

**P.O. Box 187, Harrismith, 9880
33 Murray Street
Harrismith, 9880**

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Building Regulations, Guidelines and Aesthetics

The village comprises forty-four limited, mixed-use properties of which thirty-eight, being erven 6-29 and 32-45 are 750m² each, erven 2,3,4 and 5 are 654,686,718 and 746m² respectively, whilst erven 47 and 48 are 5 255m² and 3 167m², respectively.

The floor-area ratio (FAR) coverage of these properties shall not exceed 0,05 and 50% respectively, and there shall be a maximum height restriction of two storeys, provided that in respect of erf forty-eight, a FAR of 0,75 shall be permitted.

These are thirty-two, farm-view residential properties of up to 4 000m². No dwelling unit on any of the said properties shall exceed 350m² or a maximum height of two storeys. FAR coverage of 8,75% with 5-metre building line on all sides.

There shall be one limited, mixed-use property of 6 000m². The FAR coverage on the said property shall not exceed 0,75 and 50% respectively, with a maximum height restriction of two storeys.

Building Plans Approval Procedures:

Owner will hand over plans to the Building and Aesthetics Committee for approval. Once plans have been approved and stamp by Aesthetics Committee the owner must take the following steps:

- . Plans must be collected from Aesthetics Committee by the owner.
- . The owner will submit plans to the Estate Architect for approval.

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- . As from 1 July 2021 the estate Architects fee will be R5000 excluding VAT, and this must be paid by the owner to the architect on submission of plans.

1. Once approved by the Architect and stamped by the Committee, the Architect will submit the plans to *Okhahlamba Local Municipality's Building Department* for approval.
2. You will be required to get your builders NHBRC certificate before commencing and relevant compliance certificates after completion.
3. Once approved, building may commence.

Regulations:

. Builder must follow Standard Building Regulations Code and Occupational Health & Safety Act, 1993.

. Village erven: Boundary lines: front and back – 5m,
sides – 2m.

. Village erven: Minimum 120m² homes.

Village erven: Maximum height restriction: 9m from ground level.

Portions: Must have their own septic tank/s.

Portions and village erven: Corrugated Chromadek roofing (earthy colours only)

Portions and village erven: No walls to be constructed completely of corrugated iron and/or wood.

Portions and village erven: Neighbours views must be taken into consideration and written acceptance of proposed plans obtained from neighbours if obstruction of their view is a consideration, possibility, or probability.

Portions and village erven: only one dwelling structure per property.

Portions and village: Strictly for residential use only, as well as agricultural use for portions and those erven zoned for agriculture.

Owners may not make exterior structural changes without compliance with the building code and approval from the committee and municipality, where relevant.

Any damages caused by contractors to any assets of the HOA will be for the owner's expense.

The Building and Aesthetics Committee shall be entitled to impose additional regulations or amend the building code to ensure that a high standard is maintained.

Guidelines and Aesthetics:

Design:

Traditional farm-style with stoeps will be encouraged.

Earthy colours:

Paint samples for review by the Estate Aesthetics committee before painting)

Building Materials:

Rock, clay brick, stone, plaster, and cladding

Solar or gas is ideal.

The estate architects have agreed to assist existing homeowners with aesthetic improvements where existing buildings were allowed but contravene building and aesthetic guidelines.

Portions and village erven:

Gardens: indigenous trees and plants are preferable.

The committee will be available to provide further guidance regarding regulations, guidelines, and aesthetics, if requested.