



Bouprosedurelys vir Negester Onrusrivier / *Building procedure list for Negester Onrusrivier (2018)*

A. Standaardwoontipes / Standard unit types

Prosedure wat gevolg word na ondertekening van die koopkontrak en betaling van die erf se koopsom, of by lewering van 'n waarborg vir betaling van die koopprys van die erf: Klein nie-strukturele veranderinge- of geen veranderinge aan standaardhuisplanne **(4 weke)**.

Procedure to be followed after signing of the sales agreement and payment of erf's cost, or by delivery of a guarantee for payment of the purchase price: Little or no alterations to standard residential plans (4 weeks).

- Stap/Step 1: Kies die erf en woontipe en onderteken die koopkontrak deur bemiddeling van u eiendomsagent.
Select the erf and plan type and sign a purchase agreement with the help of your estate agent.
- Stap/Step 2: Teken die derdepartyooreenkoms en betaal die pakketkoste vir die bou van standaardwoontipe in die ontwikkelaar se prokureur se trustrekening, of lewer waarborg vir betaling van die pakketkoste aan die ontwikkelaar se prokureur.
Sign the third party agreement and pay the standard house package cost in to the developer's attorney's trust account, or deliver a guarantee for payment of the standard house package.
- Stap/Step 3: Kies van die afwerkings- en toebehooropsies op die vertoonbord, merk dit op die toepaslike vorm en gee dit aan u eiendomsagent.
Select from the finishing and fitting options from the display, tick this off on the applicable form and submit it to your estate agent.
- Stap/Step 4: Tref reëling met u eiendomsagent om 'n afspraak met die argitek te maak ten einde die plaaslike owerheid se SANS aanvraagvorm te teken. Die oordragprokureur moet 'n afskrif van konseptitelakte aan die argitek voorsien.
Arrange with your estate agent to meet with the architect to sign the local authority SANS submission form. The transfer attorney must submit the concept deed of transfer to the architect.
- Stap/Step 5: Argitek handig bouplanne by die plaaslike owerheid vir goedkeuring in en betaal die plangoedkeuringsfooie.
Architect submits the building plans to the local authority for approval and pays the plan submission fees.
- Stap/Step 6: Boukontraakteur lê bouplanne vir goedkeuring by NHBRC voor.
Building contractor submits building plans to the NHBRC for enrolment.

Stap/ Step 7: Bouery neem 'n aanvang na bouplanne deur NHBRC goedgekeur is en bouprojek sal binne 6 maande, vanaf datum van NHBRC-goedkeuring, voltooi word (mits weer dit toelaat).
Upon enrolment construction will commence and building project shall be completed within 6 months from date of NHBRC enrolment (weather permitting).

Nota /Note 1

Klein nie-strukturele veranderinge beteken dat die interne en eksterne struktuur van die standaardwoontipe onveranderd gelaat word, maar koper kan eenmalige wysigings aanvra soos bv. skuif van deur, uitleg van kombuis, badkamer of slaapkamer.

Small non-structural changes means that the internal and external structure of the standard unit type remains intact, but the buyer is allowed to ask for once off changes such as, e.g., moving of a door, layout of kitchen, bathroom or bedroom.

Nota /Note 2

Geen addisionele fooie is deur die koper by hierdie opsie betaalbaar nie en kostes word ten volle deur die plot-en-plan-pakket gedek. Indien ander afwerkings- en toebehooropsies as dié op vertoonbord gekies word, daar interne en/of eksterne strukturele veranderinge verlang word (bv. vergroting/verkleining van badkamer, kombuis, slaapkamers, sitkamer, braaikamer, huis se voetspoor, stoepe, ens.) sal daar wel addisionele fooie betaalbaar wees soos bespreek in afdeling B onder Professionele en ander kostes.

No additional fees are payable with this option and costs are fully covered by the plot and plan package. If other finishing and fitting options, other than those on the display, are selected, internal and/or external structural changes are required (e.g. changes to sizes of bathroom, kitchen, bedrooms, lounge area, braai room, home's footprint, patios, etc.) will there be additional fees payable as discussed in section B, discussed under Professional and other fees.

B. Ontwerpswysigings aan standaardwoontipes / Design revisions to standard unit types

Prosedure wat gevolg word na ondertekening van die koopkontrak en betaling van die erf se koopsom, of by lewering van 'n waarborg vir betaling van die koopprys van die erf: Indien voornemende koper standaardwoontipes wil verander **(8 weke)**.

*Procedure to be followed after signing of the sales agreement and payment of erf's cost, or by delivery of a guarantee for payment of the purchase price: Should the prospective buyer decide to alter a standard unit type **(8 weeks)**.*

Stap/Step 1: Kies die erf en woontipe en onderteken die koopkontrak deur bemiddeling van u eiendomsagent.
Select the erf and plan type and sign a purchase agreement with the help of your estate agent.

Stap/Step 2: Teken die derdepartyooreenkoms en betaal die pakketkoste vir die bou van standaardwoontipe in die ontwikkelaar se prokureur se trustrekening, of lewer waarborg vir betaling van die pakketkoste aan die ontwikkelaar se prokureur.
Sign the third party agreement and pay the standard house package cost in to the developer's attorney's trust account, or deliver a guarantee for payment of the standard house package.

- Stap/Step 3: Tref reëling met u eiendomsagent om 'n afspraak te maak met die argitek ten einde die planveranderinge te bespreek. Interne en eksterne wysigings moet voldoen aan Negester Landgoed se ontwikkelingsreëls en estetiese riglyne.
Arrange with your estate agent to meet with the architect to discuss the design changes required. Internal and external configurations should comply with Negester Estate's development rules and aesthetic guidelines.
- Stap/Step 4: Kies van die afwerkings- en toebehooropsies op die vertoonbord, merk dit op die toepaslike vorm en gee dit aan u eiendomsagent. Sou u ander afwerkings en toebehore verkies, moet u so 'n spesifikasielys aan u eiendomsagent oorhandig word.
Select from the finishing and fitting options from the display, tick this off on the applicable form and submit it to your estate agent. Where alternative finishes and fittings are required, you must submit your specifications to your estate agent
- Stap/Step 5: Die argitek sal die aangepaste tekeninge in .PDF formaat binne 7 dae vir kleiner wysigings, of 21 dae vir groot wysigings, aan u stuur, of vir 'n planvoorleggingvergadering aanvra.
The architect will e-mail you the revised drawings in .PDF format within 7 days for minor revisions, or 21 days for major alterations, or alternatively call for a presentation meeting.
- Stap/Step 6: Met goedkeuring van die aangepaste bouplanne word die planne deur argitek aan die boukontraakteur deurgegee wat binne 7 dae vir kleiner wysigings, of 21 dae vir groot wysigings, die addisionele kostes aan u sal deurgee.
Upon approval of the revised building plans, the drawings will be submitted by the architect to the building contractor, whom will submit within 7 days to you the additional cost to minor revisions, or 14 days for major revisions.
- Stap/Step 7: Wanneer die addisionele koste goedgekeur is, moet u die uitstaande bedrag in die ontwikkelaar se prokureur se trustrekening betaal, of binne 14 dae waarborg lewer vir die betaling van die uitstaande bedrag.
Upon approval of the additional cost, you need to pay the top-up cost into the developer's attorney's trust account, or deliver a guarantee for payment of the top-up cost to the attorney of the developer within 14 days.
- Stap/Step 8: Tref reëling met u eiendomsagent om 'n afspraak met die argitek te maak ten einde die plaaslike owerheid se SANS aanvraagvorm te teken. Die oordragprokureur moet 'n afskrif van konseptitelakte aan die argitek voorsien.
Arrange with your estate agent to meet with the architect to sign the local authority SANS submission form. The transfer attorney must submit the concept deed of transfer to the architect.
- Stap /Step 9: Argitek handig bouplanne by die plaaslike owerheid vir goedkeuring in en betaal die plangoedkeuringsfooie.
Architect submits the building plans to the local authority for approval and pays the plan submission fees.
- Stap/Step 10: Boukontraakteur lê bouplanne vir goedkeuring by NHBRC voor.
Building contractor submits building plans to the NHBRC for enrolment.

Stap/Step 11: Bouery neem 'n aanvang na bouplanne deur NHBRC goedgekeur is en bouprojek sal binne 6 maande vanaf datum van goedkeuring, voltooi word (mits weer en skaal van projek dit toelaat).

Upon NHBRC enrolment, construction will commence and building project shall be completed within 6 months from date of enrolment (weather & scale of revisions permitting).

Professionele en ander fooie / Professional and other fees

Al die fooie moet ten volle opbetaal wees alvorens 'n verblyfsertifikaat uitgereik sal word.

All fees are to be fully paid prior to the issue of an occupancy certificate.

Argitektsfooi vir wysiging van 'n standaardplan/Architects Fee for amending the standard plan

Vir standaardplanwysigings sal 'n argitekfooi van ±R795/uur (BTW inklusief) gehef word. Indien 'n nuwe plan benodig word, sal 'n fooi van ongeveer 7.5% van boukoste gehef word.

For amending the standard plan, an architect's fee of ±R795 (VAT inclusive) will be charged. If a new plan has to be drafted, a fee of approximately 7.5% of building cost will be charged.

Strukturele ingenieursfooi/Structural Engineer's Fee

Eienaar sal gefaktureer word na gelang van die skaal van die veranderinge en die koste daaraan verbonde.

Owner will be invoiced based on the scale of the revisions & the cost thereto.

NHBRC Fooi/Fee

Indien oppervlak van wooneenheid deur wysigings vergroot is, sal die eienaar verantwoordelik wees vir die verhoogte komponent van die NHBRC- indieningsfooi.

Should the area increase the fee will escalate, the owner will be liable for the increased portion of the NHBRC enrolment fee.

C. Ontwerpwysigings aan geboude wooneenhede / Design revisions to build unit types

Indien eienaars van voltooide eenhede veranderinge aan hul huise wil aanbring (intern of ekstern), wat grens- en tuinmure en hekkies, ondersteuningstrukture, potplantstrukture en addisionele plaveisel insluit, sal die volgende prosedure gevolg word (indien kliënt sy eie argitek gebruik):

Should the owners of built units wish to alter & add to their homes, either internally or externally, including boundary and garden walls and gates, retaining structures, planter boxes, and additional paving, the following procedure will apply (if client is to use their own architect):

Stap/Step 1: 'n Enkele stel tekeninge met die voorgenome wysigings deur eienaar se argitek moet vir evaluering en goedkeuring aan die beherende argitek (BA) voorgelê word. 'n Fooi van R2 500 (BTW uitgesluit) sal deur die BA gevra word vir evaluering en goedkeuring van die konsepplanne.

A single set of drawings with the requested changes by the owners architect are to be submitted to the controlling architect (CA) for conceptual design approval. A fee of R2 500 (VAT exclusive) will be charged by the CA for scrutiny and approval.

Stap/Step 2: Na goedkeuring van konsepplanne moet die eienaar of hul eiendomsagent 5 (vyf) stelle bouplanne, op skaal en met kompleksiteit wat aan statutêre en plaaslike owerhede se bouriglyne sal voldoen, aan BA vir finale goedkeuring en aftekening voorlê.

After the conceptual design approval, the owner or their agent is to submit 5 (five) sets of drawings - produced to a scale and complexity which will be sufficient for statutory and local authority approval - to the CA for final approval and for signing off the plans.

Stap/Step 3: Die BA sal die eienaar en hul eiendomsagent in kennis stel dat die afgetekende planne afgehaal kan word vir indiening by die plaaslike owerheid.
The CA will inform the owner or their agent to collect the stamped rider plans for submission to the local authority.

Nota/Note 1

Die ontwerpverandering moet voldoen aan Negester Landgoed se ontwikkelingsreëls en estetiese riglyne.

All design changes are to comply with Negester Estate's development rules and aesthetic guidelines.

Nota/Note 2

Al die ontwerpverandering moet ook deur die landgoed se huiseienaarsvereniging en BA goedgekeur word alvorens met enige werk begin kan word.

All design changes must to be approved by the estate's home owners association and the CA prior to any work being undertaken.