



**De Wijnlanden Residential Estate
Home Owners Association**

Building Plan Compliance Checklist

["Compliance" or "comply" means compliance with both the "De Wijnlanden Design Manual" as well as the "De Wijnlanden Builders Conduct and Building Site Development Rules"]

["Plan" means the official building plans to be submitted for approval by the Municipal Authority of Oostenberg]

Erf number:

Owner:

Architect:

Date received:

Serial	Item	Description	Compliance and indicated on Plan		Comment/Ruling
			Yes	No	
1	Building Lines	Street boundary - 4 metres (all erven)			
		Sides/Lateral - 3 metres (erven 54 to 98)			
		Sides/Lateral - 2 metres (all other erven)			
		Rear boundary - 2 metres (all erven)			
2	Boundary walls and fences	Yard walls - same as house material			
		Screen walls - same as house material			
		Boundary walls - masonry			
		Plaster and paint - no palisade			
		Tanolith treated timber fence			
		Black diamond mesh fence (with hedge)			
		No precast walls (e.g. Vibacrete)			

		Max height - 1.8 metres			
3	Security access	Erven 54 to 98 only: 900mm wide security access gate at junctions of lateral and rear boundary fences/walls indicated on Plan			
4	Paving	Interlocking pavers or cobbled			
5	Balustrades	Not to be glass or horicontal wire			
6	Plan information	Total floor area (erven 54 to 98) min. 250 square metres			
		Total area outbuildings			
		Total open areas			
		Maximum coverage not exceeding 50%			
		Trees to be retained			
		Proposed floor levels			
		Storm water management			
		Elevations of dwellings and outbuildings			
		Wall plastered and painting - earthy colour			
		Roof:			
		*Material (Chromadek - Colomet)			
		*Colour (black, grey, green, blue)			
		*Pitch = 45 degrees			
		*Eaves not allowed			
		*Area under flat roof maximum 40%			
		Hips not allowed			
		Gutters same colour as roof			
	Down pipes same colour as walls				
	Windows, shutters and doors = timber or alluminium				
	Compliant use of face brick				

M. Le Roux (for Home Owners Association) _____

Note: Buildings plans can only be approved by the Home Owners Association once compliance with the above rulings have been affected and the Certificate (as under) signed by both the Owner and the proposed Builder(s).

CERTIFICATE

By return of signed copy of this Building Plan Compliance Check List, I _____,
the owner of this erf and proposed house, herewith certify that:

- 1 I accept and will ensure full compliance with the rulings as contained in this document.
- 2 I have received, read and will ensure compliance with the requirements of the "Design Manual for the De Wijnlanden Residential Estate", as revised from time to time.
- 3 I have received, read and will ensure compliance with the requirements of the "De Wijnlanden Builders Conduct and Building Site Development Rules", as revised from time to time.
- 4 I understand and accept that in the event of any discrepancy between any ruling as above and the referenced Design Manual and the Builders Site Development rules (points 2. and 3. of this certificate), the referenced Design Manual and Builders Site Development Rules will prevail.
- 5 I understand and agree that payment of the required R10 000.00 Damages Deposit will be affected prior to the commencement of building activities [Paragraph 3.1 of the Building Site Development Rules].
R5,000.00 damages deposit for alterations is required.
Bank details: DWHOA build deps Std Bank ACC No 270955372 Branch Code 020909 (Thibault Square)

Signed at _____ on (day) _____ (month) _____ (year) 20 _____

Owner: _____

Witnesses : 1. _____ 2. _____

Builder: _____

_____ Witnesses: 1. _____ 2. _____