



Village on Sea Homeowners' Association

# **Building Preliminaries**

January 2024

## **Building Preliminaries**

1. No clearing of bush or removing of plants is allowed on any stand prior to plan approval.
2. Construction is defined as a new house, additions and alterations to existing properties, screen or yard walls and driveways.
3. The owner is responsible to furnish his architect with all documents of Village on Sea, which are relevant to construction i.e., the Constitution, the Architectural Rules and Guidelines, the Environmental Management Plan, and the House Rules. These are on the Village on Sea website or can be obtained from the Managing Agents, Status-Mark.
4. A surveyor's certificate of stand pegs is required. The surveyor is to place 1,5m long timber pegs, painted white, next to steel pegs.
5. Outline plans – building as well as landscaping – must be submitted for pre-approval to the Managing Agent.
6. After approval of outline plans by the VOS HOA, the architect can prepare the building plans for final approval. Three (3) sets of plans are required for final approval.
8. After final approval by VOS HOA and the controlling architect, the plans can be submitted to the municipality.
9. The stand must be neatly fenced with 1,80m green shade netting - excluding 25% fynbos area. A water connection can be made and a chemical toilet must be placed for the duration of the construction.
10. The controlling botanical consultant of VOS will now do a comprehensive 'Search and Rescue' operation on the area where construction, driveways etc are to be constructed. All rescued plants will be placed in bags for later planting and stored in the 'no-go' area of the stand.
11. Environmental awareness training for workers will be done on site when construction commences.
12. Contractors will not be allowed on site before they have signed the 'Contractors Conduct Agreement' and paid the relevant fees.
13. All staff, including contractors, must have an ID card with a colour photo and stand number on which the owner's name and the construction company's name is displayed.
14. For new houses, the amount is R5 000 (five thousand rand), which include architect fees and three inspections, the botanical consultant's 'Search and Rescue' fee, as well as the potting of plants and environmental awareness training by the controlling coordinator.
15. The owner or builder is responsible for paying an architect fee of R2 000 (two thousand rand) for alterations and additions smaller than 100 m<sup>2</sup>.
16. The owner or builder is responsible for paying a builder's deposit of R10 000 (ten thousand rand) for a new house and R7 000 (seven thousand rand) for additions smaller than 100 m<sup>2</sup>.
17. All inquiries can be directed to the Managing Agents.