-MENT VISIBLE FROM THE STREET IS SPECIFICALLY PRO-HIBITED.**

8.20 External Floor Covering:

8.20.1 Square tiles only in slate sandstone, natural sandstone or cobbles and brick paving can be used.

***FREEFORM SLASTO, CRAZY PAVING, PREMIX AND CHIP AND SPRAY ARE SPECIFICALLY PROHIBITED.**

8.20.2 Concrete paving slabs may only be used in drying or kitchen yards which are fully surrounded by screen or boundary walls.

8.21 Timber Deck:

8.21.1 Timber decks may be specified for outside living areas.

8.22 Balconies & Balustrades:

8.22.1 To be designed as an integral part of the house and shown on Sketch Plans submitted to TVAC for approval.

8.22.2 Any low balustrade wall must be maximum 450mm high above the finished floor, with powder coated aluminium, stainless steel or timber handrail varnished in preselected colours. See Diagram 14 on this page.

8.22.3 Stainless steel cables in combination with timber handrail will be permitted.

8.22.4 The balustrade walls can be of solid brickwork or concrete beams of maximum 450mm high, plastered and painted in preselected colour described in Item 8.0 Annexure 1A page 33.

8.22.5 All balcony edges to be wrapped with a veranda min 1200mm wide to all sides

*** WROUGHT IRON, GLAZING, STEEL OR ALUMINIUM PANELLING FOR BALUSTRADING ARE SPECIFICALLY PROHIBITED.**

RECOMMENDATION:

316L stainless steel specification for cables is strongly recommended.

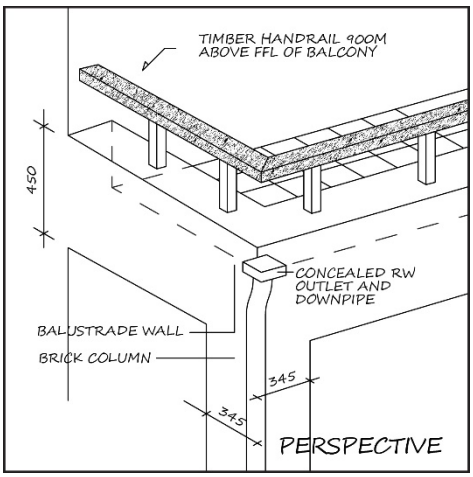


DIAGRAM 14

8.23 Steps:

8.23.1 All external steps to be built in masonry work and covered with floor tiles to match.

*** STREET FACING STEPS IN TIMBER IS SPECIFICALLY PROHIBITED.**

8.24 Garages:

8.24.1 To be designed as an integral part of the house and architectural guidelines.

*** FREE STANDING PRE-FABRICATED CARPORTS, PERSPEX OR FIBRE GLASS SHEETING IS SPECIFICALLY PROHIBITED.**

8.24.2 Covering of driveways from kerb to garage doors to be in light brown exposed aggregate rectangular pavers only.

*** PRE-FABRICATED GARAGES, STEEL OR PATTERNED GARAGE DOORS ARE SPECIFICALLY PROHIBITED.**

*** UPVC DOORS ARE SPECIFICALLY PROHIBITED.**

8.24.3 In the case where a garage is built on the 6m Street Building Line, any habitable first floor component must be set back to at least 50% of the depth of the garage.

8.24.4 Timber garage doors to be slatted horizontally, varnished in preselected colour. See Item 7.0 Annexure 1A page 33.

8.24.5 Powder coated aluminium garage doors to be horizontally slatted in the prescribed colour to match windows. See Item 10 Annexure 1A page 33.

8.25 Swimming Pools:

8.25.1 To be designed inside Building Zone and as an integral part of the outside living area, surrounded by approved paving, screen walls or boundary wall and specifically depicted on the Sketch Plans submitted to TVAC for approval.

8.25.2 Above ground level pools or porta pools only allowed in areas screened off from the street and neighbours.

8.25.3 All pool pumps and filters to be positioned within the Building Zone and screened off. The positions to be indicated on Sketch Plans submitted to TVAC for approval.

8.26 House Names & Numbers:

8.26.1 Black anodised aluminium or Stainless-Steel lettering 150mm maximum height, are to be used.

ALL OTHER LETTERING OR OTHER EXTERNAL DECORA-TIONS ON STREET FACING SIDE ARE SPECIFICALLY PROHIBITED

9.0 RENEWABLE ENERGY:

9.1 General:

All renewable energy and green technologies will be displayed and technical assistance and advice will be available at the KBGE Technical Design Centre.

Note: Panels, thermal or PV will only be allowed flush with existing roof pitch. It is therefore important to plan accordingly, i.e. due north facing roof area.

9.2 Electricity Installation:

9.2.1 Each house to have a minimum number of solar panels integrated with the roof design, sufficient batteries, inverter and UPS photovoltaic backup to drive computers, television and general lighting.

9.2.2 A nett electricity metering system will be installed to allow metering of electricity consumption and the outflow of excess electricity when the batteries are fully charged.

9.2.3 All power to be supplied via prepaid meters installed by Contractor.

9.2.4 All lighting to be LED or CFL low energy consumptive devices.

9.3 Sewerage Installation:

9.3.1 All sewerage systems to be plumbed for dedicated grey water recovery to grey water tanks installed at every house.

9.4 Gas Installation:

9.4.1 All stove hobs to be gas driven.

9.4.2 Gas installation drawings designed by a registered specialist to be submitted with the Building Plans for approval by BCM Fire Brigade.

9.4.3 An inspection and testing of the gas installation is a prerequisite for the required Gas Installation Compliance Certificate and will therefore be a prerequisite for the issue of the TV@KBGE Occupation Certificate.

9.5 Water:

9.5.1 All water will be supplied and monitored via a prepaid meter installed at every house. Every property will have a point-of-use purified water system installed in the kitchen for potable use.

9.6 Water Heating:

9.6.1 All water geysers to be solar thermal powered with gas or heat pump as backup energy source. No tanks will be allowed above roof and will be allowed inside roof area only.

9.7 Cooling Installation:

9.7.1 All air conditioners to be solar thermal assist and DC inverter systems.

9.8 Underfloor Heating:

9.8.1 All underfloor heating to be gas or Solar thermal only.

9.9 Connectivity & Telecommunication:

9.9.1 VoIP:

VoIP telephony services and estate intercom services. VoIP uses digital technology to transmit phone calls via the internet in order to bypass the use of traditional telecommunication companies. Despite the difference in technology used with VoIP, when compared to that used by traditional land line phones; phone calls, dialling, talking on the phone, and receiving phone calls, all work exactly the same way. Velocity provides direct connectivity to five of the top major VoIP providers in the country. Velocity have created a system that has multiple backbones on their network. Some for carrying broadband data and others for carrying VoIP data, this means that the one is not affected by the other.

9.9.2 Broadband Services:

Hi-speed uncontended wireless internet connectivity. The wireless broadband service is normally targeted at the business type user. The uncapped broadband service will range from 192kbps up to 1024kbps, with VPN (Virtual Private Network) networks and Diginet equivalent links. The broadband services are managed to ensure that the links are clear of bottle necking activities, as an example: virus, spam distribution and illegal P2P/BitTorrent traffic is managed and blocked.

10.0 GENERAL:

10.1 Vegetation and Landscaping:

10.1.1 Only indigenous plants and trees may be utilised in the landscaping of gardens. Gardens on the street facing side of the property should be simple and in keeping with the natural environment and without decorative elements such as dwarfs, wagon wheels and the likes.

10.2 Siting of Buildings:

10.2.1 In order to promote good neighbourliness and a coherent scheme, Home Owners and Designers are encouraged to consult with their neighbours when planning their homes and when siting the outbuildings. Consideration should be taken when locating entertainment and servant's quarters to respect your neighbours' privacy. The TVAC's decision on this matter will be binding on all parties concerned.

10.3 Floor Level:

10.3.1 Finished floor level (Ground Floor) is to be a maximum of 300mm above Natural Ground Level at the highest point within the Building Zone (NGLP). The purpose of this restriction is to control the height of the buildings and to minimise the height of buildings.

10.3.2 Any retaining wall or boxed in void resulting from a sloping site to have maximum height of 2.5m above NGL.

10.4 Granny Flats:

10.4.1 Granny flats must be totally integrated with the design of the house, but may have a separate entrance. The BCM bylaws regarding Granny Flats must be complied with and must be specifically shown on Sketch Plans submitted to TVAC for approval. Separate cottages are specifically prohibited.

10.5 Plan Approvals:

10.5. In order to keep the quality of design as high as possible, it is a requirement that only Architects / Technologists registered with the South African Institute of Architects Professionals (SACAP) may design and submit drawings to TVAC for approval. Furthermore, it will be a requirement that the SACAP registration number of the Architect / Technologist be filled in on the prescribed TV@KBGE Application Form for Approval of Sketch Plans and the TV@KBGE Application Form for Aesthetic Approval. See Addendums 1H page 36 and 1J page 39.

10.5.2 The Architectural Design & Development Manual, being a condition of subdivision, has statutory authority and must be read together with the particular PPD. The approval of plans in terms of the Manual will be the responsibility of TVAC who will act in their sole discretion in terms of the constitution of The Village @ Kidds Beach Green Estate Home Owners Association.

10.5.3 A R3,000.00 TVAC Aesthetic Scrutiny Fee will be payable to TVAC prior to submission of the Sketch Plans. The Aesthetic Scrutiny Fee allows for one scrutiny of revision of the Sketch Plans by the Architect to achieve compliance.

10.5.4 TPA will issue the TV@KBGE Compliance Certificate (Addendum 7A [specimen] page 41) on compliance by the Client of all items listed in clause 5.4.1 page 6. TVAC may add items to be complied with if and when necessary.

10.6 TV@KBGE Application Form for Sketch Plan Approval:

10.6.1 The TV@KBGE Application Form for Sketch Plan Approval (Addendum 1H page 36) to be filled in, signed by the Owner and the Architect / Technologist and submitted with 3 sets of the Sketch Plans to TVAC for approval.

10.6.2 TVAC will not consider the application for Sketch Plan Approval without receipt of the formally issued TV@KBGE Compliance Certificate (Addendum 7A [specimen] page 41).

10.6.3 TVAC will confirm reasons for the decline or conditional approval of Sketch Plans within (21) twenty-one working days of receipt of the required Form, Drawings and Compliance Certificate.

10.6.4 The TVAC will scrutinize the applications for Sketch Plan approval in terms of the TV@KBGE Development Control and Architectural Guidelines and if compliant in general terms, approve the Sketch Plan subject to certain comments and adjustments if required. The adjustments are to be worked into Building Plans for final approval and sign off by TVAC prior to submission to the Local Authority for Building Plan Approval.

10.6.5 Two stamped copies of the Sketch Plans will be returned to the Owner together with the comments and adjustments required.

10.7 TV@KBGE Application Form for Aesthetic Approval of Building Plans

10.7.1 The TV@KBGE Application Form for Aesthetic Approval of Building Plans (Addendum 1J page 39) to be filled in, signed by the Owner and the Architect / Technologist and submitted with 5 sets of the Building Approval Drawings required by TVAC for approval and sign off. Two sets of the drawings to be coloured in according to the Buffalo City Municipality (BCM) requirements.

10.7.2 TVAC will not approve and sign off Building Plans Approval if all the conditions of the Sketch Plan Approval were not fully incorporated in the Building Plans. If Building Plans do not conform to conditions of Sketch Plan approval, then additional fees will be payable to the Architect for second scrutiny at recommended current SAIA hourly tariffs and payable by the Owner.

10.7.3 TVAC will confirm decline or approval of Building Plans within twenty-one (21) working days of submission and confirm when the plans are ready for collection.

10.7.4 One set of the signed off Building Plans will be retained by TVAC for record purposes.

10.7.5 Building Plans, duly stamped and signed by TVAC, must be submitted to the BCM for approval. A copy of the Building Drawings approved by the BCM must be submitted to TVAC for checking and record purposes.

10.7.6 On receipt of the Building Drawings approved by BCM and Construction Deposit in terms of Item 11.2 page 28, no site establishment, excavation or building work may start prior to formal site handover by TPC.

10.7.7 A formal TV@KBGE Occupational Certificate will be issued by TV@KBGE Project Controller to ensure conformance to approval. The inspection will be done within seven (7) days of a written application by the Owner and receipt of the official BCM Occupation Certificate.

10.8 Waivers and Amendments:

10.8.1 The TVAC may approve fully motivated waivers of any mandatory specifications under special conditions where waivers are considered justifiable by TVAC.

10.8.2 The HOA together with the TVAC reserve the right from time to time to make any alterations or additions to these restrictions that are, in their opinion, advisable in order to achieve the stated aims and purposes of the development.

10.8.3 The TVAC may from time to time change or add conditions to be complied with by the Owner prior to the issue of the TV@KBGE Compliance and Occupation Certificates.

10.9 National Building Regulations:

10.9.1 Should any provision in this Architect Design Manual be regarded as contrary to National Building Regulations (SABS 0400) then the National Building Regulations shall prevail.

10.9.2 The Design Guidelines are to be read in conjunction with the Local Authority Rules and Regulations as well as the SABS 0400 (National Building Regulations). Any discrepancies that may originate between the above must be reported to TVAC for ruling.

10.10 Future Alterations and Additions:

10.10.1 The approval of any future alterations and additions to existing houses will be subject to the same approval procedures applicable to new houses.

11. BUILDING ACTIVITY RESTRICTIONS:

The undermentioned restrictions have been adopted to ensure that the least possible disruption is caused to residents by building activities. All restrictions are applicable to main contractors and subcontractors and must be read in conjunction with Item 12 (EMP) page 30:

11.1 Accredited Contractors and Subcontractors:

A panel of accredited TV@KBGE Contractors, Specialist Subcontractors and Suppliers are available. If an Owner wishes to add a Contractor to the Accredited TV@KBGE Contractors Panel, the name and credentials of a new Contractor must be submitted to TVAC. TVAC will consider the recommended Contractor and make the decision in its own discretion and revise the Panel if necessary on an annual basis.

11.2 Construction deposit:

A refundable Construction Deposit of R20,000 and revised from time to time by the HOA must be paid by each owner before any building activities may commence. This deposit will be held in a trust by HOA to make good any damage caused by the builder, owner, etc. during construction and where they fail to rectify the situation e.g. rubble removal, damaged kerbing, public sidewalks, landscaping and community services. The construction deposit (or portion thereof) will be refunded to the applicant upon request, after completion of the building construction and after the inspection by the Project Controller.

11.3 Construction Requirements:

The Contractor must adhere to the following requirements for Contractors as laid down from time to time by HOA:

11.3.1 Building operations: Only allowed from 07:00 to 18:00 normal week days and 08:00 to 13:00 on Saturdays. All heavy trucks and delivery vehicles during the construction period will be diverted to use the alternative access to The Village. The new main entrance road may not be used.

11.3.2 Refuse: The contractor to provide facilities for refuse storage which must be removed on a weekly basis. Burning of refuse on site is specifically prohibited. Regular removing of building rubble must be done by the contractor. The roadway and pavement must be kept clean of material, rubble and sand at all times.

11.3.3 Toilets: The contractor to provide a chemical toilet for use by the workmen for the duration of the building contract.

11.3.4 Danger tape: The building site, i.e. the erf handed to the contractor for building operations, must be demarcated with danger tape. Under no circumstances must the building activities be extended beyond the erf boundaries.

11.3.5 Deliveries: The TV@KBGE roads were designed to carry maximum loads of 6 tons. Any damage to roads due to overloading of delivery vehicles may lead to a claim for damages against the particular responsible Plot Owner.

11.3.6 Fencing Off: Hoarding or shade cloth to fence off building site to be shown on Building Approval drawings.

11.3.7 Insurance:

- Insurance against damage of roads and kerbs by the contractors to be taken out in favour of the TV@KBGE HOA.
- Contractors to supply copies of all-risk insurance to the TV@KBGE HOA together with the notice of the contracted starting and completion dates for the building process.

12. THE CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (EMP)

The Construction Environmental Management Plan outlines measures to be implemented by the Contractor in order to minimise any potential environmental degradation. It should serve as a guide for the Contractor and the construction workforce on their roles and responsibilities concerning environmental management on the construction site and provide a framework for environmental monitoring throughout the construction period. Measures to control potential environmental impacts during the construction phase are specified. Except where otherwise stated, all these control measures shall apply throughout the construction period and, as part of the project contract, the Contractor shall adhere to these measures at all times.

12.1 **The Objective:**

12.1.1 Prevent any adverse impacts upon the surrounding environment including the natural fauna, flora, air quality, soil quality and water quality.

12.1.2 Minimise the ecological footprint of the upgrade process of the route on the surrounding environment.

12.2	**The Environmental Impact Fine Structure:**	Per Incident
12.2.1	Use of KBGE entrance road plus cost to repair all damage caused to road, kerbs, etc.	R2 500.00
12.2.2	Littering and poor housekeeping	R 500.00
12.2.3	Not complying with any site instruction	R1 000.00
12.2.4	Not locking temporary gates after working hours	R1 000.00
12.2.5	Not maintaining / using silencers on noisy plant equipment / vehicles	R1 000.00
12.2.6	Not maintaining / using waste bins / skips	R1 000.00
12.2.7	Not wearing overall, safety boots, hard hat and / or reflective jacket	R1 000.00
12.2.8	Spilling oil or diesel and not applying immediate clean-up measures	R2500.00
12.2.9	Failure to have Material Safety Data Sheets for all substances and chemicals on site	R1 000.00
12.2.10	Making an authorised fire	R1 000.00
12.2.11	Not using chemical toilet	R500.00
12.2.12	Not maintaining / using chemical toilets	R1 000.00
12.2.13	Overstepping construction perimeter / laydown areas	R1 000.00
12.2.14	Causing deliberate erosion	R1 000.00
12.2.15	Damaging protected / demarcated plants	R1 000.00
12.2.16	Not bunding diesel tanks	R1 000.00
12.2.17	Hunting or attempted hunting of any animal	R2 000.00
12.2.18	Killing of any animal (including birds and snakes)	R5 000.00
12.2.19	Not maintaining dust suppression	R1 000.00
12.2.20	Presence of alcohol / drugs or drunken / drugged behaviour	R1 000.00
12.2.21	Washing of any vehicles on site	R1 000.00

	The Environmental Impact Fine Structure:	Per Incident
12.2.22	Unauthorised sleeping on site (excluding security guard)	R1 000.00
12.2.23	Servicing and vehicle outside the designated service area	R1 500.00
12.2.24	Presence of any degreasing agent on site	R2 000.00
12.2.25	Causing siltation in the estuary	R2 000.00
12.2.26	Illegal dumping of waste and / or rubble on site and / or off site	R2 000.00
12.2.27	Presence of any banned substance on site	R2 000.00

THE VILLAGE
KIDDS BEACH

ANNEXURE 1A: PRESELECTED EXTERNAL COLOURS

Any combination of the following preselected colours may be used on the various external elements of the house:

*ALL OTHER COLOURS ARE SPECIFICALLY PROHIBITED.

1.0 DESERT RUSTIC Through Colour Roof Tile in Slate Profile:

Permitted External Wall Colour Alternatives are:

- Bauhaus: Y2-E2-1 (Plascon)
- Ivory Ridge: Y3-D2-2 (Plascon)
- French Chartreuse: Y5-D2-3 (Plascon)

2.0 DESERT Through Colour Roof Tile in Slate Profile:

Permitted External Wall Colour Alternatives are:

- Bauhaus: Y2-E2-1 (Plascon)
- Ivory Ridge: Y3-D2-2 (Plascon)
- French Chartreuse: Y5-D2-3 (Plascon)

3.0 Eaves Closure:

- Boards: White
- Timber: Water based tinted varnish colour Embuia.

4.0 Fibre Cement Barge Boards and Fascias:

- White

5.0 Powder Coated Aluminium Doors and Windows:

- ANP 3057 Matt Dark Umber Grey
- ITC 37044 Matt Silk Grey
- ANP 39007 Matt Grey Aluminium

6.0 Seamless Aluminium Gutters and Downpipes:

- White

7.0 Timber Garage Doors, Timber Doors, Windows, Balustrades & Pergolas:

- Water based tinted varnish colour Embuia

8.0 Roof Gambrel Louvres:

- Timber: Water based tinted varnish colour Embuia
- Aluminium: Powder coat to match window colour selected
- Fibre Cement: To match wall colour selected

9.0 Aluminium or Timber Louvres:

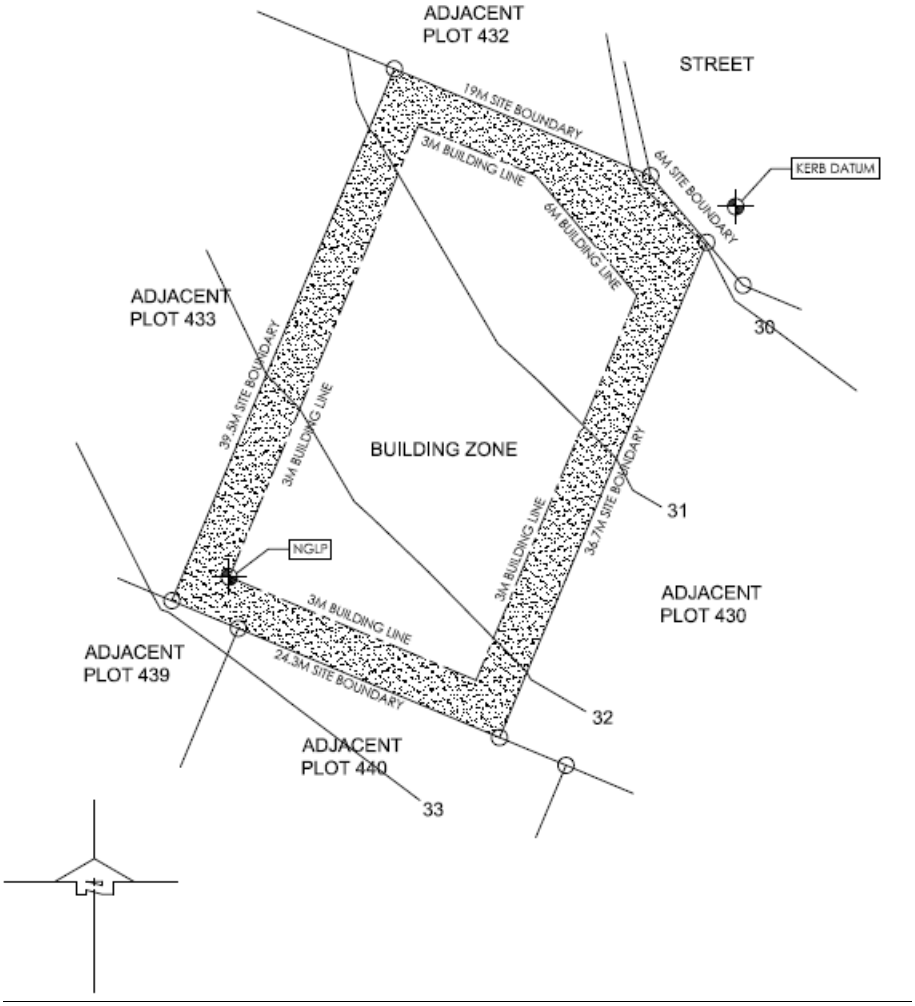
- Powder coat aluminium to match window colour selected
- Water based tinted varnish colour Embuia

10.0 Aluminium Garage Doors:

- Powder coat aluminium to match window colour selected

THE VILLAGE
KIDDS BEACH

ANNEXURE 1C: PLOT PEDIGREE DIAGRAM



PLOT	**6.5M ZONE:** Single Story / Split Level	Site Area = 851m²
483	MAXIMUM HEIGHT: Ridge 6.5m above highest NGL within Building Zone	Building Zone = 548m²

THE VILLAGE
KIDDS BEACH

ANNEXURE 1D: MASTER PLOT LAYOUT

THE VILLAGE
KIDDS BEACH

ANNEXURE 1H: APPLICATION FORM FOR SKETCH PLAN APPROVAL

NAME OF OWNER:	PLOT NO:

"Please note that the Application for Sketch Plan approval must be submitted and approved before the Application for Aesthetic Approval can be submitted"

OWNER'S STATEMENT:

In terms of clause 10.6 of the TV@KBGE Architectural Guidelines and Development Control Manual I, the owner of Plot _____, The Village at The Kidds Beach Green Estate, hereby formally submit the Sketch Plans for the proposed new residence for consideration and approval by the TV@KBGE Aesthetic Committee. Furthermore, I confirm that the information on this Application with Annexures is correct and carries my approval. As required, I attach the issued TV@KBGE Compliance Certificate.

1.0 THE OWNER:

1.1 Name: _____

1.2 Company / CC / Trust Name: _____

1.3 Address: _____

1.4 Contact Details: Cellphone: _____ Email: _____

2.0 REGISTERED ARCHITECT:

2.1 Name: _____ SAIA Reg No: _____

2.2 Company: _____

2.3 Address: _____

2.4 Contact Details: Cellphone: _____ Email: _____

2.5 Architects Signature: _____ Date: _____

3.0 SKETCH PLAN DRAWINGS (3 COPIES):

3.1 Layout Plan Drawing No: _____

3.2 Elevations Drawings No: _____

3.3 Sections Drawing No: _____

4.0 GROSS BUILDING AREAS:

4.1 Ground Floor: _____ m^2 First Floor: _____ m^2 Total: _____ m^2

5.0 BUILDING COMPONENTS:

5.1 External width of all GF components are less than 7600mm.

5.2 External width of all FF components are less than 5600mm.

5.3 Length of all Minor components are more than 1500mm.

6.0 HEIGHT RESTRICTION:

6.1 Height Restriction Zone for this Plot in terms of Master Plot Layout is:

6.2 Kerb / Datum Dimension (between NGLP and Kerb) in terms of ADDC Manual is _____mm and is painted on the kerb as specified. The highest point of the ridge of the house is level or lower than the Permissible Height measured vertical from the NGLP and is shown on Sketch Plan Drawing _____.

7.0 SOLAR PANELS AND SATELLITE DISHES:

7.1 Provision is made in the design for:

7.2 Design integration is dealt with in terms of ADDC Manual as follows:

8.0 ROOF LIGHT:

8.1 Provision is made in the design for:

8.2 Design integration is dealt with in terms of ADDC Manual as follows:

9.0 DOORS AND WINDOWS:

9.1 Doors and windows specified in the design are: _____

10.0 BOUNDARY, COURTYARD & SCREEN WALLS:

10.1 Layout and heights in terms of ADDC Manual depicted are: _____

11.0 GUTTERS AND VERTICAL DOWNPIPES:

11.1 Principles for gutters, vertical rainwater pipes, soil pipes, ventilation pipes, sewer pipes positioning and screening thereof depicted:

12.0 AIR CONDITIONING EQUIPMENT:

12.1 Principles for integrated design and screening of air conditioning equipment in terms of ADDC Manual depicted are:

13.0 BALCONIES & BALUSTRADES:

13.1 Principles for integrated design of balconies and balustrades in terms of ADDC Manual depicted are:

14.0 GARAGES:

14.1 Principles for integrated design of garages in terms of the ADDC Manual depicted are:

15.0 SWIMMING POOL PUMPS & FILTERS:

15.1 Principles for integrated design and screening of swimming pool pumps and filters in terms of ADDC Manual depicted are:

16.0 TVAC AESTHETIC SCRUTINY FEE:

16.1 Attached is EFT for the amount of R3,000.00 transferred to TV@KBGE in terms of ADDC Manual.

17.0 BUILDING PROGRAMME:

17.1 It is my intention to comply with all requirements set by the TV@KBGE Home Owners Association in order to start building operations on: _____20_____.

_____ _____

SIGNATURE OF OWNER **DATE**

18.0 APPROVAL BY TV@KBGE:

18.1

19.0 CONDITIONS OF SKETCH PLAN APPROVAL TO BE INCORPORATED IN BUILDING PLANS ARE SHOWN ON THE ATTACHED TVAC CONDITIONS OF SKETCH PLAN APPROVAL SCHEDULE.

THE VILLAGE
KIDDS BEACH

ANNEXURE 1J: APPLICATION FORM FOR AESTHETIC APPROVAL OF BUILDING PLANS

NAME OF OWNER:	PLOT NO:

"Please note that the Application for Sketch Plan approval must be submitted and approved before the Application for Aesthetic Approval can be submitted"

OWNER'S STATEMENT:

In terms of clause 10.7 of the TV@KBGE Architectural Design & Development Control Manual I, the undersigned and the Owner of Plot _____, The Village at Kidds Beach Green Estate, hereby formally submit the Building Plans for the proposed new residence for consideration and approval by the The Village Aesthetic Committee (TVAC). Furthermore, I confirm that all the comments and requirements listed in the TVAC Schedule dated _____ listed in their Conditional Approval of the Sketch Plans, were incorporated in the attached Building Plans.

1.0 REGISTERED ARCHITECT:

1.1 Name: _____ SAIA Reg No: _____

1.2 Company: _____

1.3 Address: _____

1.4 Contact Details: Cellphone: _____ Email: _____

1.5 Architects Signature: _____ Date: _____

2.0 STRUCTURAL ENGINEER (if required):

2.1 Name: _____ Reg No: _____

2.2 Company: _____

2.3 Address: _____

2.4 Contact Details: Cellphone: _____ Email: _____

2.5 Engineers Signature: _____ Date: _____

3.0 BUILDING PLAN DRAWINGS (5 copies / 2 coloured in):

3.1 Site Plan / Roof Plan Drawing No: _____

3.2 Layout Plan Drawing No: _____

3.3 Elevations Drawing No: _____

3.4 Sections Drawing No: _____

3.5 Drainage Layout Drawing No: _____

3.6 Window Schedule Drawing No: _____

3.7 Gas Installation Drawing (by Registered Specialists):

4.0 GROSS BUILDING AREAS:

4.1 Ground floor: House / Garage: ____m^2 Covered Stoep:____m^2

Total:_____ m^2

4.2	First floor:	House / Garage:_____m^2	Covered Stoep:____m^2
		Total:_____m^2	
	Percentage of GF: _____%		
4.3	Total Nett Roof Area (excluding overhang):	GF: _____m^2	FF:_____m^2
4.4	Total Area Flat Roof _____m^2	Percentage of Total Nett Roof Area_____%	

SIGNATURE OF OWNER **DATE**

5.0	**APPROVAL BY TVAC:**
5.1	
6.0	**CONDITIONS OF BUILDING PLAN APPROVAL ARE ANNEXED HERETO.**

THE VILLAGE
KIDDS BEACH

ADDENDUM 7A: TV@KBGE COMPLIANCE CERTIFICATE

NAME OF OWNER:	PLOT NO:

The Village Home Owners Association has received the Owner's Application for the issue of the TV@KBGE Compliance Certificate. The Application with the undermentioned requirements:

1.0 The Plot has been transferred and is registered in the Deeds Office in the name of the Owner.

2.0 All levies and / or penalties owned to the HOA have been received.

3.0 The HOA Aesthetic Scrutiny Fee has been paid by the Owner. The Compliance Certificate serves as a formal receipt for the prescribed amount of R3,000.00.

4.0 The Kerb / NGLP Dimension of _____mm has been measured in the presence of TPC and is painted on the kerb as prescribed.

THE PROJECT CONTROLLER	**DATE**

*Note: TVAC may change or add requirements or conditions from time to time.