



San Lameer

Architectural and Building Policy: Requirements and information to comply with regarding the construction of new dwellings, or improvements and or alterations to any dwellings and buildings at San Lameer Estate

Please take note: This Policy must be read in conjunction with the San Lameer Town Planning Scheme as amended from time to time.

ROOFS

Double and mono pitch will be allowed.

Minimum/maximum slope 18 to 25°.

Tiles to be Terracotta Riviera (Coverland) or Terracotta Monarch (Marley) or similar pattern and colour concrete roof tiles.

WALLS (EXTERIOR)

The specifications for external wall finishes as approved by the Town Planning and Amenities Committee are:

- Marmaran Earthcote (Resin based) – Trowelled
- Inkwazi (Resin based) – Trowelled and brushed, brushed or scratch plaster
- Gamma Zenith (Resin based) - Trowelled and brushed, brushed or scratch plaster
- Decade water sealer clear coat – Sprayed or brushed
- Decade Dekalite Masonary Paint San Lameer Beige 2 - Brushed

No cladding on the exterior of villas permitted.

Retaining walls: Brick or concrete, plaster with pigmented texture plaster as approved by the Town Planning and Amenities Committee of the Association.

Fences / Boundary Walls: Not permitted, except retaining walls.

All exteriors to match the existing San Lameer exterior wall colours. Specifications can be obtained from the Maintenance Department.

WINDOWS AND DOORS

Front Door: To be in natural timber stained brown colour Mahogany (WST5) or Imbuia . Alternatively framed doors with glass panel and/or sidelight.

Window Frames: To be in natural timber stained brown colour Mahogany or in Aluminium, Bronze or Walnut finish.

GLASS

Except for the bathrooms, where obscured glass would normally be installed, all windows and glass-doors should receive clear glass. All glass should be non-reflective and no tinted layers may be applied.

E-glass, or energy efficient glass, may be used, but subject to the owner and architect ensuring that the type of glass is non-reflective and is subject to a special application to the HOA Board for approval before installation

BURGLAR BARS

No external burglar bars permitted.

WINDOW SHUTTERS

Timber or Aluminium (Bronze or Walnut) window shutters as approved by the Town Planning and Amenities Committee of the Association shall be used.

EXTERNAL WINDOW SILLS

Only plastered sills will be allowed.

GUTTERS AND DOWN PIPES

Dark brown anodised aluminium gutters and downpipes shall be used. Only non-corrosive fixing material to be used. Colour – Polvin Mocha

BALUSTRADES

Natural timber stained brown colour Mahogany (WST5) or Imbuia; sections size 65 x 42.5mm/4.5mm; top rail to match and curved.

Aluminium in Bronze or Walnut to be used; sections size 76x38mm; top rail to match and curved.

Glass Balustrades with Aluminium support may also be installed, after submitting a balustrade schedule. The glass must be safety glass and must reflect the stamp of the supplier.

FASCIAS

Fibre cement, painted with Plascon colour mecca brown.

VERGE TILES

Standard verge tiles colour terracotta fixed with non-corrosive nails.

SIGNAGE

Clay unit numbers, for the front of the villas, to be purchased from the Maintenance department according to specifications of the Town Planning and Amenities Committee of the Association. No other signs (such as names, company names) permitted.

EXTERIOR LIGHTING

In accordance to specification of the Town Planning and Amenities Committee of the Association as decided on from time to time. Please contact estate management.

LANDSCAPING AND PAVING

Landscaping and paving on any given stand should be undertaken at the homeowner's cost through the engagement of the services of a contractor or contractors as approved of by the Town Planning and Amenities Committee of the Association and such landscaping and paving must conform to the high standards prevailing within the San Lameer Estate to ensure the harmonious development of the San Lameer Estate. For paving on any private stand or common property immediately surrounding your villa, the standard San Lameer tan bevel edged, flat 15 mpa pavers should be used. If owners would like to use another type of paver, cobble stone or stepping stone an official request together with the sample must be submitted to Management. The Owner shall only make use of indigenous flora normally found on the KwaZulu-Natal South Coast for landscaping and gardens. Maintenance of landscaping in accordance with the agreement with the service provider is the responsibility of the Association.

CARPORTS

Structure: To be constructed of concrete columns and beams, painted dark brown.

Roof: Big 6 Everite Fibre Cement roof sheeting, covered with Coverland Riviera or similar pattern and colour concrete roof tiles. Terracotta verge tiles on all sides except over gutter.

Gutters and Downpipes: Dark brown anodised aluminium gutters and downpipes shall be used.

PATIOS

Brown or terracotta tiles are allowed. No white, pastel or multi coloured tiles will be allowed. If owners would like to use another type of colour tile an official request together with the sample must be submitted to Management.

EXTERNAL AERIALS

All types of external aerial devices except for a satellite dish, are prohibited;

AWNINGS

Any approved awning should be dark brown or green in colour or the colours Sandstone and Charcoal Tan, in a material made by Ventolite Awnings or number A4714 made by Shade Weave, may be used. The awning must be folded away or rolled up if the member is not in residence, and should be installed behind a wall so that it shall not be seen when facing the unit.

PERGOLAS

“**Pergola**” should be a freestanding structure or a structure with open sides attached to the building and consisting of parallel colonnades, columns or posts, that support an open roof of cross-beams, girders or cross-rafter that are at least 45mm apart from each other. The material to be used for pergolas is timber and Aluminium. A retractable device made of canvass or similar may be installed on top of the pergola and temporarily deployed to provide shelter from inclement weather. The pergola should blend in with the aesthetics and ambiance of the buildings in the Township.

TOWN PLANNING APPLICATIONS TO RNM

Recently the Ray Nkonyeni Local Municipality (RNM) has consolidated its schemes as provided for in the Spatial Land Use Management Act 16 of 2013 (“SPLUMA”) and all areas within the jurisdiction of the RNM, including the San Lameer Estate, are now governed and controlled by this consolidated scheme. Please take note that the San Lameer Scheme has been preserved in terms of the consolidated scheme. Clause 52 (6) of the relevant Land Use Management bylaws provides that “*the Municipality may not consider or approve any planning application if the applicant is liable for any debt due to the municipality until the applicant has provided proof in writing that such debt has been paid in full.*” This provision is also applicable to any Town Planning Application from any member of the Association.

ARCHITECTS AND CONTRACTORS FOR ALTERATIONS AND OR NEW VILLAS

At present, The Association has a list of contractors (accredited and non-accredited) and architects (accredited and non-accredited) from which owners may select. The difference between accredited and non-accredited is:

- a. Accredited contractors/architects mean they were recommended by the Town Planning Committee and approved by the Board and they have been actively involved in the design and contraction of new units at San Lameer that have been inspected by the Association and the local Council and found to be in accordance with the building guidelines;
- b. Non-accredited contractors/architects mean they were recommended by the Town Planning Committee and approved by the Board, but they have never been actively involved in the design and or construction of any units on the Estate and therefore the Association cannot appoint them permanently onto these lists.

The procedure to follow by owners, to utilise a contractor/architect not on the list, is the following:

1. Submit a request with the name of the contractor/architect to Management;
2. If the initial investigation by management reveals that the contractor/architect proposed might be suitable, the following should be submitted to management:
 - (i) A copy of the CV of the contractor/architect including references;

- (ii) A portfolio of evidence of the contractor/architect, including projects, scope of the project, photographs, location of the project, client and contact details, etc;
3. These details in (i) and (ii) will be presented to the Town Planning Committee for consideration, who will make a recommendation to the Board of Directors;
4. If the Board approves the appointment of any additional contractor or architect, this entity will, at first, only be appointed to conclude the work at the property of the owner who requested the Board to consider such an appointment while any risk related to the work done by the contractor and or architect remains with the owner;
5. Once a first project has been completed by a contractor and or architect, he/she may request the Board to consider a permanent appointment of the list of approved and accredited contractors and architects;
6. When the Board approves the first appointment of an architect, sketch plans should at first be submitted to the Town Planning Committee for consideration before detailed architectural plans are submitted to the Committee for final consideration and recommendation to the Board.

Although contractors and architects are listed by the Association as either accredited or non-accredited, owners should always bear in mind that the Association is absolved from any risk and or responsibility regarding the entire project from start till final completion, including the final inspection by the Association and the local Authority. The responsibility to appoint the contractor and or architect and to ensure that they are knowledgeable and informed regarding the building guidelines and architectural and aesthetic requirements, remains the responsibility of the owner.

Should the owner wish to appoint an accredited or non-accredited architect or contractor the onus is still on the owner to satisfy himself/herself that the architect or contractor has:

1. A complete understanding of the owner's requirements and constraints - be they financial, ability to meet (on and off-site), communication (oral and electronic), etc;
2. The experience with the specific technical requirements of the project;
3. The capacity to meet the owner's schedule.

CONCLUSION

Homeowners are requested to contact management if there are any questions or uncertainties.

It is the responsibility of the homeowner as a member of the HOA, to ensure that any type of construction, new or an alteration, be constructed in accordance with the approved plan.

