



APPLICATION TO IFV - ASC FOR PLAN APPROVAL

Stand No Ext of Irene Farm Villages

This is:

(i) a submission for:

New Work		A & A.		On site Alt's.		As-Build		Pool	
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(ii) a resubmission for review of the no. of the above

First Examination	Rev. 1	Rev. 2	Rev. 3	Rev. 4
Date:				

Responsible Architect (Pr. Arch) Name:

Pr. Arch Registration Number.

Contact Numbers

Cell	<input type="text"/>
Work:	<input type="text"/>
Fax:	<input type="text"/>
E-mail:	<input type="text"/>

FOR ESTATE MANAGER:	
Levies paid to date	<input type="text"/>
Building deposit paid	<input type="text"/>
Plan approval fees paid	<input type="text"/>

I, the responsible architect herewith apply for the above approval

NB - The applicant hereby warrants that all information is true and accurate. Incorrect information will lead to the cancellation of the approval and the applicant will be held responsible for any costs associated with such incorrect information.

- I certify that I am a registered Professional Architect (Pr. Arch) or a draughtsman (*Rule 4.6.3.6 development and Architectural Guidelines*). My registration number with SACAP and my name and signature appears on all drawings and this application form.

Yes No
- I certify that I have familiarized myself with all Rules and Regulations of the estate as well as the Development Guidelines from this estate.

Yes No
- I understand that the ASC does not have the mandate to change the Guidelines (*see Development & Architectural Guidelines; Page 3: "Role of Architectural Sub Committee*)

Yes No
- I'm familiar with the concept of the building envelope and has applied it conscientiously to this application. **It is not exceeded and use of balconies also fall within the envelope up to a height of 1.8m.** (*see Rules & Regulations; clause 5.2.8.3.5*)

Yes No
- Contours on site have been checked by me/a surveyor and are correctly **reflected on this application (No "flat"sites)**

Yes No
- I understand that, in terms of an estate, the rights of other owners are as important as that of the applicant.

Yes No

7) I understand that all changes that affect this application must be applied for and approved prior to execution on site - "on site Alterations". We will not execute on site, any building/alterations without proper approval from the IFVHOA.

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
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8) **No Second Dwellings/Home Offices are indicated or planned**

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
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I have checked the areas of the house vs the site and confirm that:

9) The minimum ground floor area is 160m² (see Rules & Regulations; Clause 5.2.6.1)

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
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10) **The FAR does not exceed 0.8 and calculations are shown on this application** (see Rules & Regulations; Clause 5.2.6.2)

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
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11) The Ground floor footprint does not exceed 50% of the property. (Not allowed to use the road reserve for calculations) (see Rules & Regulations; Clause 5.2.6.2)

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
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12) Pitched roofs to flat roof ratio is indicated on the application and is within prescribed parameters (no more than 20% flat roof). **Roofing materials are in terms of the rules and regulations.** (see Rules & Regulations; Clauses 5.2.13.3.1 & 5.2.13.3.2)

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
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13) The 3m "No building zone" from street boundary is clearly indicated on this application **and does not contain any built form.** (see Rules & Regulations; Clause 5.2.8.3.1)

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
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14) The first 3m from the street boundary of the property (not the kerb line) has no construction in it all (no planters, no stubb walls, nothing where one element is placed on top of another) (see Rules & Regulations; Clause 5.2.8.3.1)

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
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15) The roof plan is correct and feasible (see Rules & Regulations; Clause 5.2.13.3.1)

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
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16) Boundary walls and gates are correctly shown also on elevations (see Development & Architectural Guidelines; Clause 5.2.13.12.1)

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
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17) The paving material is specified and is the allowed type (**no "imprint" paving, no interlocking blocks**). (see Rules & Regulations; Clause 5.2.13.5.1)

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
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18) There are at least 2 garages (see Rules & Regulations; Clause 5.2.13.4.2)

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
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19) There are at least 2 off street visitors parking bays (between the kerb line and the structures) (Rules & Regulations 5.2.3.3)

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
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20) Staff rooms/kitchen are onto screened courtyards (see Rules & Regulations; Clause 5.2.13.13.3)

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
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21) Raft foundation "to engineers details" are indicated on all sections

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
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22) The application accurately reflects the intention of the owner

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
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23) **Where exposed brickwork is specified, it is a face brick and not a "klinker" brick**

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
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24) **Where columns are used to the exterior, the type is specified on the elevations**

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
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25) **Garage doors are to exclude steel and are either timber or resemble timber** (see Rules & Regulations; Clause 5.2.13.4.1)

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
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7.5.4 Should it be required of the ASC to do an inspection loco, the Member shall pay the fee of R2 600 per hour, or any part of an hour, for the appointed HOA Architect to carry out such inspection;

7.5.5 For any other consultation, excluding the above fee arrangements, that are requested by a Member with the appointed HOA Architect, the Member shall be liable for the consultation fee of R2 600 per hour or part of an hour.

The Owner shall be liable for all fees charged by the HOA's appointed Architect

I the undersigned owner of Stand..... Ext....., understand that, I stay responsible for all, omissions/errors/misrepresentations by me or my architect or draughtsman in terms of the above application.

With my signature, I warrant that I am duly authorized to deal with this application and that I am responsible for everything that happens on this site.

Signature: _____

Owner's full name: _____

ID/Reg No.: _____