

HOUSE DESIGN MANUAL

A. INTRODUCTION

Why these guidelines??

1. The Title Deeds to all of the erven in Dainfern include conditions in favour of the Dainfern Homeowners Association, ("DHA") defined as the DHA, stating that no improvements whatsoever may be undertaken on erven in the Estate without the prior written consent of the DHA having been obtained. One of the primary objectives of the DHA, as set out in its Memorandum and Articles of Association, is to control the nature and quality of any improvements constructed on erven within the Estate. In other words, the DHA is obliged to ensure that all improvements constructed on properties within Dainfern are in compliance with Estate Rules and architectural guidelines, which have been approved by the DHA.
2. As almost all the erven within Dainfern have been developed owners of existing houses may wish to make alterations to their properties. Any alteration to existing houses constitutes an improvement, as defined in the Title Deed and requires the consent of the DHA.
3. The Architectural Guidelines have, over the years, been adapted and amended by the DHA to take into account the changing circumstances within the Estate. The DHA constantly reviews and updates these guidelines to ensure that they are relevant.
4. The purpose of this revised House Design manual and Architectural Guidelines is to equip the Owner with the essential rules and standards applicable to both the development of new houses and in respect of alterations of any existing houses.
5. Alterations and additions in some instances are minor and result in minimal disruption to neighbours and the Estate in general. There are however alterations and additions that are major, which involve demolishing, (jackhammers, drilling, rubble removal etc.) and where structural changes to existing dwellings are carried out. Contractors of any sort engaged in alterations carrying out normal installations such as plumbing, electrical, kitchen cupboards, tiling, carpets, swimming pools etc. create problems of access to the properties, storage of sand, stone, bricks, cement etc. and impact on security with the large numbers of contractors on the Estate.
6. In the past a small minority of Homeowners have tended to disregard the Rules to the detriment of the Estate. The Rules and the adherence thereto will ensure a well controlled and managed Estate that is not only aesthetically pleasing and safe but is also where the value of property is enhanced.

The following issues are considered to be critical and the guidelines should be read in this context: -

- Height of any building, walls or structures.
- Overall aesthetics and harmonious integration of alterations to original structure.
- No dwelling will be permitted to over bulk - 60% of the stand area is the maximum FLOOR AREA RATIO a dwelling can be constructed;
- First floor area shall not exceed 50% of actual built area of the ground floor;
- No construction will be permitted over any building lines; and
- The maximum height above Natural Ground Level of any basement shall not be more than 0.5m at any point.

Homeowners considering major repairs, alterations or additions are advised to personally contact the DHA or request their designated Architect / Project Manager to arrange a meeting to clarify the Rules and procedures before unnecessary costs are

incurred. This also includes limited construction work where plans may not have to be approved. The following must be complied with before any contractors will be permitted to enter Dainfern: -

- DHA to approve plans;
- Plan approval is obtained from the Local Authority;
- The Contractors code of conduct document is completed;
- Relevant deposits are paid; and
- Authorization documents are completed for contractor access to the Estate.

The DHA reserves its rights to prevent any contractor access to the Estate should the Rules not be complied with to the satisfaction of the DHA.

B. THE GUIDELINES

1 CONSULTATION WITH THE DHA

In view of the Architectural Rules prescribed for all developments, it is required that the Homeowner and appointed architect consult with the Estate Office before commencing with the design of the building and, in any event, prior to submission of the Homeowner building plans to the ARC.

The ARC encourages preliminary sketch designs to be submitted for comment prior to finalisation of plans whether for new buildings or alterations to existing buildings.

2. CONTROLS

The general restrictions set out below are imposed in addition to any restrictions in terms of Conditions of Title, Town Planning Schemes or National or any other Building Regulations. Notwithstanding compliance with any such other restrictions imposed by third parties, the approval of any plans or improvements within the Estate shall be at the sole discretion of the DHA. Similarly, compliance with restrictions imposed by the DHA shall under no circumstances absolve the Owner from the need to comply with restrictions imposed by third parties or Local Authorities, nor shall DHA approval be construed as permitting any contravention of restrictions imposed by any authority having legal jurisdiction.

3. DENSITY

Only one dwelling per erf will be permitted and shall not exceed the maximum density permitted in terms of the applicable Town Planning Scheme.

4. FLOOR AREA RATIO (FAR)

The FAR definition has been designed to suit the specific needs of Dainfern, i.e. to control the impact of over- developed / over-bulked properties within the residential environment.

“Floor Area” is the sum total of the floor space measured to the extremities of each floor plate, i.e. outer side of walls of the dwelling, expressed as a factor of the site area.

For example: A floor area of 0,6 implies a total built area of 0,6 x site area, ie 60% of stand area.

ADDITIONAL NOTES OF “FLOOR AREA” (FAR)

- Any internal double volume, stairwells, shafts, etc. that extend over two storeys, will be included in the ‘Floor Area’ calculation at each Floor Level.
- The area below any roofed structure, if one storey in height, will be added to the Ground Floor Area.
- The area below any roofed structure (e.g. Porte Cochere or walkway), that exceeds 5,5m in height will be included in the Ground and First Floor Area.
- Any swimming pool, water feature, staircase, etc., elevated onto a terrace at First Floor Level will be considered to be a room at Ground Floor Level, and will be included in the calculation of the Ground Floor Area.

- Any external area, enclosed by a screen wall exceeding 3m in height, measured from the Floor Level of the nearest adjacent Ground Floor room, will be included into the Ground Floor Area.
- Where, in the opinion of the Architectural Review Committee (ARC), the shape and form of a dwelling is such that it presents an excessively “bulky” appearance to its immediate environment, whilst still complying technically with the FAR guidelines, may be rejected on the grounds of it defeating the intentions of the Floor Area restrictions.
- The following areas do NOT form part of ‘Floor Area’:
 - (a) A basement of 100 m² or less, which is used exclusively for parking and storage, measured to the extremity of the wall plates and does not project more than 500mm above natural ground level.
 - (b) Roof eave overhangs NOT exceeding 0,6m.
 - (c) Areas beneath architectural features on the perimeter of a dwelling – such as corbelling, beam overhangs, etc. – provided these do NOT exceed 300mm in extent from the dominant exterior wall face.

5 MINIMUM SIZE

No dwellings will be permitted which have a total Bulk of less than 200 m² save that on erven zoned Residential 2" and used for Cluster housing, the minimum permissible size shall be 150 m² per unit, calculated in the same manner.

6. COVERAGE

6.1 Single Storey Dwellings

The ground floor coverage shall not exceed 60% (sixty percentum) of the area of the erf.

6.2 Double Storey Dwellings

The ground floor coverage of double storey dwellings shall not exceed 40% (forty percentum) of the area of the erf. The area of the first floor shall not exceed 50% (fifty percentum) of the actual built area of the ground floor. In order to encourage the construction of a greater bulk at ground level the ARC, within its sole discretion, may support plans for double storey dwellings with ground floor coverage greater than 40%, provided that the area of the first floor is commensurately reduced in order not to exceed the maximum FAR of 0,6. For example, on an erf of 1000 m², a dwelling with 500 m² on ground floor and 100 m² on the upper level is preferred to a dwelling with 400 m² on ground floor and 200 m² on the first floor.

7. Consolidated Stands

Floor Area allowances on consolidated stands must not exceed 0,4 of the total site area, i.e. (40%) of stand area.

No erven on the Estate may be consolidated, notarially tied or subdivided without the prior written approval of the DHA.

8. PRIVACY

The privacy of surrounding properties must always be considered. The DHA or the ARC may, in their discretion, determine and impose restrictions to enhance privacy. Notwithstanding this, there is no duty on the DHA, howsoever arising, to safeguard the privacy of Residents nor shall the DHA be liable to any person for damages howsoever arising in this regard.

9. HEIGHT

No dwelling shall be allowed or constructed, which will or does exceed the height restrictions as set out below.

9.1 Overall height

No more than two floors shall be erected vertically above each other, nor shall the height of any part of any such structure exceed 8,5 (eight comma five) metres above the Natural Ground Level below that point in double storey structures, and 5.5 metres if a single storey structure.

- 9.2 Floor slabs
No part of the ground floor slab shall, at any point, exceed 0,5 (nought comma five) metres above the Natural Ground Level below that point.

The calculation of all heights above Natural Ground Level shall extend to the highest surface or part of the structure being measured at such point.

10. BUILDING LINES
No buildings may be erected within three (3) metres from the boundary between an erf and a road reserve or within one (1) metre from side boundaries with neighbours and (5) metres from golf course or nature areas. The first floor of a double storey dwelling may not extend nearer than three (3) metres from any boundary.

11. COLOURS
All external finishes and colours shall be specified in the drawings, and colour samples are required to be delivered to the DHA on request and are to comply with the colour range displayed in the Estate Office and approved by the ARC from time to time.

In group housing schemes the choice is strictly controlled with a limited choice of colours.

12. THATCH ROOFS
All members erecting thatch roofed dwellings or buildings are to comply with all relevant Fire Laws and Local Authority rulings and by-laws.

13. BASEMENTS
Basements are limited to 100 m² net, for parking and storage only, and are excluded when calculating FAR. However, should the basement be used for any other purpose, the area thereof is to be included in the calculation of FAR and specific consent is required from the ARC for such use.

- 13.1 The maximum height above Natural Ground Level of any basement shall be 0.5m at any point; and

- 13.2 There shall be limited access to a basement.

14. WALLING / FENCING

The aesthetics of the interface between a stand and neighbouring properties including roads, parks and the golf course is of major concern.

Stand owners are reminded that they do not own or control common areas including road reserves and golf course and may not landscape or remove or alter any landscape on those common areas without the written consent of the DHA.

The DHA reserves the right to landscape any area under its control including the area outside an erf boundary and under the control of the DHA.

- 14.1 Street Boundaries.
In order to avoid a hostile canyon-like effect, boundary walls on streets are strongly discouraged but, if necessary, for preservation of privacy, walls must be meaningfully articulated with panels being a maximum of three meters in length.

Walls will only be permitted where fully motivated including height, design, articulation and colour. It must be demonstrated how the wall will enhance privacy whilst not detracting from the street scape.

The design of any steel fencing shall be to the approval of the DHA including that of any pillars and fencing colours.

14.2 Golf Course Boundaries

Any fencing on the Golf Course boundary shall be subject to the approval of the ARC including as to design, colour and height.

Solid boundary walling is not permitted.

14.3 Boundary Walling between erven

All external walling is to be plastered (the minimum being a one coat plaster on the external side) and painted to the same standard on both sides to the DHA's satisfaction. On a common boundary between two erven, it shall be the Owner of the erf for which building plans are approved first who will be responsible for the finishing of that side of the common wall facing the adjoining erf, irrespective of whether that adjoining erf may at the time remain unimproved. Wherever possible, electrical meter boxes are to be integrated into the boundary wall design.

14.4 Screen Walls

Screen walls may have the effect of adding to the visual "bulk" of a dwelling and are not permitted save with the consent of the DHA which will be granted provided it can be demonstrated that screen walling is necessary and does not add to the visual "bulk" of the dwelling.

14.5 The aesthetics of the interfaces is extremely sensitive

and important and shall always be subject to the control and approval of the DHA.

14.6 No trees or other natural vegetation may be removed or added to or from any part of a park, the golf course or any other common area including road reserves. No gardens may extend beyond the boundary of their erf without the prior written consent of the DHA.

14.7 In order to provide space for cars and for visitors' parking, garages fronting directly onto the street shall be set back 3 metres from the erf/street boundary.

15. CARPORTS / LEAN TO'S

Carports will be permitted provided these compliment the existing dwelling and do not contravene any building lines.

16. PROHIBITED BUILDING MATERIALS

To allow for diversity and interest, a variety of individual architectural designs will be encouraged. The following building materials or finishes will not be allowed:

16.1 unfinished / raw plaster or unplastered stock brick walls;

16.2 unpainted or reflective metal sheeting;

16.3 reflective roofing materials;

16.4 precast concrete walls;

16.5 wood panel fencing;

16.6 razor wire or security spikes or similar items; or

16.7 non conventional building materials or methods.

17. MANAGEMENT OF BUILDING CONTRACTORS

17.1 Builders Boards

All builders' boards erected within the Estate shall be purchased from the DHA. No other builders' boards are permitted to be erected or displayed within the Estate.

18. PAVING
The design and layout of all paving areas that extend to the road reserve is subject to DHA approval.
19. STREET NUMBERS
The erf number shall be displayed in a prominent position, when viewed from the street front, by means of numbers no less than 200mm high and with a clearly visible post-box.

All post boxes are to be visible and to the satisfaction to the DHA.
20. EXTERNAL FIXTURES
Awnings, blinds, air conditioner units and other items, which do not form part of the basic structure, shall be clearly shown and annotated on all drawings and plans relating to an erf.
 - 20.1 Solar heating panels are not permitted save with the consent of the DHA and provided that they are, where possible, fully integrated into the roof structure so as not to be obviously visible and should be fully concealed.
 - 20.2 All geysers, air conditioner units and related pipe work is to be covered and fully concealed.
21. OUTBUILDINGS
Outbuildings shall compliment and be harmonious with the original design and style of the dwelling in all respects.
22. OUTLET PIPE DISCHARGE
All swimming pool, Jacuzzi and other outlet pipes are to be connected directly into a sewer, to the satisfaction of the Local Authority and the DHA, and may not discharge onto the street, the sidewalk or any other area. Any concentrated discharge of water onto a sidewalk requires DHA approval.
 - 22.1 No seepage, leakage or discharge of any nature, including water, is to be discharged onto sidewalk or road surfaces or onto any area outside or adjoining an erf.
23. EXPOSED PIPES
All waste pipes must be concealed and integrated into the structure of any dwelling. Any extractor fans and/or air conditioning units must be compliant with noise control levels as set out in the National Building Regulations, SABS 0400 and be approved by the DHA.
24. PUBLIC VIEW
Any wash lines, kitchen and yard spaces, open storage, refuse enclosures, Wendy houses and accommodation for pets and any other similar items shall be fully screened from the street or neighbouring properties.

The DHA shall have the right to instruct an Owner to remove any caravan, trailer, boat, golf cart or any other item or mechanical equipment that is stored within public view.
25. TELECOMMUNICATION
A telecommunications entry pipe is to be installed underground, connecting each dwelling to the relevant telecommunications junction box. No surface or pole mounted telecommunications cabling is allowed.
26. AERIALS
DSTV type satellite dishes and TV aerials must be discreetly positioned and due consideration should be exercised not to obstruct a neighbours views where possible. CB radio, large satellite dishes and Ham aerials may not be erected without the prior written consent of the DHA.

27. SIDEWALK DEVELOPMENT

Where appropriate, the DHA may require the submission of a sidewalk rejuvenation plan indicating landscaping required of the owner to restore the sidewalk after construction or the alteration has been completed.

C GENERAL ARCHITECTURAL RULES APPLICABLE TO DAINFERN

28. GENERAL RULES

28.1 Whenever the following specific Rules are prescribed for a particular extension or area within the Estate, such specific Rule shall take precedence within that area over the General Rules applicable to the Estate.

Height - Ground floor - 5.5 metres
- First floor - 8.5 metres

Basements - maximum 100 m²
(Usage strictly limited to garaging and storage)

Boundary distances - 3 metres from road reserve
- 2 metres on any 2 boundaries
- 1 metre ground floor
- 3 metres first floor

The issues defined below must, in all instances, be kept uniform:

- colours for DHA specification chart
- roofing materials
- Plaster finish
- Windows treatment.

28.2 SPECIFIC ARCHITECTURAL RULES FOR VARIOUS ERVEN

28.2.1 ERF 632 (CARMEL)

Construction on erf 632 shall be subject to all the Rules and procedures set out in these Rules.

The design manual for Carmel (Erf 632), being part of the Estate Rules, is available from the DHA offices.

28.3 SAWGRASS (EXT 14)

Construction on Sawgrass shall be subject to all the Rules and procedures set out in these Rules and, in

addition, no plans for Sawgrass will be approved by the DHA until they have been approved by the project architect.

The design manual for Sawgrass, Schedule "G" being part of the Estate Rules, is available from the DHA offices.

28.4 SPYGLASS HILL (EXT 15 and 17)

Construction on Spyglass Hill shall be subject to all the Rules and procedures set out in these Rules and, in addition, no plans for Spyglass Hill will be approved by the DHA until they have been approved by the project architect, Schedule "H", being the full design manual for Spyglass Hill and part of the Estate Rules, is available from the DHA offices.

28.4.1 Any of the Rules and/or restrictions in any clause herein may only be deviated from, varied, amended or relaxed with the prior written approval and consent of the DHA and/or the ARC (in regard to aspects falling under its area of jurisdiction), which deviation, amendment, variation, relaxation shall only be considered by the DHA and/or ARC on receipt of a written motivated application dealing with:

28.4.2 Privacy considerations of adjacent or surrounding dwellings;

28.4.3 Preservation of architectural integrity of the Estate;

28.4.4 The support of the neighbours;

28.4.5 The view of the golf course/green belt areas of both the applicant and surrounding Residents; and

28.4.6 Any other aspects required to be dealt with by the DHA and/or ARC.

Such consent and approval shall be given at the sole and absolute discretion of the DHA / ARC.

ERF 637 WILLOWGROVE

ROOFS

Roof pitch: mono-pitch (i.e. of single slope, no "hip" design) and flat mixed. Slope to taste. Tiles to be terracotta Riviera (Coverland) or Monarch (Marley) but Cordova (Corobrik) preferred.

WALLS

Finish: to be plastered and painted shades of lighter brown and beige as per the samples provided by and, to the satisfaction of the ARC.

Boundary wall: front wall to be plastered and match house colour as per the sample provided by the Owner and to the satisfaction of the ARC.

Retaining wall: to be constructed as a terrace on the front boundary.

WINDOW AND DOORS

Front doors: in accordance with the aesthetics of the dwelling.

Window frames: to be in natural or dark bronze aluminium.

ERF 778 - THE GLADES

ROOFS

Roof pitch: 40 degrees to the horizontal.

Roof material: slate (blue grey).

No mono-pitches.

Flat roofs to be concrete.

WALLS

Finish: fine scratch plaster.

Colours: to be chosen from a list approved by the ARC.

WINDOWS

Natural wood or dark bronze aluminium.

WINDOW SILLS

Plastered or clay tile.

SHERWOOD / RIVERWOOD (EXT 5 & 6)

Golf course :

No improvements may be erected within five metres (5m) from the golf course boundary.

Upper floor width

The width of the double storey may not exceed 30% of maximum east-west dimension of the erf.

Golf course/park boundary

Approved palisade. The detailed design of the proposed fencing and walling (including that of the proposed lateral fencing and walling within five metres (5m) of the golf course or park boundary) shall be submitted to the ARC, which shall be entitled to approve or reject such design at its sole discretion without incurring any liability to any person.

HAMPSTEAD (EXT 7)

Coverage:

Erven 1153 to 1164 (6th fairway)- two storeys – 40%.

All other erven, one storey – 60%.

Privacy considerations

Notwithstanding the provisions of these Rules, and in order to ensure that all Residents may obtain the best possible views from their dwellings, it is expressly recorded that windows and balconies will be permitted on the south facing side of the first floor of dwellings. The onus will be on the Owner of each erf to design his dwelling in such a way as to achieve whatever degree of privacy may be desired.

The general character of this Village is to remain, which is mono and flat roofs.

The pitch of the roofs are to be maintained at 30° and be of grey slate.

Pyramidal roofs will be considered.

Wall textures can be cement washed or bagged brickwork, as the existing textures. Banding around windows and doors, shadow lines and jointing will be accepted. No serious mouldings, Doric columns, classical orders or over decorative details.

Window materials can be changed but colours confined to “non primary colours.”

Colours of wall finish to be Earthy tones - no more than two/three colours per dwelling.

Sundry details such as chimneys, balustrade, garage doors, etc. to be in sympathy with the existing Hampstead Village detailing.

D. PLAN APPROVAL AND CONSTRUCTION PROCEDURE AND CHECKLIST

Description
STAGE 1
1. Preliminary discussions with Owner/Architect
Grid of Levels to be requested by the DHA.
Estate Rules and Regulations explained.
Builders’ Code of Conduct and Architect Documents issued.
STAGE 2
Submission of Stage 1 sketch plans showing:
-
<input type="checkbox"/> Elevations - including contours;
<input type="checkbox"/> Floor Plans;
<input type="checkbox"/> Boundaries;
<input type="checkbox"/> Coverage Schedule;
<input type="checkbox"/> Compliance with all Estate Rules.
Payment of Scrutiny Fee to DHA.

<p>Colour samples for proposed dwelling. Comments by ARC meeting faxed to Architect/Owner.</p>
<p>STAGE 3</p> <p>Stage 2 Working drawings submission, checking previous ARC comments added.</p> <p>Review by ARC. If plans are passed: - Sidewalk Deposit Fee; Builder's Board Fee; Rubble Removal Fee.</p> <p>Builders' Code of Conduct document, returned with all signatures, including the DHA. Application to the Local Authority for water and electrical connections. Submission of plans to the Local Authority by Architect and approval for DHA file.</p>
<p>SITE ESTABLISHMENT</p> <ul style="list-style-type: none"> <input type="checkbox"/> Boundary pegs. <input type="checkbox"/> Building lines. <input type="checkbox"/> Toilet, huts and storage of materials as per the DHA. <input type="checkbox"/> Water, sewer and electrical connections - confirmation required. <input type="checkbox"/> Shade cloth by the DHA, if applicable, at owners cost. <input type="checkbox"/> Landscape proposal for site, including sidewalk, to be forwarded to the DHA (to include any service boxes).
<p>STAGE 4</p> <ol style="list-style-type: none"> 1. Security procedures for contractors. 2. Approved plans with stamp, on site. 3. Inspections <ul style="list-style-type: none"> * Excavation of Foundations * Building lines * Height of Ground floor slab * Height of First floor slab before pouring * Setting out of First floor * Height of Roof, * Boundary Walls - Height, positioning, articulated. 4. Should the building change for any reason, deviation plans must be submitted, as well as an additional scrutiny fee. 5. Ongoing inspections.

- * Pool, Jacuzzi – water management;
 - * Plumbing and pipe work;
 - * Geysers, air conditioning units, satellite dishes;
 - * Water seepage;
 - * Telkom installation.
6. Cleanliness of site and surrounding areas.
 7. Written consent from adjoining Owners of vacant erven, if storage to take place on such erven.
 8. Paint colour as per submitted samples.
Final inspection for cleanliness, erf number, post box, removal of Builders' Board and compliance with all Rules and schedules.
Presentation of Local Council Certificate of Occupation prior to release of any deposits.

29. DEPOSITS AND SITE CLEANING CHARGES

29.1 A refundable deposit, in a sum determined by the DHA from time to time, shall be paid by each applicant upon submission of Stage 3 drawings to the ARC. Such deposit will be used, within the DHA's sole discretion, to cover, inter alia:

The costs of reinstating public sidewalks where necessary or desirable in the DHA's opinion; and/or replanting grass and/or trees damaged or destroyed during building operations; and/or making good all damage done to any municipal installation including, without limitation thereto, electrical supply apparatus, street lights, sewer, storm water and water reticulation and Telkom manholes; and/or ensuring that the Owner concerned complies with any other rule or requirement whatsoever relating to construction, design or any other provisions of these Rules, and a portion (determined at the discretion of the DHA) of the deposit may be refunded, provided the following requirements have been met:

29.1.1 toilet installed on site in an inconspicuous position and connected to the sewer system; and

29.1.2 green site hut erected; and

29.1.3 shade screening cloth erected where applicable; and

29.1.4 builder's board erected; and

29.1.5 payment of the builder's deposit; and

29.1.6 upon written proof that the required water and electrical connections have been made.

29.2. Owners are required to ensure that building operations are conducted in such a manner as to minimise any dumping of material on the sidewalks.

29.3. The deposit or unutilised portion thereof may be refunded to the Owner on completion of the construction; upon submission of the Local Authorities Occupational Certificate confirming that the dwelling "as built" has been erected in accordance with the plans approved by the ARC.

29.4. In addition to the deposit, each Owner will be required, simultaneously with the submission of Stage 3 drawings, to pay the compulsory rubble removal charge determined by the

DHA, from time to time. The DHA will, upon payment by the Owner of the rubble removal charges, remove all building rubble from the erf concerned.

30. SPECIFIC CHARGES

NEW HOUSE CONSTRUCTION

SAWGRASS / SPYGLASS HILL

REST OF DAINFERN VILLAGES

Plan Scrutiny Fees R 1 200
 Re-scrutinising and/or deviation plans,
 per submission R 600
 Administration R2 500
 Sidewalk Construction Deposit R3 000
 Builders Board R1 000

R1 800
 R 600
 R2 500
 R3 000
 R1 000

ALTERATIONS AND ADDITIONS

All Villages

	Up to 50 sq.m. 151 + Sq. m.	51 - 100 sq. m.	101 - 150 sq. m.
Plan Scrutiny Fees	R750 R750	R1 200	R1 800
Re-scrutinising and/or deviation plans, per submission	R600	R600	R600
Administration	R500	R1 000	R1 500
Sidewalk Construction Deposit	R2 000	R2 000	R2 500
Builders Board		R1 000	R1 000
Totals	R3 250 R8 300	R4 750	R6 200

Or, as amended by the DHA from time to time.