

ADDITIONS AND ALTERATIONS - CAPOLAVORO MOUNTAIN ESTATE
BUILDING CONTROL



Read carefully and fill in where applicable.

NB. Initial every page.

CAPOLAVORO MOUNTAIN ESTATE

Contractors Code of Conduct

(Alterations and Additions)

(Updated: 11 September 2019)

Owner:

Erf number:

Contractor:

ADDITIONS AND ALTERATIONS - CAPOLAVORO MOUNTAIN ESTATE

BUILDING CONTROL

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PLANS SUBMISSION PROCEDURE 5.1 (ANNEXURE A)

Introduction:

1. The general guidelines are applicable to all homes to be constructed within the
2. Capolavoro Mountain Estate. The responsibility for compliance with the guidelines lies
3. with the owner of the erf.
4. Should there be any matters not covered in the Architectural design guidelines, or in
5. the event of any difference of interpretation, the controlling architects shall make a
6. ruling which shall in terms of the Articles of the Home Owners Association be binding.
7. The purpose of the Architectural Design Guidelines is to provide architects and property
8. owners with a framework within which individual properties can be designed and
9. constructed to ensure an integrated and harmonious architectural language for
10. Capolavoro as contemplated in the zoning approval grant.
11. In terms of the approval granted in respect of the Estate, all building plans are to be
12. prepared and submitted by persons or firms registered with the South African Council
13. for the Architectural Profession. (SACAP)

Procedure

1. The following must accompany the first submission of proposed building plans to the
1. controlling architect (ATLJEE 101) Tel 082 772 0667 or 076 348 6253
 - a) One copy of the building plans to be submitted. On collection of approved plan a
2. remainder 4 copies of building plans to be brought along for approval stamp.
 - a) b) All plans must be signed by the responsible architect.
 - b) Scrutiny fees and charges as detailed below to be paid where applicable.
 - c) Architectural declaration document completed and signed.
3. Plan submissions to controlling architects to be submitted to the Capolavoro Mountain
4. Estate Manager offices (documents and proof of payment included) on Fridays before
5. 14:00.
2. Barring unforeseen circumstances, comments will be forwarded to the design architects
6. within fourteen days of submission.
3. Should re-submissions be necessary, additional scrutiny fees, as provided for, may be
7. levied at or at an hourly rate by the controlling architect. One set of drawings clearly indicating the corrections /
- changes mentioned in paragraph 3 must be submitted.
4. Prior to submission to the local authority for approval, 5 complete sets of drawings must
8. be presented to the controlling architect for final approval

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5. We would like to answer all queries promptly and kindly request that all
9. correspondence be done via e-mail (info@atljee101.com) Cell 082 772 0667 / 076 348 6253

Charges:

1. Architectural fees:

A Plan scrutiny fee as stated below will be payable on first submission of plan to the Estate Architect, Atljee101.

Fees are payable into the account:

Account name: Atljee 101 Joint Venture (Pty) Ltd.

Bank: First National Bank

Branch code: 250 655

Acc. Type: Business Current Account

Acc. no: 62 816 138 102

Reference: Capo - Erf number jV Name & Surname

The submission fees are as follows:

1. 1st Consultation at Atljee101 Offices	FREE
2. Consultation on site (includes travel time)	R500 / hr
3. Plan Scrutiny	R1 500 fixed fee

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PLAN SUBMISSION FORM

Date _____ DESIGN ARCHITECT/TECHNOLOGIST _____

TEL. NR: E-MAIL ADDRESS _____

SACAP REG. NR _____

Client Information

Owner _____

Cell Phone _____

Email Address _____

Address _____

City _____

Erf no _____

Erf Size _____

DECLARATION

I, the undersigned in my capacity as design architect/technologist declare that the information as given on my plan is correct and complete, and certify that all elements of the design submitted, conform to the Architectural guidelines in every respect, and acknowledge that should they not, I will be held responsible for all costs that may occur, in order to comply.

SIGNATURE: Date:
(ARCHITECT) _____

SIGNATURE: Date:
(OWNER) _____

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POWER OF ATTORNEY

I/we the (Registered the registered owner) ID:
the undersigned, nominate/ appoint my agent Mr./ Mrs:

with the power of substitution to be my/our legal agent in my/our name/place and stead to apply
for Erf _____ and in general to effect the application and to do whatever I/we
would do if I/we were present in person and acting in that matter; and we hereby ratify, allow and
confirm promise and agree to ratify, allow and confirm everything my agent may do or may
permit to be done legally in terms of this power of attorney:

Signature: _____ Date: _____

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CONTRACTORS ACCREDITATION AND CONTROL

5.2 Contractors Accreditation

Contractors must be accredited and briefed before any construction can commence.

Accreditation requirements:

5.2.1 All contractors are to furnish at least 3 references or prior building contract acceptable to the

Association.

5.2.2 Each contractor is required to complete and return an accreditation form and undertaking as part

of builders code of conduct.

Please note:

The owner is responsible for his/her contractor complying with the Builder's Code of Conduct. Copies can be obtained from the Estate website or the Manager's office.

5.2.3 The contractor is responsible at all times for all sub-contractors employed by him/her within the

estate.

5.2.4 Owners who wish to owner build can make applications to the Estate Manager for HOA Consent:

- Only written applications will be considered.
- Letter of exemption from the NHBRC has to be provided.

5.2.5 If required by the HOA, a copy of the NHBRC building Certificate has to be handed to the BCO upon final completion.

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ACCREDITATION FORM

ERF NR:

CONTRACTOR NAME:

ADDRESS :

QUALIFICATIONS:

CONTRACTORS REFERENCE :

1. NAME:

ADDRESS:

2. NAME:

ADDRESS:

3. NAME:

ADDRESS:

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I the undersigned, hereby confirm that the information as stated above is correct:

Signed at on this day of 20

X

(CONTRACTOR)

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BUILDING CONTROL

Builder's Code of Conduct

- 5.1 Plan submission procedure (Annexure A)
- 5.2 Contractors Accreditation (Annexure B)
- 5.3 Site handover procedures (Annexure C)
- 5.4 BUILDER'S CODE OF CONDUCT (This document)
- 5.5 Purpose of the Rules and Regulations
- 5.6 Appointment of a Contractor
- 5.7 Basic Rules and Regulations
- 5.8 Hours of work
- 5.9 Deliveries to Contractors.
- 5.10 Storage Sheds
- 5.11 Security
- 5.12 Speed limit
- 5.13 Building Plan Control
- 5.14 General Controls
- 5.15 Starting construction without approval
- 5.16 Roads and Verges
- 5.17 Completion procedures
- 5.18 Occupational Health and Safety

ADDITIONS AND ALTERATIONS - CAPOLAVORO MOUNTAIN ESTATE BUILDING CONTROL

PREAMBLE

The purpose of this Code of Conduct is to ensure the integration of residential living with that of control

over building activities within the Capolavoro Mountain Estate so as to minimize the impact of building activities on the environment and the residents of the Capolavoro Mountain Estate.

5.5 PURPOSE OF THE RULES AND REGULATIONS

5.5.1 The rules and regulations prescribed in this Code of Conduct are intended to ensure that the quality of life for residents in the Capolavoro Mountain Estate is not unduly compromised nor is the impact to the environment prejudiced by development and construction, whilst simultaneously providing guidelines to promote efficient construction by contractors.

5.5.2 Failure to adhere to or any breach of this Code of Conduct will result in a fine being levied by the Capolavoro Mountain Estate Home Owners' Association (the Association) against the offending or defaulting contractor.

5.6 APPOINTMENT OF CONTRACTORS

5.6.1 Unless otherwise determined in writing by the Association, only contractors who are registered with the NHBRC, fully paid-up members of the Master Builders' Association, and who can furnish at least 3 (three) references or prior building contracts acceptable to the Association, will be allowed to build at or on the Capolavoro Mountain Estate.

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BUILDING CONTROL

5.7 BASIC RULES AND REGULATIONS

- Environmental Controls
- Not applicable.
- Limits of building activity

All activities relating to the construction of a dwelling (or home) must be confined to within the boundary of the Erf or Erven where construction is taking place, which shall include but not limited to the location of staff, the position of storage bins and storage of materials.

5.7.1 Utilisation of areas in front of houses and or POS

Permission may be granted to a contractor to make use of the area in front of houses. This approval has to be by the estate (in writing)

Any breach by the contractor in respect of this paragraph 5.7.2 shall entitle the Association to:

- (i) stop or terminate all work being undertaken until the Association is satisfied that the contractor's equipment has been moved within and on the building site; and/or
- (ii) levy a fine of R3000.00 three thousand Rand) per transgression and/or
- (iii) R500 (Five hundred Rand) per day until such time as approval has been granted

Site Presentation

- i) The contractor will be expected to keep the appearance of his building site neat and tidy at all times. Building rubble and litter must be allocated to a dedicated position and stored in this position at the end of each day All building rubble has to be covered with plastic or shade netting when instructed to do so. These nets have to be properly secured to withstand all weather conditions.
- ii) Disturbed soil, during the excavation period, has to be covered with the same netting when instructed to do so.
- iii) Refuse drums or a welded mesh container with lid must be supplied for the purpose of storing litter (paper, plastic etc.) until removed from site by the contractor.
- iv) No builder's material, rubbish or litter shall be allowed on the street.
- v) The site Builders board provided by the Association must be displayed at all times.

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- vi) Should the Builders board be damaged or lost during the construction phase, the contractor shall be liable to pay for a replacement thereof.

Any breach by the contractor in respect of this paragraph 5.7.3 shall entitle the Association to:

- I. levy a fine of R500 (five hundred Rand) per transgression and/or
- II. remove the building rubble at the cost of the contractor and/or
- III. deny the contractor access to the Capolavoro Mountain Estate until such costs have been paid in full.
- IV.

5.7.2 Cleaning of vehicles/equipment

The washing of the contractor's vehicles and equipment will not be allowed on the Capolavoro Mountain Estate and must be carried out elsewhere.

Any breach by the contractor in respect of this paragraph 5.7.4 shall entitle the Association to levy a fine of R500 (five hundred Rand) per transgression.

5.7.3 Fires

No fires will be allowed on any part of the Capolavoro Mountain Estate, including the building site.

Any breach by the contractor in respect of this paragraph 5.7.5 shall entitle the Association to:

- (i) levy a fine of R500.00 (five hundred Rand) per transgression and/or
- (ii) hold the contractor liable for all and/or any damage caused by the breach of this paragraph

5.7.4 Ablution Facilities

Contractors will be required to make adequate provision for temporary chemical toilets situated on the building site for the use of their employees until such time as the water-borne sewer drainage is available, as well as suitable washing facilities for employees. Contractor's toilets have to be cordoned off from outside the erf, at all times. The toilet has to be kept hygienic at all times

Any breach by the contractor in respect of this paragraph 5.7.6 shall entitle the Association to:

- (i) deny the contractor access to the Capolavoro Mountain Estate until such time as this

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regulation has been complied with and/or

- (ii) levy a fine of R500.00 (five hundred Rand)) per transgression.

5.8 Hours of work

5.8.1 Public/Private Time

Unless otherwise agreed to in writing by the Association, contractors may only be present on the Capolavoro Mountain Estate on the following days and during the following hours:

Normal Weekdays 07h15 to 18h00

breach by the contractor in respect of this paragraph 5.8.1 shall entitle the Association to:

- (i) deny the contractor access to or escort the contractor from the Capolavoro Mountain Estate and/or
- (ii) levy a fine of R1000 (one thousand Rand) per transgression.

5.8.2 Permission to work during private times

Sundays iV No access or work permitted.

Contractors shall not be permitted access to the Capolavoro Mountain Estate on Saturdays and proclaimed public holidays without the prior written permission of the Association as these days are considered to be private time. Special applications for contractors to be present on site during private time should be lodged with the Association at least 1 (one) week prior to private time activity.

Any breach by the contractor in respect of this paragraph 5.8.2 shall entitle the Association to:

- (i) deny the contractor access to or escort the contractor from the Capolavoro Mountain Estate and/or
- (iii) levy a fine of R1000 (one thousand Rand) per transgression.

5.8.3 Watchman

Unless otherwise agreed to in writing by the Association, no employees, including watchmen, will be allowed to remain on site during private time.

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Any breach by the contractor in respect of this paragraph 5.8.3 shall entitle the Association to:

- (i) deny the contractor access to or escort the contractor from the Capolavoro Mountain Estate and/or
- (ii) levy a fine of R1000 (one thousand Rand) per transgression.

5.8.4 Vehicle Sizes Allowed

Unless otherwise agreed to in writing by the Association, only the following vehicles will be allowed onto the Capolavoro Mountain Estate:

- (i) fixed axle design vehicles not exceeding a carrying capacity of 10 tons or 6m³ (e.g. 6m³ loose stone = 9.6t; 4.5m³ ready-mix = 9.9t; 8m³ bricks = 9.6t)
- (ii) no trailers
- (iv) vehicles not exceeding a length of 9.1m
- (iv) vehicles not exceeding a width of 2.6m
- (v) vehicles not exceeding a gross mass 10,000kg

5.9 Deliveries to Contractors

5.9.1 General Deliveries

- (i) Contractors will at all times be responsible for their own and their suppliers' delivery personnel.
- (ii) Delivery of materials is only permitted through the Contractors entrance. (from Swart Street)
- (iii) All delivery times will be limited to public times as defined under 4.2.1 above.
- (iv) Size of delivery vehicles will be limited as prescribed in 5.8.4 above.
- (v) Deliveries to the building site will take place only from the street frontage of the building site. The position of delivery points indicated on the site diagram which must be submitted for approval in terms of 5.7.3
- (vi) The contractor shall be responsible to advise the Capolavoro Mountain Estate security on the

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morning of the details of the deliveries expected that day.

Any breach by the contractor in respect of this paragraph 5.9.1 shall entitle the Association to:

- (i) deny the party undertaking the deliveries access to the Capolavoro Mountain Estate and/or
- (ii) levy a fine of R1000 (one thousand Rand) per transgression.

Penalties levied on the contractor will be the same as if the contractor's employees and/or suppliers were guilty of the transgression.

5.9.2 Concrete Deliveries

The delivery of concrete has the potential of causing the most damage to the road surfacing and landscape vegetation. It is therefore important that these deliveries are handled in a particular way.

The following rules relate specifically to the concrete delivery vehicles.

- I. Drivers of concrete delivery vehicles must be in possession of an environmental education certificate.
- I. Environmental education of certain drivers of the four major Ready Mix concrete supply companies has
- II. been arranged and it will be, unless otherwise agreed to in writing by the Association, only their drivers who will be allowed access to the Capolavoro Mountain Estate. Should the contractor use a different concrete supplier he will be responsible for escorting such vehicles from the entrance gate to the relevant building site.

Any breach by the contractor in respect of this paragraph 5.9.2 shall entitle the Association to:

- (i) levy a fine of R1,000.00 (one thousand Rand) per transgression;
- (ii) hold the contractor liable for all and/or any damage caused by the breach of this paragraph

The washing-off of Ready Mix concrete delivery vehicles must take place within the confines of the building site and spillage and run-off contained within this site. Prior to ordering the concrete the contractor must indicate on the site diagram submitted in terms of 4.8 (iii) below where this will occur.

Under no circumstances may concrete be spilt onto the road surface and the contractor will be held responsible for the repair to the road if this occurs.

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5.10 Storage Sheds/Huts

The contractor will be allowed to erect storage sheds/huts within the boundaries of the building site and to a maximum height of 2.4m. The position of such structures must be indicated on the site diagram which must be approved by the Association in terms of items 4.8 (iii) below. The contractor must store and secure all building material and take full responsibility for such material.

The Association shall have the right but not the obligation to instruct the contractor to remove any structures which do not conform to this regulation and should the contractor fail. Refuse and/or neglect to do so, the Association shall have the right to do so.

5.11 Security

- (i) The Capolavoro Mountain Estate is located in a secure and controlled environment and therefore individual watchmen will not be allowed on the Capolavoro Mountain Estate during private times, unless otherwise agreed to in writing by the Association.
- (ii) The contractor must at all times adhere to the security rules prescribed by the Capolavoro Estate.
- (iii) Personnel of the contractor must at all times be in possession of an ID (identification document)
- (iii) Personnel must be transported by vehicle to the relevant building site and will not be allowed to walk from one area to another.

Any breach by the contractor in respect of this paragraph 5.11 shall entitle the Association to:

- (i) deny the defaulting party access to and/or removing such party from the Capolavoro Mountain Estate and/or
- (ii) levy a fine of R250 (two hundred and fifty Rand) per transgression.

5.12 Speed Limit

For security and safety reasons the speed limit on the Capolavoro Mountain Estate for all contractors' vehicles shall be 20 km/h. The contractor is responsible to ensure that all his employees,

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subcontractors and delivery vehicles adhere to this rule. Contractors- and or delivery vehicles deemed to drive recklessly will receive a "spot fine" as stated in (ii) below. Fines issued, will be at the sole discretion of the estate.

Any breach by the contractor in respect of this paragraph 5.12 shall entitle the Association to:

- (i) expel the defaulting party and/or contractor from the Capolavoro Mountain Estate and/or
- (ii) levy a fine of R500.00 (five hundred Rand) per transgression.

5.13 Building Plan Controls

- (i) The contractor must at all times during the construction phase ensure that a copy of the signed approved building plan is on site available for inspection by the Association's representative.
- (ii) Any variations to the approved building plan shall be of no force and effect unless and until they have been approved in writing by the Association and must be submitted to the Association for signed approval and may only be implemented once the written approved variation is available to the contractor.
- (iii) Prior to commencing building, the contractor must
 - (a) set out the foundations for inspection and approval by the Association;
 - (b) confirm, in writing, the height of the buildings with the Association;
 - (c) set out and confirm, in writing, the form of driveway with the Association;
 - (d) provide a site drawing indicating the position of storage shed(s);
 - (e) the position of topsoil and excavated soil storage areas;
 - (f) the position of building material storage areas;

The Association shall be entitled to deny the contractor access to the Capolavoro Mountain Estate until the above documentation is in place.

On site deviation from approved building plans:

- (i) Any deviation from the approved building plan without written approval by the estate will result in a fine of R2000 (two thousand rand) and/or
- (ii) Building activities be stopped until the revised plans have been approved by the Capolavoro Mountain Estate Design Review Committee.

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Failure to rectify any deviation not permitted by the Estate.

- (i) A R 2000 fine be imposed on the owner for each month of non-compliance to that particular Architectural Guideline.

5.14 General Controls

Persistent infringements of the Rules will result in the building site being closed until a "Good Behaviour Deposit" of R 2000 is paid. Any transgression thereafter will result in the Deposit being retained as a fine by the HOA and a subsequent "Good Behaviour Deposit" of R 2000 to be paid.

The contractor shall attend all site meetings with the Association to discuss general issues relating to work on the development.

5.15 Starting construction without approval.:

Under no circumstances may a contractor access/move on site without written approval, and payments made to the HOA

Any breach by the contractor in respect of this paragraph 5.15 shall entitle the Association to:

- (i) levy a fine of R500 (five hundred Rand)) for refuse and/or neglecting to attend a site meeting.
- (ii) levy a fine of R 2000 (two thousand Rand) for accessing a site without written permission by the estate

5.16 Roads and Verges

- (i) The contractor must ensure that the road in front of their building site is at all times swept clean. This is to minimise damage and ensure longevity of the brick road surface.
- (ii) The contractors must ensure that the kerbs and sidewalks in front of their building site is adequately protected from damage by the building operations.
- (iii) The contractor must store building material on the building site. Special permission will be required from the Association to neatly store material on the road verge directly in front of the building site.

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Any breach by the contractor in respect of this paragraph 5.16 shall entitle the Association to:

- (i) expel the defaulting party and/or contractor from the Capolavoro Mountain Estate and/or
- (ii) hold the contractor liable for all costs incurred in order to rectify the damages.

5.17 Completion procedure

- i. On completion of a dwelling the owner must submit, in writing, a request to the Building Control Officer (BCO) for a final inspection.
- ii. The Building Control Officer will arrange the final inspection and issue a Building Completion Certificate providing that all requirements have been met, including clearance and cleaning of the site by the contractor.
- iii. Any damage to estate plants during construction of the building project will be re-instated by the estate. The costs incurred, will be deducted from the builders deposit
- iv. The owner is advised to contact the Council to arrange the necessary NHBRC and Council clearance certificates. Advice about this can be obtained from the Estate office, but it is NOT the Estate's responsibility to obtain NHBRC or Council clearance for any owner.
- v. The owner will then be eligible for his/her sidewalk deposit to be refunded.
- vi. Prior to refunding the sidewalk deposit, the owner must present to the Building Control Officer (BCO) the following documentation:
 - a. Signed and approved Building Completion Certificate and
 - b. if applicable, a council occupation certificate.
 - c. Submission of the NHBRC certificate on request by the BCO.
 - d. No deposit will be refunded if levies are outstanding. The deposit may be utilized for the payment of levies in arrears.

5.18 Occupational Health & Safety Act

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The contractor shall comply in every respect with the Occupational Health & Safety Act, 1993 (Act 85 of 1993), as amended, together with such regulations promulgated there under.

The contractor hereby indemnify the Association and each of the owners of the respective properties comprising the Capolavoro Mountain Estate against all and/or any claims which may be brought against the Association and/or each owner and/or which the Association and/or each owner may bring against the contractor of the owner undertaking the building operations arising out of the presence of the contractor in connection with the building activities from time to time on the Capolavoro Mountain Estate.

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CERTIFICATE OF UNDERTAKING

ERF NR:

CONTRACTOR NAME:

ADDRESS:

I, the undersigned, hereby:

- 1) acknowledge and confirm having read and understood the Code of Conduct for Contractors,
- 2) Sub-Contractors and Owners of the Capolavoro Mountain Estate, a copy of which is annexed
- 3) hereto and initialed by the undersigned (hereinafter referred to as "The Code"); and
 - a. irrevocably undertake to comply with each and every rule and regulation as set out in the Code
- 4) as may be applicable to a contractor, the contractor's sub contractor, supplier, service provider
- 5) and/or any person and /or any entity undertaking work or services for and/or on behalf of the
- 6) contractor at and/or on any premises situated within and/or on the Capolavoro Mountain Estate
- 7) (hereinafter referred to as the contractor's agents);
 - a. irrevocably undertake to pay (within 48 hours) of having received notification of a fine being
- 8) levied against the undersigned all fines and /or any of the fine levied by the Capolavoro Mountain
- 9) Estate Home Owners' Association (hereinafter referred to as "The Association") against the
- 10) undersigned for and/or in respect of any breach and/or transgression made by the undersigned
- 11) as contemplated and/or provided for in the Code;
 - a. irrevocably indemnify and hold the Association and/or the individual owners of property
- 12) comprising the Capolavoro Mountain Estate (hereinafter referred to as "the Owners") harmless
- 13) against all loss, liability, damage, and/or expense (including without limiting the generality thereof
- 14) any claims which may be brought against the Association and/or the Owners or any Owner) which the Association and/or the Owners may suffer as a result of the contractor and/or the contractor's agents presence on the Capolavoro Mountain Estate and/or any building operations being conducted by the contractor on the Capolavoro Mountain Estate; and,
- 15) acknowledge that it/he/she, together with any of its/his/her employees, sub-contractors and/or
- 16) service providers may be denied access to Capolavoro Mountain Estate should it/he/she persist
- 17) with infringing the rules or not pay any fine levied by the Association timeously.

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X

Contractor

Email address for correspondence to be sent to:

Signed at on this day of 20

X

Owner

Email address for correspondence to be sent to:

OWNERS ADDRESS:

TEL.

CEL.

Witness: Name:

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PRE-CONSTRUCTION PAYMENTS.

ALTERATIONS AND ADDITIONS BELOW AN ESTIMATED VALUE OF R30 000

N.B. All items below, have to be paid before building work commences

1. Builders deposit. : R 2,000
2. Monthly inspection fees (paid in advance for the 1st month R 600
(Fees in 2 above will be levied monthly for the duration of the build)
Total: R 2 600

ALTERATIONS AND ADDITIONS EXCEEDING AN ESTIMATED VALUE OF R30 000

N.B. All items below, have to be paid before building work commences

1. Builders deposit. : R 20,000
2. Monthly inspection fees R 600
(Fees in 2 above will be levied monthly for the duration of the build)
3. Maintenance contribution R 5,000
Total: R 25,600

Banking Details:

- Name: Capolavoro HOA
- Bank: ABSA
- Branch Mosselbay
- Branch code 632 005
- Acc No: 409 391 7678
- Proof of Payment: State State erf number as reference.

Email proof of payment to: status3@status-mark.co.za

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APPLICATION FOR REPAYMENT OF BUILDER DEPOSIT

DECLARATION BY OWNER

I herewith declare that:

- 1) Building activities have completed I terms of the approved plan.
- 2) All rubble removed from the premises.

X

OWNER

REPAYMENT OF DEPOSIT

Banking details:

Surname Name Acc.

ID Bank

Address Acc. Nr.

Branch Code

Type Acc.

Tel nr. Fax nr.

FOR OFFICIAL USE PARTICULARS OF DEPOSIT REPAYMENT

Deposit

Held back

Levies outstanding

Balance paid

INSPECTION REPORT

Signature

Date

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INSPECTION FORM 1. (Foundation)

ERF NR: CONTRACTOR :

DATE RECEIVED FROM HOA:

DATE INSPECTED BY BBBS:

FOUNDATION APPROVED:

I hereby confirm that the above inspection was performed and it was found that the foundation has been excavated and casted as per the approved building plans.

X

(INSPECTOR: BOLAND BUILDING CONTROL SER...

X

(CONTRACTOR OR REPRESENTATIVE)

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FOUNDATION NOT APPROVED

I hereby confirm that the above inspection was performed and it was found that the foundation has NOT been excavated and casted as per the approved building plans.

SIGNATURE:

X

(INSPECTOR: BOLAND BUILDING CONTROL SER...

COMMENTS:

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INSPECTION FORM 2. (Wall plate height)

ERF NR: CONTRACTOR :

DATE RECEIVED FROM HOA:

DATE INSPECTED BY BBCS:

WALL PLATE HEIGHT APPROVED:

I hereby confirm that the above inspection was performed and it was found that the house (up to wall plate height) has been built in accordance with the approved building plans.

X

(INSPECTOR: BOLAND BUILDING CONTROL SER...

X

(CONTRACTOR OR REPRESENTATIVE)

ADDITIONS AND ALTERATIONS - CAPOLAVORO MOUNTAIN ESTATE
BUILDING CONTROL

WALL PLATE HEIGHT NOT APPROVED

I hereby confirm that the above inspection was performed and it was found that the house (up to wall plate height) has NOT been built in accordance with the approved building plans.

X

(INSPECTOR: BOLAND BUILDING CONTROL SER...

X

(CONTRACTOR OR REPRESENTATIVE)

COMMENTS:

ADDITIONS AND ALTERATIONS - CAPOLAVORO MOUNTAIN ESTATE
BUILDING CONTROL

INSPECTION FORM 3. (Roof height)

ERF NR: CONTRACTOR :

DATE RECEIVED FROM HOA:

DATE INSPECTED BY BBCS:

ROOF HEIGHT APPROVED:

I hereby confirm that the above inspection was performed and it was found that the house (up to roof height) has been built in accordance with the approved building plans.

X

(INSPECTOR: BOLAND BUILDING CONTROL SER...

X

(CONTRACTOR OR REPRESENTATIVE)

ADDITIONS AND ALTERATIONS - CAPOLAVORO MOUNTAIN ESTATE
BUILDING CONTROL

ROOF HEIGHT NOT APPROVED

I hereby confirm that the above inspection was performed and it was found that the house (up to roof height) has NOT been built in accordance with the approved building plans.

X

(INSPECTOR: BOLAND BUILDING CONTROL SER...

X

(CONTRACTOR OR REPRESENTATIVE)

COMMENTS:

ADDITIONS AND ALTERATIONS - CAPOLAVORO MOUNTAIN ESTATE
BUILDING CONTROL

INSPECTION FORM 4. (Final)

ERF NR: CONTRACTOR :

DATE RECEIVED FROM HOA:

DATE INSPECTED BY BBCS:

FINAL INSPECTION - APPROVED:

I hereby confirm that the above inspection was performed and it was found that the house has been completed in accordance with the approved building plans.

X

(INSPECTOR: BOLAND BUILDING CONTROL SER...

X

(CONTRACTOR OR REPRESENTATIVE)

ADDITIONS AND ALTERATIONS - CAPOLAVORO MOUNTAIN ESTATE BUILDING CONTROL

FINAL INSPECTION NOT APPROVED

I hereby confirm that the above inspection was performed and it was found that the house has NOT been completed in accordance with the approved building plans.

X

(INSPECTOR: BOLAND BUILDING CONTROL SER...

X

(CONTRACTOR OR REPRESENTATIVE)

COMMENTS: