

CROYDON

Vineyard Estate

BUILDING PROCEDURES

ERF NUMBER :

BUILDING CONTRACTOR :

OWNER :

BEFORE ANY BUILDING ACTIVITY MAY COMMENCE AND BEFORE ANY MATERIALS MAY BE DELIVERED TO THE SITE, THE FOLLOWING MUST BE IN PLACE AND OR COMPLETED:

1. Building contractor has to be in possession of a Municipal approved building plan for that particular erf.
2. The Building Contractors Code of Conduct Agreement must be completed and signed by the owner and building contractor. Each page to be initialed and only the original document will be accepted.
3. Enrolment with the NHBRC is compulsory before commencement of any building work on Croydon Vineyard Estate.
4. Application for a water meter from Croydon Vineyard Estate must be done well in advance. See fees below.
5. Where building contractors want to make use of the neighbouring erf, they can obtain contact details from the Home Owner's Association. A standard form is included in the Building Contractor's Code of Conduct and has to be signed by the neighbour. E-mails are also permitted.
6. When all documents are ready, a meeting with the Estate Building Controller must be arranged.
7. During this meeting the documentation will be checked and fees/charges determined.

FEES AND CHARGES

Deposit – Damage to Estate property	R 15 000.00
Building Inspection and Road Maintenance Fund	×•R 1 200.00
Builders Board (non refundable) – Board becomes owner's property	•R 4 000.00
Water meter and manhole	•R 15 000.00
Electricity meter	•R 14 000.00
Street number	•R 1 000.00
Road verge (sidewalk) <i>*To be confirmed prior to deposit being paid*</i>	<i>*Estimate*</i> •R 13 000.00
	R 63 200.00

- VAT inclusive
- × Will be debited to the Owners levy account every month for the duration of the construction period.

8. Once payments have been made, the building contractor will be allowed on site.
9. All employees have to be registered with security in terms of the Builders Conduct rules before they will be allowed on site.
10. Once on site, the following have to be attended to without delay:
 - i) Site pegs to be determined by a Land Surveyor and pointed out to the Building Inspector;
 - ii) Toilet to be brought on site;
 - iii) Water meter and connection.
11. The Builder's Board will be supplied and delivered by the Estate to site. Boards have to be installed on the right front side of the erf facing the street.
12. Only shipping Containers painted green will be allowed for the storage of building material.
13. Suitable welded mesh or similar bins for waste other than builder's rubble have to be provided within 7 days of moving on site.

14. Weekly inspection by the Estate building Inspector will be carried out. Site foremen are obliged to sign for receipt of the inspection form.

BANK DETAILS

Bank	Nedbank
Account Name	Croydon Homeowners Association
Account Number	1088 061 664
Branch	108 809 Tableview

Architecture and Building related enquiries:

Rodney Steinhofel	Croydon Vineyard Estate
E-mail	admin@croydon-estate.co.za
Tel. No.	021 – 843 3609/10

Quotation :

Erf No.	
Builders Deposit	R15 000.00
Builders Board	R 4 000.00
Water meter and manhole	R15 000.00
Electricity meter	R14 000.00
Road verge (sidewalk) <i>*To be confirmed prior to deposit being paid*</i>	R13 000.00
Street number	R 1 000.00
First monthly payment (building inspection and Road Maintenance Fund) thereafter, this amount will be deducted from the Owner's levy account every month for the duration of the building period	R 1 200.00
TOTAL	R63 200.00

Received : Project Manager / Builder / Owner

Signature

Date