



HELDERFONTEIN

ESTATE

BUILDING PLAN APPLICATION FORM

Date of Submission	
Submitted by	

NOTE:

- Homeowners are required to make use of a registered, practicing, Architect (i.e. Professional Architects with a university degree “Pr Arch”) and may not use any technician, draughtsperson, design or drafting bureau for the design of their house.

Submission deadlines and format

- Plans to be submitted electronically before **Tuesday, 14h00** via We Transfer in PDF format.
- Phase 1 submission: Plans in A1 PDF format (Max. 3 Sheets)
- Phase 2 submission: Plans in A1 PDF format (Max. 5 Sheets)
- Please take note that a landscape planting plan must be submitted to the Helderfontein Residential Estate for review by the ecologist. Proof of approval must be provided to our office prior to final approval of architectural plans.

Submission fees

- New Dwelling:
 - **R10 600** for a new concept submission.
 - Should the concept plan not be approved after the **second** (2) submission, an additional **R5 900.00** submission fee will be payable with the **third (3)** concept submission.
- New Amendments/Additions:
 - Amendments or additions between - (0 – 10 m2) : **R 1 900 .00**
 - Amendments or additions between - (10 – 50 m2) : **R 5 900.00**
 - Amendments or additions larger than - 50m2 : **R10 600.00**
 - Should the Amendment/Addition plan not be approved after the **second** (2) submission, an additional **R1 900.00** submission fee will be payable with the **third (3)** submission.
- No Plans will be accepted without proof of payment of the prescribed fee.
- Payment only by bank deposit or electronic fund transfer (EFT).
- Bank details is as follow:

Bank	FNB
Name of Account	Studios Aesthetics
Account No	62676600185
Branch	Centurion Mall
Branch Code	250-655
Ref	Stand No and Estate Name

Stand No		Ext	
Owner Name		Owner Surname	
Owner Contact No		Owner E-Mail	
Architect Name		Architect Contact No	
Architect SACAP No	Pr. Arch	Architect E-Mail	

The onus to determine cadastral information, specific restrictions and positions of services (Sewer, water, electricity, data, lamppost, fire hydrant) for a stand, rest with the owner and his / her Architect.

I undertake to visit the building site prior to- and during construction. **My client is informed that I should be consulted when any changes to the approved building plans are considered during construction.** I furthermore acknowledge that my submission complies with all provisions of my design undertaking and specifically that this design is entirely my own.

Disclaimer

The approval of the building plans by the Aesthetics Committee shall however be subject to the following:

1. The Home Owner/Lessee shall be obliged to familiarize himself with the materials and finishes permitted in the Estate. Should any deviation be required to the standard approved material, then such deviation must be specifically applied for and may only be implemented if specific approval by the Aesthetics Committee has been granted.
2. The Home Owner/Lessee shall be obliged to comply with the architectural guidelines and conduct rules applicable to the Estate. Any deviation from the said guidelines regarding materials will have to be disclosed and form part of a separate application to be submitted for approval.
3. The approval granted by the Aesthetic Committee shall in no way constitute an amendment to or variation of the said architectural guidelines and conduct rules as contemplated in 2 above.
4. Notwithstanding any approval thus granted, any contravention of the said architectural guidelines and conduct rules will not be permitted and will have to be remedied (which may include the removal thereof) on demand at the cost of the Home Owner/Lessee without any right of recourse against the Aesthetics Committee.
5. All amendments and/or deviations to the approved building plans shall invalidate the approval of the Aesthetic Committee and will subsequently be subject to same being resubmitted for approval and such submission shall be regarded as a new submission and be subject to a resubmission fee. The Home Owner/Lessee shall be prohibited from commencing with construction prior to the approval of the said amended building plans.
6. A note on approved drawings referring to materials, other than the standard materials approved in the guidelines, will not constitute approval of the said variations unless specifically referred to in the approval letter.

OWNER		
ARCHITECT		
	SIGNATURE	DATE