



# HELDERZICHT ECO-ESTATE ARCHITECTURAL GUIDELINES

It is solely the responsibility of the owner(s) and owner's architectural professional to adhere to the Architectural Design Guidelines and neglecting to do so is at their own risk.

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#### **PURPOSE OF HELDERZICHT ECO-ESTATE ARCHITECTURAL GUIDELINES (HAG)**

- The purpose of the HAG is to ensure that the original concept and theme proposed for the Helderzicht Eco-Estate is realized.
- It aims to outline design parameters and standards that must be adhered to in order to establish the architectural character of the project and to assist the individual architects and homeowners with the design and submission process.
- It furthermore serves as an implementing tool to be used by the Helderzicht Eco-Estate Architectural Review Committee (HARC) and the Helderzicht Eco-Estate Homeowners Association (HHOA) in appraising each submission ensuring that all design parameters and regulations during construction are adhered to.
- The development rules and regulations in general, are in place to ensure that all homeowners have the same rights and obligations while promoting design continuity and cohesion to the scheme.
- This will serve to enhance the value of all properties in the development.

#### **GENERAL PROVISIONS**

- These Architectural Guidelines are to be read in conjunction with the HHOA (Helderzicht Eco-Estate Homeowners Association) Memorandum of Incorporation.
- The HAG should be read in conjunction with the local authority by-laws (JB Marks Municipality), National Home Builders Registration Council (NHBRC) and the National Building Regulations SABS 0400.

- It is not intended that the HAG override these regulations.
- All details, review and inspection procedures described in these regulations and the design approval process are intended to assist in compliance.
- Plans for all buildings, alterations and additions shall be submitted to HARC for approval, insofar as aesthetics, design and position are concerned.
- The Design Manual was originally written in July 2022 and may be revised when conditions warrant.
- The applicant will be allowed to request relaxation regarding certain of these items in the guidelines. The request needs to be submitted in writing with sufficient and valid motivation and submitted with Stage 1 submission. The HARC will consider the request based on certain criteria and should the HARC feel that an alternative design could solve the problem, permission will not be granted. In the instance where the HARC feels that the request is valid and that no alternative is available, then the approval will be project specific, and will not constitute that the guidelines are amended due to that specific approval.

## **PLAN APPROVAL**

Composition and Duties of the Helderzicht Eco-Estate Architectural Review Committee (HARC)

### **The HARC will ensure that:**

- At no stage will any construction work commence on site prior to approvals being obtained from both the HARC and the JB Marks Municipality.
- The building regulations and design parameters set out in the Design Manual are complied with.

### **The HARC shall include the following members:**

- A representative from the Development Company.
- Suitably Qualified person/s as appointed by the trustees of the HHOA.
- Controlling Architectural Firm (The Design Studio).

### **Procedure for Approval of Building Plans**

- Owners are advised that **only qualified Design Professionals** with appropriate affiliation to the South African Council of Architectural Profession (SACAP) and appointed within the guidelines set out in the IDOW (Identification of Work) document will be allowed to act as a Project Architect/Design Architect in the Helderzicht Eco-Estate Development.
- Plan Submission Form(s), where the suitably qualified consultant will be required to verify their status, by providing the review committee with his/her SACAP membership number, as well as a copy of their valid registration with SACAP.
- Design drawings to be submitted in two stages to curtail expenses and speed up the approval process.
- The Owner's Architect will prepare the necessary concept drawings for Stage 1 approval. One (1) set of drawings, together with all the required forms, needs to be submitted to the Controlling Architect.

### **Approval Time frame**

- The submission dates for building plans will fall on the 1<sup>st</sup> and 3<sup>rd</sup> Tuesday of each month.
- Late and incomplete submissions will be returned to the homeowner, delaying the review process.
- Feedback on scrutinized building plans will be given in 15 business days from the start of the submission date, however most submissions are handled in 7 – 10 business days.

The plans will be scrutinized by the HARC and will have the following to effect:

**Option 1**

- Approved sketch plans must be converted into Working Drawings for submission for Stage 2.

**Option 2**

Rejected concepts – The architect will have to submit a new concept for Stage 1 approval. The purpose of Stage 1 is purely to prevent drastic design changes to detailed drawings.

- The Controlling Architects will inform the Owner in writing of the HARC decision.
- The Owner's Architect will prepare the necessary Working Drawings for Stage 2 approval.
  - Four (4) sets of drawings, together with all the required forms, needs to be submitted to the Controlling Agent.
- The Controlling Agent will inform the Controlling Architect of the submission.
- The plans will be scrutinized by the HARC and will have the following to effect:

**Option 1**

Approved Working Drawings can be submitted for Municipal Approval.

**Option 2**

Changes or additional information required – The architect will have to resubmit until approval.

- The Controlling Architect will inform the Owner in writing of the HARC's decision.
- One electronic copy in PDF format of the approved final Working Drawings should be e-mailed to the Controlling Architect.
- If there are no changes required and the drawings are approved, then the Client can print **an additional** three (3) sets to be signed and stamped by the Controlling Architect. This is to limit printing costs, should there be changes made or, information still required on the drawings.
- The four (4) sets of drawings that will be submitted for municipal approval, will be for;
  - The municipality - 1 set for their records
  - The Owner – 1 set
  - NHBRC enrolment – 1 set
  - HARC – 1 set
- It's the Owner's responsibility to submit the drawings for Municipal Approval.
- The HARC/HHOA approval fees are to accompany each submission.

**Fees Applicable:**

- **The fees applicable are as follows, payable with submission:**
  - Plan Submission (Stage 1 & 2) = R5,000.00 with two revisions per stage.
  - Any further required revisions = R1,725.00.

## THE APPROVAL PROCESS

The approval process consists of four stages:

### **STAGE 1: SUBMISSION OF CONCEPTUAL DESIGN DRAWINGS FOR EVALUATION BY THE HARC**

- The following plans, in sketch plan format, and documents have to be submitted for approval:

#### **1.1 One rendered copy of the site layout proposal including the following information:**

- Stand number and size
- Building lines
- Position of building on site
- North Point
- Dimensions
- Servitudes where applicable
- Contours
- The position of service areas
- Open garden space
- Terraces (if applicable)
- Distances from boundaries and adjoining structures (if applicable)
- Proposed vehicular circulation
- Entrance to the site indicating width of driveway and distance from the boundary
- Refuse collection and parking
- Stormwater Management Plan and boundary walls
- Boundary wall treatment and detail of gate(s)
- Landscape: Position of any existing vegetation (Photos to be provided)
- Satellite dish position
- Position and specification of water storage tank
- Paving layouts
- Retaining walls
- Position(s) of all external lights, with a specification regarding the light fitting(s) and the strength of the globe(s).

#### **1.2 Landscape including the following information:**

- Type and location of plants
- Position and type of trees
- Photo record of existing plants and trees on the site

#### **1.3 Floor Plan(s) including the following information:**

- Use and size of the rooms
- Total covered area
- Area calculation for each floor, FAR Schedule and Coverage Schedule

#### **1.4 Conceptual Roof Plan including the following information:**

- Roof layout showing flat roof areas, overhangs, valley(s), ridge(s)
- Concrete roof(s) with percentage ratio
- Total roof area (SQM)
- Coverage (%)

#### **1.5 One Section including the following information:**

- Heights and levels
- Materials used
- Roof overhang dimension
- Height restriction lines
- Any cut and fill must also be shown (if applicable)

**1.6 Rendered 3D views including the following information:**

- Views from all angles (at least 4)
- Views showing the boundary walls and gate(s)
- The treatment of the building exterior, including colours of roofs and walls

**1.7 Exterior Finishing Schedule (in basic mood board format):**

- This can be done on A4 format
- It should have clear colour pictures, samples or an image of the similar material used on a different project with basic specification of the following:
  - Face Brick(s)
  - Plaster finish
  - Paint colours scheme (clearly indicated where each colour will be used)
  - Cromadek finish for window frames
  - Cromadek finish for roof sheeting
  - Cromadek finish for garage doors
  - Natural stone
  - Paving
  - External Light Fittings

**1.8 Documents**

- Completed SUBMISSION OF BUILDING PLANS FORM (Sketch Plans)
- Proof of payment for plan scrutiny fee (R5,000.00)
- Completed DETAILS OF DESIGN/PROJECT ARCHITECT/DRAUGHTSMAN form
- Proof of valid registration from SACAP should be attached
- Completed CHECKLIST form
- One (1) set of plans (mentioned above) must be submitted to the Controlling Architect (Site Plan, Landscape, Floor Plan(s), Conceptual Roof Plan, Section, 3D drawings of each elevation, detail of fence(s), gate(s) and balustrades and Exterior Finishing Schedule)

## **STAGE 2: SUBMISSION OF WORKING DRAWINGS FOR APPROVAL BY THE HARC**

- The following plans and documents must be submitted for approval: (Submissions to concur with SANS 10400-1990 revised National building Regulations)

### **2.1 Building plans and Municipal approval drawings - Submissions to include:**

- Site Plan (Scale 1:100)
- Floor Plan(s) (minimum scale 1:100)
- Elevations
- Sections (minimum 1 section)
- Window Schedule
- Details (boundary wall, gate(s), balustrades, etc.)
- Sewage
- Stormwater Management Plan

### **2.2 Documents**

- Completed SUBMISSION OF BUILDING PLANS (Working Drawings)
- SANS 10400-A Form 1
- SANS 10400-A Form 2
- Letter of appointment by the consulting engineer (if applicable)
- Any deviation from the approved sketch plan to be highlighted and approved
- Any other information that may be of relevance
- Four (4) sets of plans (mentioned above) must be submitted to the Controlling Architect (Site Plan, Floor Plan(s), Elevations, Sections, Window Schedule, Details, Sewage & Stormwater Management Plan) for Stage 2 Approval.

### **2.3 One rendered copy of the elevations:**

- Elevations must indicate the following:
  - All proposed external finishes
  - Complete colour scheme
  - Ducts, gutters and drainpipes
  - All patios and verandas

NOTE: All plumbing pipes to be concealed in ducts and details must be provided.

## **STAGE 3: SUBMISSION TO THE LOCAL AUTHORITY**

- Once the HARC has approved the detailed working drawings, they may be submitted to the Local Authority. In terms of an agreement with the Local Authority, plans will not be accepted or processed unless approved by the HARC and properly certified on the plans as such.

## **STAGE 4: CONSTRUCTION PHASE**

- The following documents must be submitted to the Controlling Architect prior to any activity on site:

### **4.1 Documents**

- Completed CONSTRUCTION APPLICATION form
- 1 Set of approved drawings by the JB Marks Municipality
- Letter of plan approval by the JB Marks Municipality
- Proof of payment of Builders Deposit (R10,000.00)
- The completed "Information of Building Contractor" form
- Signed 'Code of Conduct' form by the Contractor
- NHBRC Enrolment Certificate



## **GENERAL**

- It is the individual homeowners' responsibility to submit the drawings to the Local Authority for approval once the approval of the HARC has been obtained.
- No building plans shall be eligible for submission to the Local Authority for approval prior to approval been granted by the HARC.
- Approval will be given in the form of the submitted drawings been signed and stamped by the authorized persons from the HARC and a letter confirming the approval and possible outlining of further conditions.
- The approval of the design by the HARC is development specific and is still subject to the approval by the Local Authority.
- The project architect/draughtsman and engineer carry the full responsibility as the client's agents for the design and to oversee the construction of the building.
- A copy of the drawings approved by the HARC and Local Authority shall at all times be present on site for cross-referencing during site inspections.
- A final inspection by the HARC will be done once all work has been completed. The owner should apply for Final Inspection once construction has been completed accompanied with all the required documentation. No occupation may take place before the HARC has not issued an Occupation Certificate. Please take note that no Occupation Certificate will be issued by the HARC if there are still any outstanding items.
- The positioning of the building(s) is to be carefully planned within the confines of the building lines / restrictions as referred to under the Design Parameter section.
- It will be the Contractor's responsibility to ensure that all building lines, height restrictions, servitudes, etc. are adhered too. Rectification cost will be the Contractor/Owner's sole responsibility.
- The homeowner remains responsible for any development on their stand, including any damage that may result directly linked or indirectly linked to the building activities.
- The owner shall ensure that the main contractors including his sub-contractors are aware of all regulations and conditions of construction.
- No second dwelling may be constructed on one site.
- A Certificate of Occupancy issued at the completion of the house by the HARC will be required by the HHOA.
- A notice board illustrating the contact numbers of the main contractor must be erected at the entry of the enclosed building site.

## **DEVIATION FROM GUIDELINES IN DESIGN MANUAL**

- In the event of any deviation, from the latest release of the Architectural Guidelines, received from any homeowner, approvals shall be sought from all affected neighbours prior to any decision been taken by the HARC.
- An affected neighbour shall constitute any owner that is directly affected by any deviation which may or may not include immediate and distant neighbours.
- Only once approval is received from all affected neighbours' will the HARC assess the proposed deviation upon its merits.
- A copy of the written permission has to be submitted by the owner at sketch plan stage.
- Where no neighbours exist, any deviations will be dealt with by the homeowners' association in conjunction with the Architect acting on their behalf.
- Variances shall be based on architectural merit and not on hardship.
- Approval will be granted without prejudice and will not form the basis for any precedent in the future.
- In the event of any of the affected neighbours' rejecting the proposed deviation, the owner would be requested to adjust the plans to accommodate the extent allowed by his/her neighbours.

## **TOWN PLANNING REQUIREMENTS**

- The development is subject to the Building and Town Planning Regulations and By-laws imposed by the Local Authority. In addition, the following Parameters are to be adhered to:

### **Land use rights**

- *The Land Use Rights are defined in terms of the JB Marks Town Planning Scheme.*
  - The primary development right for properties zoned “Residential 1” in Helderzicht Eco-Estate is a single dwelling house at a maximum density of 1 dwelling unit per stand.
  - Stands zoned Residential 1 may only be used for residential purposes.
  - No owner/member may change the land use right for which his/her stand or dwelling unit has been zoned, whether by way of rezoning or by way of consent by the Local Authority or in any other way without the written approval of the HHOA.
  - No duet or similar sectional title structures will be allowed for Residential 1 stands.

### **Granny flats will only be considered subject to the following conditions:**

- The granny flat must be linked structurally and visually to the main dwelling and must be seen to be one unit.
- The granny flat must be in addition to the minimum dwelling size of 160m<sup>2</sup> and may not exceed 75m<sup>2</sup> in total.
- No subdivision of the property will be allowed.
- The owner must, in writing, undertake to the HHOA that the unit will never be sub-let to anybody for income purposes and in the event of the property being sold; the new owner must carry this undertaking.

### **Boundary pegs**

- It is the owner/builder’s sole responsibility to confirm that the boundary pegs are according to the SG Diagram done by a registered Land Surveyor. The HHOA will not be liable if the beacons have been moved from its original position. If any encroachment occurs on a neighbouring property, then the guilty party will be liable for any rectification at his/her cost.
- The builder is required to obtain a Beacon Certificate from a registered Land Surveyor prior to the commencement of any building work on site.

### **Maximum coverage**

- The maximum coverage of all roofed buildings is expressed as a percentage of the total area of the stand.
- Single storey dwellings – 50% of stand area
- Double storey dwellings – 40% of stand area
- The first floor may not exceed 80% of the ground floor. The HARC will evaluate buildings stepping down contours to obtain overlapping ratios between floors.
- The following will be included in the maximum coverage ratio:
  - Covered verandas and patios
  - Garages and staff quarters
  - Conservatories

### **FLOOR AREA RATIO (FAR)**

- A maximum FAR of 0.7 applies to each stand. This is the total area of all roofed buildings divided by the total area of the stand and is often referred to as bulk.
- The following will be included in the FAR calculation:
  - Garages and outbuildings
  - Staff quarters
  - All enclosed abutments; patios, conservatories, verandas, and balconies

- Double volumes will be counted twice. The area of a double volume will form part of the 1st floor calculations and will also be considered part of the ground floor building area

#### **EXAMPLE**

Total Area of Stand	= 769,86m <sup>2</sup>
Total Floor Area	= 384,93m <sup>2</sup>
Therefore FAR	= Total Floor Area ÷ Area of Stand
	= 384,93m <sup>2</sup> ÷ 769,86m <sup>2</sup>
	= 0, 5

#### **NOTE:**

A FAR of 0,6 is acceptable because it is less than 0,7

A FAR of 0,701 is not acceptable (rounding off any figure above 0,7 in order to achieve 0,7, will not be accepted)

#### **HEIGHT RESTRICTION**

- No building shall exceed two storeys in height above the natural ground level at any point of the site.
- 8,55m is the maximum height following the natural ground level.
- A loft is considered a storey if the sidewalls extend above the floor level.

#### **BUILDING RESTRICTION LINES**

- Subject to municipal ordinance and/or municipal relaxation approvals, the generic building lines for all the stands in the development will be as follows:
  - Street boundary building line: 2,5m
  - Side / Lateral boundary building lines: 1,5m on either side
  - Rear boundary building line: 1,5m
- Garages facing the street: 5m
- Garages opening perpendicular to the street: 2m
- Corner stand: Rear boundary is regarded as the side facing the “back” facade of the building.
- Green area and Public Open Space boundaries: 2m
- Street Building line relaxation may be considered for corner properties.

#### **PRIVACY AND GOOD NEIGHBOUR LINES**

- During the plan approval process, architects must demonstrate that they have considered the privacy of adjoining property owners by addressing overlooking issues.
- Verandas, balconies, covered decks and patios, staircases, gazebos, etc. are considered to be part of the buildings and must be within the building lines.
- A building for the purposes of this clause includes all structures of a permanent nature.
- It is important to take note of any services on the Services Layout Diagram for Helderzicht Eco-Estate, as a number of services are located in the building restriction areas and will be protected by servitudes.
- Any component generally not forming part of the coverage calculation i.e., a pool or open patio may be built closer to the boundary line, approval of which is at the sole discretion of the HARC and council.

#### **DESIGN PARAMETERS**

##### **INTRODUCTION**

- This document sets out the Architectural Guidelines with which prospective purchasers will have to comply if they wish to build at the Helderzicht Eco-Estate and forms part of the Helderzicht Eco-Estate Homeowners Association (HHOA) Constitution.

- In terms of the Agreement of Sale, purchasers will be obliged to submit their drawings to the Architectural Review Committee for design approval, before submitting them to the local authority. Approval or rejection of the design is at the discretion of the Architectural Review Committee.
- The Helderzicht Eco-Estate Homeowners Association has the right to vary the requirements contained within this document subject to the approval of the Local Municipality.
- The purchaser and his/her contractor will be subject to the provisions of an Environmental Contract which will be administered by the Helderzicht Eco-Estate Homeowners Association, and which will contain obligations and penalties for any breach of the contract.
- In these guidelines the words 'must' and 'shall' indicate mandatory provisions, while the word 'should' indicate desirable and recommended provisions, which may only be deviated from at the discretion of the Architectural Review Committee.
- The Design Guidelines will be strictly enforced. Any detail deviations or exceptions will have to be thoroughly motivated to the HARC who will consider such deviation on its merits.

### **ARCHITECTURAL CONCEPT / THEME**

- The overall objectives for the Helderzicht Eco-Estate development can best be described as creating a sustainable development that is:
  - Unique in character and a sought-after investment.
  - A safe, tranquil environment that focuses on the needs of different age groups.
  - Creating an interactive community and establishing interaction between different age groups.
  - Promote an outdoor lifestyle.
  - Using environment friendly design principals as far as possible.
- A modern architectural interpretation of the guidelines is encouraged, with the emphasis on simplicity, scale, proportion and refined detail.
- The style concept is based on a modern interpretation of Modern/Contemporary/Cubism style architecture that is characterized by simplistic and honest straight lines and forms with massing directly related to function.
- The design manual and the HARC are predominantly concerned with the exterior aesthetics of building in the development as a whole.
- Owners are allowed to have their own individualistic expression on the interior of their homes.
- The use of design tools such as form, mass, scale, material selection and natural colours where the emphasis is on designing sensible buildings that are responsive to its topography and climate creating integrity in group form is encouraged rather than competing with neighbours.

### **BY-LAWS AND REGULATIONS**

- These Architectural Guidelines ("Guidelines") establish the architectural character of the scheme and are in addition to local authority by-laws and the National Building Regulations.

### **AMENDMENTS TO ARCHITECTURAL GUIDELINES**

- The Homeowners Association reserves the right to make minor adjustments and amendments to the design standards, as incorporated in these Guidelines, as it deems necessary from time to time prior to the approval by the Local Authority.

### **ARCHITECTURAL DESIGN CONTROLS**

#### **SCALE AND PROPORTION**

- It is intended that the architecture of the estate be harmonious and of human scale, avoiding unnecessarily large building forms.
- Large building forms must be broken up into smaller well - defined components.

- The size, proportion and placement of buildings must take cognisance of site and environmental conditions.

#### **MINIMUM SIZE OF HOUSE/DWELLING**

- The minimum area of a dwelling on a Residential 1 stand must be 155m<sup>2</sup>.
- The floor area specified above includes all roofed structures, including garages, enclosed patios, etc.

#### **PLAN FORM**

- Plan form – Rectangular and composite rectangular.
- Plan forms should be simple geometric forms complementing the usage of the spaces.
- Composite plan forms must consist of 90° angles on the exterior throughout.

#### **HEIGHT OF BUILDINGS**

- The maximum height of any dwelling or part thereof is 8,55m. The building must step down with contours and the height should be calculated at any point from the average natural ground level taken over the length of a specific building elevation to the height of the roof ridge measured vertically above this point.
- The height of chimneys will be subject to approval by the HARC and local authority.
- No chimney shall be higher than 9.0m measured from the original natural ground level directly below the point of measure.
- No buildings may exceed 2 storey's (ground plus one).

#### **EXTERNAL WALLS**

- The architectural style calls for honesty and integrity in the construction.
- The use of a combination of brick, plaster, concrete, steel, glass, wood and natural stone are encouraged.
- All walls must be plain without unnecessary decoration.
- Any deviation to this, including ornate decorative mouldings, are not allowed.
- External finishes must conform to good modern architecture, so as not to detract from the general appearance of the neighbourhood.
- Simple plaster surrounds to openings are acceptable, but quoins, rustication and decorative mouldings are not permitted.
- Plaster finishes can be smooth wood trowelled prepared for painting, bag-wash finish or scratch plaster cement walls.
- Only bricks from Berts Bricks (PTY) LTD or Molopo Bricks (PTY) LTD may be used.
- The use of only face brick is not permitted. The face brick surface should be complemented with plastered surfaces. A minimum ratio of 10% plaster should be complied to.
- Ornate decorative mouldings are not allowed.
- Imitation stone finishes are not permitted.
- All exposed timber shall be of a suitable type and grade.
- Natural stone construction or cladding may be used as architectural affect to emphasize certain areas, i.e., plinth, chimneys, columns, focus walls, etc.

#### **RECOMMENDED WALL FINISHES**

- Only bricks from Berts Bricks (PTY) LTD and Molopo Bricks (PTY) LTD are allowed.
- Natural stone.
- Smooth plaster or bagwash finish.
- Metal sheeting if combined with the same metal roof.
- An appropriate combination of plaster, face brick finish with detailed natural elements is recommended.

#### **COLOUR SCHEME**

- Proposed paint colours must be approved by the HARC during submission Stage 1 and Stage 2.

- Should the owner during the construction process wish to deviate from the approved colours, new colour samples must be presented to the HARC for approval prior to the painting of the house.
- The HARC may at their own discretion request an owner to paint 1 m x 1m samples of the proposed colours against the exterior walls of the owner's house for approval.
- External colours must reflect soft subdued earthy tones such as ochre, sandstone, beige, autumn shades.
- Exterior paint colours for roofs, doors and windows will be issued by the HARC.
- Generally, the colours are:
  - Roofs: Charcoal Grey, Dark Dolphin, Dove Grey & White.
  - Walls: White, broken white and Neutral earthy colours. Accent colours can be included in the colour palette but need to be approved by the HARC.
  - Windows & Doors: The colours must blend with the exterior walls.
  - When repainting, the original colour scheme must be adhered to, or a new proposal submitted to the HARC for approval.

## **WINDOWS**

- Windows play an integral part of the architectural language of Helderzicht Eco-Estate.
- Each design will be evaluated by the HARC on its own merit to determine whether it is compliant with the architectural style concept.
- The Architect should avoid the use of typical residential windows not associated with the modern contemporary style concept.
- Window sizes and placement must compliment the Modern Architecture Style. The HARC will evaluate and approve the windows based on this criterion.
- Corner windows are allowed.
- "Winblock" type windows will not be permitted.
- Window type and style of windows selected should be consistent throughout the building.
- Sliding shutters will be allowed.
- Large openings should be protected from sun and rain by overhangs, sliding shutters and/or pergolas.
- All glass sizes to conform to SABS 0400 – 1990 Part N Glazing Regulations.
- No steel window frames, or precast concrete window systems may be used.
- Reflective glazing is not allowed.
- Circular, stained glass or diamond shaped are not permitted.
- Materials - epoxy powder coated heavy duty aluminium.
- Ornamentation or decorative finishes are prohibited.
- The colour selection of the epoxy powder coated aluminium frames must compliment the modern contemporary style and must be approved by the HARC. Permissible colour for example:
  - Vedoc "charcoal"
  - Vedoc "black"

## **BURGLAR BARS / SECURITY**

- Burglar bars will be allowed as part of security and may only be fixed on the interior of the building.
- As the entire estate has an electrified perimeter fence and an entrance guard house, the need for additional security measures is at the sole discretion of the purchaser.
- The bars should be simple in design and align with the mullions and stanchions of windows and doors as far as possible.
- Ornate detail will not be permitted.
- All designs are subject to review by the Architectural Review Committee.
- No external burglar bars are permitted, including Trellidor type installations.
- Every alarm fitted in a dwelling, must be linked and monitored by an appointed security company.
- The colour of the burglar bars should match that of the windows.

## **EXTERNAL DOORS**

- The guidelines for windows apply here as well, including colour selection.
- Doors and doorframes facing the street can either be in timber (painted or varnished) with or without glass inserts or sidelights or, aluminium and glass may be used.
- All external doors must be shown on plan and elevation with the chosen finish.
- Ornate carved doors will not be permitted.
- The glass door style to be consistent with the window style.

## **VERANDAS, PERGOLAS AND EXTERNAL STRUCTURES**

- Coverage to be determined as per the local authority's planning rules.
- Only laminated pine or treated hardwood structures are permissible if timber is used.
- Ornate decorations will not be allowed.
- Veranda support may be of timber, painted galvanized mild steel sections or a combination of face brick and/or plastered brickwork and/or natural stone. They are to be simple in form.
- The HARC will consider approval of enclosed ground floor verandas or covered stoeps provided window or door mullions and stanchions are kept to a minimum.
- Louvers may be fitted behind or between column supports of the folding/sliding or stacking type not exceeding 900mm width per leaf.
- Enclosed verandas must be included in bulk calculation.
- First floor verandas or balconies may not be enclosed.
- Victorian cast iron "Broekie lace" and timber filigree will not be permitted.
- Horizontal laths may be fixed to the underside of pergola structures

## **COLUMNS**

- Columns, piers and supports to verandas or external structures, are to be of a simple design and functional.
- The following columns/supports are not permitted;
  - Ornate, fluted or decorative columns
  - Smooth tapered precast concrete columns.
  - Round timber or painted round steel supports.

## **ROOFS**

- Simple pitch roof structures broken up and joined by flat roofs must be used.
- Predominately pitched, 30 – 45 degrees, in traditional styles.
- Roof pitches on any gable must be consistent (minimum 30 degrees).
- Flat Roof areas (slab) are mandatory. It should preferably not be less than 30% of the total roofed area.
- Double pitched roofs should preferably be between 30 – 45 degrees.
- Each design will be evaluated by the HARC on its own merit to determine whether it is compliant with a contemporary modern architectural style.
- Special attention should be given to the finish of parapets, fascia's, capping eaves, roof trims, gutters, and roof material. Details of the above mentioned must be supplied with the building plans.
- Any changes to the approved roof design must be submitted to the HARC for approval.

## **ROOF MATERIALS**

- The following are the permitted roof types:
  - Metal Sheeting (Corrugated, IBR & KlipLok) - Chromadek (Charcoal Grey, Dark Dolphin, Dove Grey & White). Chromadek Ultim is preferred.
  - The use of modern flat interlocking concrete tiles (charcoal).
  - Concrete Roofs.
- Colour scheme to be approved by HARC.

## **SHUTTERS, SCREENS, CANOPIES AND AWNINGS**

- Screens or shutters must be operable, and their materials and finish must be submitted to HARC for approval.

- Mock shutters will not be permitted.
- Sun control and privacy shall be by means of shutters and / or planting.
- It is preferred that shutters are to be aluminium and match the colour of the window frames.
- No clip-on aluminium or canvas awning systems may be used over windows or doors.
- No horizontal sliding canvas system for patios and pool decks will be allowed.
- Fibreglass or canvas type awning, whether of the retractable type or not, will not be permitted.

#### **GUTTERS AND DOWN PIPES**

- Seamless aluminium or Chromadek gutters and downpipes are recommended.
- The colour must blend in with the colour scheme of the house. If gutters and downpipes are not used an approved apron surround must be provided to the satisfaction of the HARC.
- Water storage tanks (type and colour) should be indicated on Stage 1 submission drawings.
- Rainwater down pipes must be positioned sympathetically.
- The disposal of rainwater onto the site should be controlled to avoid damage to the site.
- Rainwater to be managed by means of overland waterways such as driveways discharging into the internal road system.
- According to the NHBRC requirements (see NHBRC Compliance); 1m wide paving must be laid around the house for storm water purposes.

#### **PLUMBING**

- All plumbing to be concealed from the road and neighbouring properties. Stub vent stacks to be used.

#### **BALCONIES**

- Balconies to be placed and designed such that the privacy of neighbouring homes is not compromised.
- The placement and design of balconies are subject to HARC approval.

#### **BALUSTRADES**

- Balustrades to conform to National Building Regulations.
- Balustrades colours to comply with the prescribed colour samples.
- Balustrade designs subject to HARC approval.
- Balustrades shall be constructed from stainless steel, epoxy coated aluminium, glass or painted galvanized steel, simple in design, without ornamentation.

#### **DORMERS AND ROOF LIGHTS**

- Dormer windows will not be permitted.
- Skylights subject to approval (Velux or similar approved).
- Traditional style (size and proportions) with flat glass recommended.
- Must be set in the plane of the roof, vertically proportioned.

#### **CHIMNEYS AND BRAAIS**

- Chimneys are important elements in the overall composition as an architectural focus.
- It may be constructed in brickwork with a plaster and painted finish or natural stone.
- Artificial stone and stone tiles are excluded.
- Capping should be simple, either fixed or rotating, subject to approval by the HARC.
- Chimneys must be moderate in size and may exceed the roof apex by a maximum of 1m.
- The proper functioning of the chimney will remain the responsibility of the project architect and the height must be substantiated by a specialist.
- Wind cowls will be subject to approval.



- No ornate clay or chimney pots are permitted.

#### **WENDY HOUSES, TOOL SHEDS, LAPAS & BRAAI AREAS**

- Please refer to the Estate Rules and Regulations.

#### **GENERATORS**

- No generators will be allowed. Alternatives such as an Inverter System should be used instead.

#### **BOREHOLES**

- The drilling of a borehole for the abstraction of groundwater is not permitted on any stand.

#### **AIRCONDITIONING**

- No window or split unit air conditioners may be visible from the street, green areas or neighbouring properties.
- Air-conditioning condenser units must be screened and not be visible from the road, green areas and neighbour's natural ground level.
- The positioning must be such as to minimize on noise pollution, keeping it within acceptable levels and adhering to the relevant standard.
- Ideally these are to be placed within the kitchen yard.
- Mechanical equipment and plants such as air-conditioners (and grills), pool pumps etc. must be designed into the buildings and/or adequately enclosed or screened off from view and drawings to be submitted to HARC indicating the position of the air conditioning units.

#### **SOLAR PANELS**

- Solar Heating panels must be placed flat against the north facing roof slope and may not have external storage tanks / batteries.
- No freestanding solar panels will be allowed. Solar panels on concrete roofs subject to approval by the HARC.
- The use of solar panels for the heating of water is encouraged. Only the solar panels (either the vacuum tube-type or flat panel-type) may be visible – no external geyser, header tanks or coiled pipes may be visible.
- The solar panels must be incorporated into the adjoining structure and may not – where visible be placed on an elevated structure unless approved by the HARC - in exceptional cases.
- All geysers fitted outside on flat roofs are to be enclosed in an aesthetical pleasing enclosure.

#### **SATELLITE DISHES AND TV AERIALS**

- Satellite dishes may not project above the roof ridgeline.
- The position and specification of all utilities should be clearly indicated on the submission drawings for the approval of HARC.
- Satellite dishes are to be positioned as discreetly as possible subject to the approval of the Architectural Review Committee.
- No external TV - or any other type of antennas are allowed.
- Satellite dishes must be finished in a colour to match the house.
- Satellites dishes may not be fixed against any projecting architectural feature of the house for e.g., the chimney and may not interfere with the aesthetics of the house.
- No radio masts may be erected.
- Wi-Fi masts and dishes/antennas must be submitted to the HARC for approval.

#### **FASTENERS**

- All bolts, nails, staples, hinges, etc. exposed to the weather shall be hot-dipped galvanized steel, stainless steel, or brass. The contractor shall provide adequate tie-

down system consisting of anchor bolts, strapping, and clips required for the particular connections within the structures.

#### **TIMBER DECKS**

- Timber decking rising above the natural ground level will be subject to approval by the HARC.

#### **CELLAR**

- Cellars are allowed and subject to approval by the HARC.

#### **GARAGES AND CARPORTS**

- Garages and carports should be consistent in design and material finish with the main house.
- Garages and carports facing the street must be a minimum of 5m away from the street boundary. A valid request for relaxation should be submitted in writing during the Stage 1 submission.
- Freestanding garages will be allowed.
- Prefabricated garage units are not permitted.
- A maximum of four garages that face the roadway will be considered on condition that it is separated by the main dwelling or part thereof and it doesn't distract from the architectural language of Helderzicht Eco-Estate.
- These garages may have a single double door, or two single doors.
- Garage doors may be of sheet metal aluminium or timber.
- Excessively decorated garage doors are not permitted.
- Garage doors shall be of the horizontal sectional overhead fielded panel type.
- Automation thereof being the choice of the owner.
- Colours to be approved by the HARC.
- The design and material of carports and patios must compliment the style and design of the main building and must be approved by the HARC.

#### **BOATS, TRAILERS, CARAVANS**

- Please refer to the Estate Rules and Regulations.

#### **PAVING**

- Only pavers from Berts Bricks (PTY) LTD and Molopo Bricks (PTY) LTD will be allowed.

#### **BOUNDARY WALLS**

- In order to create an outwardly focussed built environment whilst retaining residents' sense of privacy the following guidelines will apply:
- Boundary walls should complement and form an integral part of the design.
- No changes to the estate boundary wall will be permitted without written consent by the HARC.

#### **MATERIALS**

- Only the following materials may be used in the construction of walls and fences:
  - Natural stone.
  - Brick and plaster.
  - Brickwork with metal grating or similar approved. Clearview will be allowed if used instead of metal grating.
  - Steelwork shall be simple in design, without ornamentation and should be used in conjunction with brickwork columns.
  - The following are specifically prohibited – precast walls; artificial/ concrete rock; razor/barbwire; security spikes.
  - The outer (neighbour) side of the wall finish to be the same as internal finish.
  - It is recommended that the building of boundary walls will be in collaboration with the neighbours. This will not only save money (by sharing costs) but assist in creating a more uniform look.

## **STREET BOUNDARY WALL**

- The street boundary of a property is the most important interface with the public domain and the erection of street boundary walls are strongly discouraged.
- A maximum of 30 percent of the street boundary may be fenced off with a boundary wall.
- Approval – the boundary wall/fence must be shown on the site development plan and be presented to the HARC for approval prior to construction.
- Maximum Height: 1,360m
- The measurements are taken from the natural ground level.
- These walls may be a combination of face brick, plastered and painted masonry or natural stone.

## **SIDE AND MIDBLOCK BOUNDARY WALLS**

- The wall design must be integrated with the design of the house to form a whole.
- The maximum wall height is restricted to 1,8m.
- These walls may be a combination of face brick, plastered and painted masonry or natural stone.
- Only a single wall/ fence may be built on these boundaries. Owners are encouraged to cooperate in the construction of the common wall between their properties. In the event of dispute, the HARC will be the sole adjudicator and both owners will abide by the HARC's decision.

## **OPEN AND GREEN AREA BOUNDARY WALLS**

- Where stands front onto the open areas or green area, the aesthetics of the interface is considered to be extremely important.
- In order to avoid the erection of unsightly solid walls along the edge of the open areas or neighbouring properties, the following guidelines will apply:
  - Ideally the boundary between stands and open areas (parks) should be totally unfenced and only landscaped.
- Where a swimming pool needs an enclosure for privacy reasons, part of the fence can be bricked up. It should be approved by the HARC.
- Hedges may however be planted inside the site boundary to provide screening if so required.
- The interface between the front fences of each stand and the side boundary walls of each stand is important.
- If solid walling is required to enhance the privacy of certain parts of the property, for example, to screen the swimming pool from the street, such walling should be as low as possible, and should not extend for more than 30% of its length as a continuous line parallel to the street boundary.
- The architecture of any building facing the green areas should be designed in such a manner so as to soften / minimize the visual impact.
- Sidewalks may be landscaped with plants and scrubs not exceeding 1,2m in height.

## **DRIVEWAYS**

- The design, position and materials used for driveway construction have a major impact on the public spaces.
- The position of driveways will be governed by the following principles:
- Only 1 driveway per stand is permitted unless permission is granted by HARC based on the position of more than 2 garages.
- The driveway position will be approved on submission of the site development plan.
- Road safety criteria will be the primary determinant of the driveway to a site.
- The position of subterranean services (electricity, water and sewerage) will also have an effect on the position of driveways.
- The HARC will determine and approve the position of all street accesses in its entire discretion.

- **Dimensions:** The driveways to be a maximum of 5,4m wide and must be perpendicular to the street boundary.
- Garages facing onto the street must be set back 5m from the Stand Boundary.
- **Materials:** Driveways must be paved using Berts Bricks (PTY) LTD or Molopo Bricks (PTY) LTD pavers.
- A combination of pavers and concrete screed is to be approved by HARC.
- Sidewalks: Sidewalks will be constructed on certain roads by the Developer.
- The sidewalk will take preference over the driveway in that the sidewalk will be a continuous surface and level across all driveways.

### **PANHANDLE ACCESS ROUTES**

- Several stands have “panhandle” access where the following will apply:
  - **Single Panhandle**
    - The driveway must not be intrusive.
    - No gates onto street fronts.
    - The gate (if required) must be set at the end of the handle nearest to the house.
    - No structures may be erected in the panhandle.
  - **Double Panhandle**
    - The design restrictions on the driveways on these stands are:
      - Gates are not allowed on the street frontage (gates if required must be set back to where the panhandle enters the bulk of the stand).
      - No wall/boundary may be built down the centre of the driveway.
      - A single paved surface must be constructed down the middle of the two access routes to a maximum width of 6m.
      - Appropriate planting should be undertaken to ensure harmonious integration with the streetscape.
      - The cost of constructing and maintaining the driveway will be apportioned equally between the owners of the paired stands.

The HHOA will be the final adjudicator in the event of dispute between owners regarding the positioning, construction or financing of the common driveway.

### **GATES**

- Gates must be preferably in modern contemporary style wood or steel in a simple design and may not be higher than the adjoining wall.
- Horizontal or vertical wooden slats in a natural or varnished finish are recommended.
- Ornamentation or decorative finishes are prohibited.

### **PROHIBITED BUILDINGS AND MATERIALS**

- Unpainted or reflective roofing material – metal sheeting must be pre-painted.
- Pre-cast concrete walls, wire fencing, swimming pool type mesh fencing and “split pole” type fencing.
- Razor wire or similar type fences as well as electrical fences.
- Lean-to or temporary carports or shade netting structures.
- Any ornamentation or decorative elements visible from the road, green areas and neighbour’s natural ground level such as decorative steel ornaments, garden ornaments, decorative finishing etc.

### **SIGNAGE & HOUSE NAMES & STREET NUMBERS**

- House numbers and letters must complement the architectural style and preferably made of steel.
- Numbers must either be placed on the house or on the garden wall in a visible position.
- Individualized name plates will be considered but must be submitted to HARC for approval.

- No illuminated signage will be considered.
- Ornamentation or decorative finishes are prohibited.

### **EXTERIOR LIGHTING**

- Exterior lighting will be subject to approval by the HARC, and the owners are encouraged **not** to use external illumination that is on throughout the night. External light's main purpose should be for practical reasons, rather than aesthetic reasons and should be used for short intervals. The objective to limit light pollution will be the deciding factor during the evaluation/approval by the HARC.
- Light fixtures with lampshade covering the light source should be chosen to minimize glare pollution.
- In designing for night-time illumination the focus should be to direct light to the ground or onto walls as opposed to free rays causing illumination of neighbouring properties.
- Exterior light fixtures must use LED light bulbs of 3 Watts or less.

### **SECOND DWELLINGS AND STAFF QUARTERS**

- There shall be no more than one dwelling unit per stand.
- A dwelling unit is defined as one or more rooms including kitchen designed as a unit for occupancy by one family for the purpose of cooking, living and sleeping.
- Free standing structures should be linked with the main structure to form a unity.
- Staff quarters will be included in the coverage and the bulk (FAR) calculations and may not exceed 75m<sup>2</sup> for Res 1 properties.
- Placement of the staff quarters will be handled as an approval item during plan submission.

### **KITCHEN YARDS**

- All homes to have a yard.
- Yard walls to be sympathetic with the house design and positioned to conceal washing line/s, dustbins, open storage areas and kennels.
- Staff quarters and kitchens should open onto a courtyard.
- The courtyard must make provision for at least 3 bins to enable waste recycling.
- All kitchen yards must have access to, and from the street.
- It is recommended that kitchen yards be built on the boundary line with approval from the HARC.
- Washing lines, garbage bins, gas containers, air conditioning units and pool pumps may not be visible from the road, green areas and neighbour's natural ground level.

### **SWIMMING POOLS**

- Backwash from the filter is to be dealt with in accordance with local authority regulations.
- Swimming pool pumps must be screened from view. The position of the pump is subject to approval by the Architectural Review Committee.
- Swimming pools may be constructed outside building lines.
- Swimming pools will be allowed subject to approval from the HARC.
- The shape of the pool should preferably be square, rectangular, or composite rectangular.
- All proposed swimming pools and safety walls/fences must be indicated on plan and elevation drawings for scrutiny and approval - adhering to the safety standards as laid down by the local authority and SABS 0400/DD4.
- It must be constructed as per SABS 0134-1997 Code Practice for "The safeness of private swimming pools". Pool nets and covers are not considered as providing adequate safety on their own and may only be used in conjunction with a pool safety wall or fence. Such wall or fence and self-closing gate therein shall be 1,2m above natural ground level and as per Clause 6.3.
- No person should have access to such pool from any street or public place or any adjoining site other than through:

- A self-closing and self-latching gate with provision for locking in such wall or fence and not contain any opening that will permit the passage of a 100 mm diameter ball.
- A building where such building forms part of such wall or fence.
- The pool and safety wall or fence must form an integrated part of the external living space of the house.
- No portable or temporary pools will be allowed.
- All pools must be designed with the contours in mind. The height of the pool above NGL should be indicated on submission plans and subject to approval by the HARC.
- Where swimming pool maintenance involves chemicals that may be harmful to the environment, it is important to use the proper procedures when draining water from pools.
- Pool water must never be drained into a body of water (stream, wetland, etc.).
- Before draining a pool, leave the water in the pool for at least a week without adding chlorine or other chemicals. This will reduce the chlorine level.
- Always test the pool water before draining to ensure that pH levels are normal (6.5 - 7.8) and chlorine levels are not detectable.
- If the pool contains algae or other organic matter (a black film), these should be collected and disposed of at a waste disposal site prior to draining the pool.
- If the pool is cleaned through an acid cleaning or by water pressure, ensure that the pH levels in the water are adjusted to normal levels before draining the pool and filter out any extraneous material before draining.
- Pool filter sand must be disposed of at a waste disposal site.
- Copper-based algaecides must not be used in the pools.

#### **RETAINING STRUCTURES**

- No retaining wall higher than 1200mm permitted. Retaining walls which exceed this height shall be terraced.
- Materials of retaining walls shall be “packed” natural stone with a reinforced concrete core or with stone facings to a brick “backup” wall.
- No precast concrete retaining structures are permitted.
- Retaining structures must be faced in natural stone or in plastered and painted brickwork. Where extensive retaining is required, a series of terraces with several lower walls is preferable to minimize the visual impact from the public areas.

#### **EXCAVATIONS**

- In general, the natural ground level of each individual site is to be disturbed or altered as little as possible.
- All site works required for the development of the site are, as far as possible, to be confined to the footprint of the building or access to the property.
- If, however, it is impossible to keep to the natural slope of the landscape and a certain amount of land forming is required, all new landforms should be designed to look as naturally part of the existing topography as possible.
- Care must be taken to accommodate all storm water runoff.
- The manipulation of natural landforms is to be limited and the preservation of the natural landform by reinstating the stands is an essential principle to be adhered to.
- The site and surrounding area shall be shaped to permit the drainage of surface water and to prevent ponding.
- No excavation or filling of the stands may be undertaken without the submission and written approval of a detailed architectural and SDP (site development plan) plan to the HARC panel.
- All proposed foundations or excavations for exterior buildings, patios, and swimming pools must be certified by a Structural Engineer.

#### **EXISTING TREES**

- During Stage 1 submission all existing trees on the property should be indicated on the site plan, accompanied by photos.

- The removal of a Suikerbossie (Protea Bush) tree, are only permitted with written consent from the HARC. The Architect will have to do everything possible to incorporate the tree as part of the design. Permission will not be granted if the HARC feels that an alternative solution is possible.

### **ENERGY EFFICIENCY**

- It is recommended that all homeowners are environmentally responsible in making use of appliances and fittings that are energy and consumption conscious. These may include solar water heaters, geyser blankets, energy saving lamps, etc.
- Solar water heating panels are permissible with cylinders housed in the roof space.
- Since individual homeowners will be customers of the JB Marks Municipality Energy & Electricity Business Unit, electricity installations shall comply with the municipal requirements for energy efficiency as amended from time to time. Position of panels to be shown on sketch plans.

### **COMPLIANCE WITH THE NHRBC**

- NHBRC along with the promulgation of the Housing Consumer Protection Measures Act (Act 95 of 1998) a regulatory body known as the National Home Builders Registration Council (NHBRC) was established.
- From the end of 1999 it became compulsory for all homebuilders to register and for new homes to be enrolled with the NHBRC. An owner of a new home will have a 5-year Standard Home Builders' "warranty", provided the correct procedures are followed.
- The NHBRC issued a "Home Building Manual" in February 1999 which sets out the requirements to be met during the planning stage (Part 1 of the NHBRC manual), the design stage (Part 2) and the building stage (Part 3).
- Items addressed in the NHBRC Manual range from foundations to walls, trusses, and roofs. (Note: A copy of the NHBRC Manual may be obtained from the NHBRC but is also available for scrutiny at the estate office).
- The following is proper building practice for proper drainage of a housing unit:
  - Proper storm water drainage away from the foundations.
  - Care should be taken during the planning and design stage on maintaining a flow of rainwater away from the unit's foundations and around the buildings.
  - Down pipes from the gutters must not concentrate rainwater next to foundations.
  - As far as possible, the sewer plumbing must be installed more than 1,5m from the external edge of the foundations.
  - All water pipes (including irrigation pipes) placed below surface must be noncorrosive and connected with fittings that are not susceptible to corrosion.
  - Pipes must be installed with sufficient cover to prevent damage due to garden work or loading from traffic.
  - Ensure that screen and boundary walls do not interrupt the normal drainage pattern by introducing drainage holes in the walls.