



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
Work:
Fax:
E-mail:

FOR ESTATE MANAGER:

Levies paid to date	
Building deposit paid	
Plan approval fees paid	

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.

1) 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	<input type="checkbox"/>	No	<input type="checkbox"/>
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2) 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	<input type="checkbox"/>	No	<input type="checkbox"/>
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3) 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	<input type="checkbox"/>	No	<input type="checkbox"/>
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4) 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	<input type="checkbox"/>	No	<input type="checkbox"/>
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5) Contours on site have been checked by me/a surveyor and are correctly **reflected on this application (No "flat"sites)**

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
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6) I understand that, in terms of an estate, the rights of other owners are as important as that of the applicant.

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

Yes		No	
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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		No	
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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		No	
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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		No	
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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		No	
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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		No	
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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		No	
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15) The roof plan is correct and feasible (see Rules & Regulations; Clause 5.2.13.3.1)

Yes		No	
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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		No	
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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		No	
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18) There are at least 2 garages (see Rules & Regulations; Clause 5.2.13.4.2)

Yes		No	
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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		No	
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20) Staff rooms/kitchen are onto screened courtyards (see Rules & Regulations; Clause 5.2.13.13.3)

Yes		No	
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21) Raft foundation "to engineers details" are indicated on all sections

Yes		No	
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22) The application accurately reflects the intention of the owner

Yes		No	
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23) **Where exposed brickwork is specified, it is a face brick and not a "klinker" brick**

Yes		No	
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24) **Where columns are used to the exterior, the type is specified on the elevations**

Yes		No	
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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		No	
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26) **No diagonal patterns are used on external doors/gates.**

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
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27) **Intended colours are to be "earthy" and tone and will blend existing environment** (see *Development & Architectural Guidelines; Clause 5.2.13.1.1*)

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
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28) **Plumbing not to be visible to street or to first floor (ducts).** (see *Rules & Regulations; Clauses 5.2.2.11 and 5.2.13.13.7*)

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
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29) "No sparged steel fencing will be allowed". (see *Development and Architectural Guidelines; Clause 5.2.13.6.1 & 5.2.13.12.1*)

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
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30) **The Area Schedule**
The Area Schedule as referred to herein under must be incorporated and displayed on all the plans submitted.

AREAS	
Site Area	M ²

Gross Ground Floor Area	M ²
Gross First Floor Area	M ²
Gross Basement Area	M ²
TOTAL AREA	M²

RESTRICTIONS				
	ALLOWABLE	AC		%
F.A.R.	0,8			
Coverage	50%			
First Floor to be a max 60% of				
gross Ground Floor	60%			

Signed by: Name: (Architect) _____
Signature: (Architect) _____
SACAP Pr. Arch Reg.no: _____

(Certificate to be submitted)

By Owner:
Plan Fees as per HOA Rules and Regulations:

7.2: Refundable development deposit - R10 000 for new developments

7.3 Refundable development deposit - R 5 000 Additions

7.4 Plan scrutiny fee for a new house - R 3 120,00, Pool R970, Wall R970, solar /ac/lights R520 which include the submission to the ASC and one revision. R970 to be charged for subsequent revisions

7.5 All additions or alterations to a Member's property shall be submitted to the ASC for review and recommendation to the HOA Board for approval and the Member shall be liable to pay the following fees

7.5.1 Large additions or alterations (20m² and bigger): R2 290.00 which shall include the first submission for review by the ASC and one (1) revision. The amount of R970.00 will be charged for each subsequent submission

7.5.2 Small additions or alterations (20m² and smaller): R1 530.00 which shall include the first submission for review by the ASC and one (1) revision. The amount of R970 will be charged for each subsequent submission.

7.5.3 Swimming pools/walls: R970 which shall include the first submission for the review by the ASC and one (1) revision. The amount of R970 shall be paid for each subsequent submission.

7.5.4 Should it be required of the ASC to do an inspection loco, the Member shall pay the fee of R2 840 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 840 per hour or part of an hour.

7.5.6 **Minor Works** (No area changes) will be charged at R825 per submission

7.5.7 The **restamping** of plans will be charged at R160 per revision

7.5.8 Solar water heating and Solar Power system/Air Conditioning will be charged at R520 per submission

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.: _____