

Building and Alterations Process

A Step by Step Guide to an effortless and easy building experience.



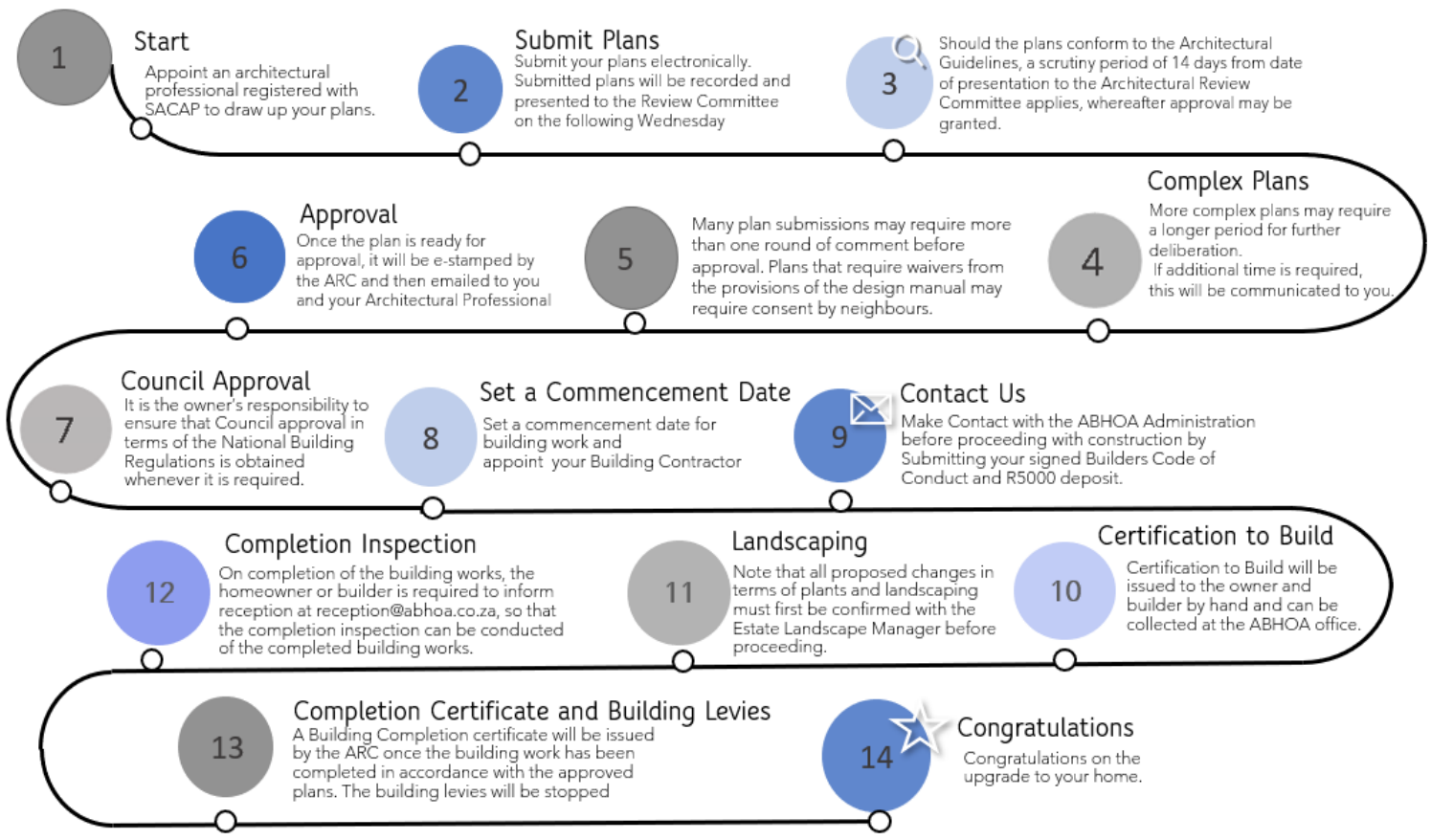
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Dear Resident,

We would like to wish you every success with the upgrades and changes you are intending on making to your family home.

In order to make your plan approval, building experience and completion process as pleasant and smooth as possible, we have listed the following key process steps for building on the Estate for your consideration when submitting plans with the intention to build;

Building Process Flow:



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Fees To Consider

Plans Assessment Charges:

1. New Plan scrutiny fees are R7210 incl. VAT for first scrutiny & R1030 p/hour incl. VAT thereafter.
2. Major Additions and Alterations Plan scrutiny fees are R4120 incl. VAT for first scrutiny and R1030 p/hour incl. VAT thereafter.
3. Minor Additions and Alterations Plan scrutiny fees are R2580 incl. VAT for first scrutiny and R1030 p/hour incl. VAT thereafter.
4. Minor Works Plan First Scrutiny (Pools, Boundary Walls, Awnings, Braais, Pergolas, Carports) fees are R1550 incl. VAT for the first scrutiny and R1030 p/hour thereafter.
5. Plan Submissions for Solar Panels/Jojo Tanks/Parking Bays/Artificial Grass/Door and Window Changes (Once Off Charge) are R1030 incl. VAT.

Building Deposits & Levies

1. A refundable builders deposit of R5 000 must be submitted with the Builders Code of Conduct by the owner/ builder.
2. Only following payment of the deposit, completion of the Builders Code of Conduct, and the issuing and erection on site of the Certification to Build certificate may building work commence. The Estate Management will reserve the right to instruct the cessation of any building work that has not followed these processes with immediate effect. On commencement of building work the monthly Building Levy of R 2700, 00 (including VAT) per building site per month will be added to the owner's monthly levy bill. Monthly Building Levies **will be billed for the duration of the build with the exception of minor alterations and builds of minor duration. lasting less than 14 days**
3. Once the Architectural Guidelines Compliance Control Officer has inspected the completed works and they are found to be compliant, a Building Completion Certificate will be issued by the Architectural Review Committee and instructions will be issued to cease charging the monthly builders levy, and to refund the builders deposit to the homeowner/ builder.
4. A Builders deposit may however be withheld in an instance where for example minor finishes, paintwork or landscaping still has to be completed.
5. At the discretion of the Architectural Review Committee, minor alterations or builds of minor duration may not incur a Building Deposit and/or Building Levies.

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All levies and scrutiny fees will be invoiced to the homeowners levy account. The homeowner remains responsible for the payment of all levies, scrutiny fees and deposits.

Who Can I Contact to start Planning my Renovation?



For Your Building Plans Submissions & Queries:

Marisca Gillespie

Reception & Building Plans Receiver

021 553 0590

reception@abhwa.co.za



For Your Consent to Transfer Queries:

Mariska Nortje

Estate & Member Liaison Officer

021 553 0590

info@abhwa.co.za



For Your Maintenance Queries:

Gary Lewis

Estate Manager

079 328 5313

Gary.Lewis@abhwa.co.za

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For Your Landscaping Queries:

Karien Naudè

Estate Landscape Manager

082 789 6769

Karien.Naude@abhoa.co.za



For Your Plans Assessments & Review Committee Queries:

David Bettesworth & Edelynn De Wet

Bettesworth-Scott- Architectural Review Committee

David@besc.co.za | Edelynn@besc.co.za