

ANNEXURE B: BUILDING COMMENCEMENT POLICY

1. Commencement of Construction

The Owner and Contractor must formally request permission to commence construction. No construction work, including excavation of any kind, may begin without a certificate being signed by the Estate Manager, the Owner, and the Contractor.

Certificate Criteria (Compulsory)

The certificate must confirm the following before access is granted for construction:

- Access granted by the Estate Manager
- Approved Voliere building plan with MOA and municipal stamps
- Certificate of approval
- Proof of R10,000.00 builder's deposit
- Contractor's All Risk and Public Liability Insurance
- NHBRC registration
- Copy of NHBRC enrolment certificate
- Adjoining neighbour consent for access, storage, etc. off-site
- Hoarding (site enclosure) erected and compliant
- Site toilet erected
- Site office/stores compliant and erected
- Builder's Code of Conduct rules signed by Owner/Contractor
- Fine schedule signed by Owner/Contractor
- Water meter installed
- Temporary electricity installed (if applicable)
- Land surveyor certificate identifying site pegs
- Temporary delegation of access code creation – authorised by erf owner
- Special conditions

2. Compliance with Rules and Guidelines

The Owner and Contractor must agree to abide by and strictly adhere to Voliere's Constitution, Conduct Rules, and Architectural Guidelines.

3. Approved Building Plans

- The Owner must ensure that the Contractor keeps a copy of the approved building plan on site at all times.
- Any changes to the approved plans must be submitted to the Aesthetics Committee in the form of a rider plan for approval, before submitting the revised plan to Council for final approval.

4. Restoration of Adjoining Areas

The Owner and Contractor undertake to:

- Reinstate original adjoining structures and gardens.
- Restore original adjoining natural ground levels, kerbs, roads, and paths disturbed or damaged during construction.
- Remove all debris and building rubble in accordance with the rules and the Builder's Code of Conduct.

5. Stormwater Management

All stormwater drains in the roads must be kept clean. The Contractor must ensure that blockages are prevented by removing debris promptly.