



ARCHITECTURAL GUIDELINES

EARLES COURT LIFESTYLE ESTATE

ARCHITECTURAL GUIDELINES – Revised 2022

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1. INTRODUCTION

The purpose of these Architectural guidelines is to ensure that the character and quality of Earls Court is maintained thereby protecting the value of your home and environment. It is also to encourage individual creativity while fostering a unity of materials and finishings to ensure that the overall development harmonizes to create a balanced lifestyle for all residents. The following guidelines will be implemented to ensure a sensitively constructed environment with a high-quality aesthetic.

It is important to ensure that the development of Earls Court has minimal impact on the natural beauty of the site, and that the varying architectural styles do not conflict with one another. The buildings should blend in harmoniously with the natural environment to achieve this. With this in mind, the developers and their consultants have developed a flexible design framework for establishing a visually pleasing character for the development as a whole.

Notwithstanding architectural elements as described in this document, Earls Court Homeowner's Association (ECHOA) reserves the right to use its discretion and allow alternative architectural elements or materials and exclude permitted elements or materials.

1.1 TRANSGRESSION AND PENALTIES

The ECHOA shall, in addition to any other remedy, be entitled to impose fines in respect of any deviation from approved building plan, at a rate agreed by the Committee. The design criteria set out in this manual are in addition to local authorities or National Building Regulations. The Earls Court Homeowner's Association, reserve the right to alter or amend the Architectural Guidelines.

2. APPROVAL OF BUILDING PLANS

FINAL WORKING PLANS WILL NOT BE REVIEWED UNLESS ALL FEES (OWING TO THE ECHOA) HAVE BEEN PAID

All plans must be prepared by the leading **Architect** or **approved designer of ECHOA**. All alterations and or additions to the original plan must be approved by the leading **architect** or **designer of ECHOA** before any construction commence. Proof of the accreditation of the architect or designer may be required by the ECHOA. All building designs and the addition or alteration to any building must comply with the design guidelines and the local authorities' regulations, by-laws and the National Building Regulations.

No staff accommodation should be nearer to the street than the main building and must be contained under the same roof or irrigated into the overall design.

Staff accommodation and kitchen areas should open onto screened yards or patios.

Outbuildings and additions should match the original building design in style, elevation, and material usage. No flat roofed carports will be permitted unless it matches and blends with the design of the main dwelling.

Yard and screen walls should be similar to the basic materials and colours of the building and comply with all other items.

No garden sheds, Wendy houses or temporary structures are allowed. Covered facilities for caravans, boats or trailers are to be incorporated in the overall design of the house and adhere to the architectural theme and building lines.

Only open or lightweight pergolas may encroach the building lines with 2m.

No shade netting may be used.

Solar heating panels, if used, should be incorporated into the building and form part of the basic structure and should be clearly shown on the approval drawings (not visible from the street)

Awnings, TV aerials, blinds, satellite dishes and other items must form part of the basic structure and are to be clearly shown on the approval drawings.

All exposed plumbing and washing lines should be fully screened and not be visible from the street elevations and other elevations onto adjoining properties including green areas.

No deviations from the approved drawings will be permitted unless the deviation is re-submitted and approved in writing prior to construction.

No dwelling may be smaller than 160m² excluding garages and outbuildings, except for the group housing stands.

Mechanical equipment and plant such as air-conditioners (and grilles), ducts, pool pumps, etc. must be designed into the buildings and / or adequately enclosed or screened off from view.

All building plans must be submitted to the ECHOA for approval before submission to the local authorities.

2.1. DESIGN SUBMISSION (SKETCH PLANS: Stage 1)

The following documents must be included in the design submission: -

Site plan, floor plans, all elevations and a section at a scale of not less than 1:100.

Design submissions must be lodged at the Estate Office not later than 12h00 on a Friday. Comments will be issued by the ECHOA not later than 17h00 on the following Friday (Public Holidays excluded).

Plans must be submitted to the ECHOA together with a scrutiny fee of R500,00 in cash or by cheque payable to the Earls Court Homeowners' Association.

Neighbours' permission for double storey houses, loft rooms and relaxation of building lines must be obtained and recorded in writing on the drawings by all affected neighbours. Only original signatures with ID numbers and contact telephone numbers will be accepted. The neighbours must specify the reason for their signature, i.e. "I..... the owner of stand agree to the double storey / loft room / relaxation of building line to (specify....) metres".
Date.....Signed.....ID.....Contact telephone No.

Two copies of the sketch plan drawing must be submitted. One copy will be retained by the Estate Office.

2.2. COUNCIL SUBMISSION / WORKING DRAWINGS (Stage 2)

All working drawings must be submitted to the ECHOA for aesthetic scrutiny and approval before submission to the local authority.

Having obtained stage 1 (sketch design) approval, working drawings can now be drawn up in accordance with the National Building Regulations and Local Authorities' regulations.

Building plan submissions must be lodged at the Estate Office before 12h00 on a Friday and written comment will be issued by the Estate Office not later than 17h00 on the following Friday.

2.3. BUILDING PLAN SCRUTINY FEES

The following fees must be paid to the ECHOA on submission of building (working drawing) plans.

A net refundable sidewalk deposit of R5 000,00 per stand. This deposit will be used by the ECHOA at their discretion, to cover the following costs: -

Replanting of grass and or trees or shrubs damaged or destroyed by the contractor, sub-contractors, suppliers, or consultants during building operations.

Removal of rubble or rubbish left on streets, sidewalks, or vacant stands.

Repair of roadways, kerbing, sidewalks, or other services.

Cleaning up of road surfaces, signs and landscaping from any damage caused by any fluids left by contractors, sub-contractors, suppliers, or consultants.

If the sidewalk deposit allowance is used up, building work on the site will be stopped until a further deposit is paid to the ECHOA.

Neighbour's acceptance signed on submission of plans will only be valid for a period of 6 (six) weeks from the date of the neighbour's signature.

If a neighbour signs acceptance subject to certain conditions (e.g. obscure glass to windows), these conditions must be recorded on the drawing with the accepting signature.

2.4. REFUND OF SIDEWALK DEPOSIT

Once construction has been completed, and subject to a satisfactory ECHOA inspection, the sidewalk deposit will, on request, be refunded less any deductions the ECHOA may, at its sole discretion deem necessary.

2.5. SUBMISSION TO LOCAL AUTHORITY

Submission of drawings approved by the ECHOA is the sole responsibility of the property owner.

The stand owner is also responsible for direct payment of all local authority planfees, water, electrical, sewerage and telephone connection fees.

Copies of proof of payment must be submitted to the ECHOA for their records.

2.6. PROOF OF OWNERSHIP

Confirmation of the registered owner of the property must be lodged with submission of building plans.

2.7. BUILDING WORK

A copy of the stamped and signed approval forms from the local authority must be submitted to the ECHOA at least two weeks before any building work or foundation excavation is commenced on site.

2.8. WORK REQUIRING ECHOA APPROVAL

1. New buildings
2. External alterations, additions, or structural changes to existing buildings.
3. Demolition of existing building
4. Underground construction, i.e., drains, water pipes, sewers, electrical or telephone conduiting or any other underground work.
5. Painting and/or repair of external work, i.e., facades, gutters, roofs, etc.
6. Awnings, pergolas, and trellises.
7. Garages and carports.
8. Swimming pools, water, or other liquid storage tanks
9. Wendy houses or garden stores.
10. Walls and gates.
11. Excavation and earth moving related to any work.
12. Removal of any trees or shrubs.
13. Solar geysers and Air conditioners

3 APPROVED ARCHITECTURAL ELEMENTS

3.1 BALI ARCHITECTURAL STYLE

Outside Walls	Masonry walls plastered smooth or with texture. Painted with Earth Colours as per schedule. Elements in Natural stone or contrast colour as per schedule.
Windows & Doors	Natural, Brown and Charcoal Alum. Meranti stained to a natural wood colour. Meranti doors to have vertical or horizontal lines.
Garage Door	Meranti or Chromadeck with Vertical or Horizontal lines.
Roof	Double pitched roof with Dutch Hip. Slate or concrete roof tiles allowed. Colour as per schedules and samples. 900mm Overhang. No Gables. Concrete Roofs connecting main roof structures. Concrete roofs behind parapet walls. Gutters are optional and must be seamless aluminium gutters.

3.2 FARMHOUSE ARCHITECTURAL STYLE

Outside Walls	Masonry walls plastered smooth or with texture. Masonry walls bagged. Painted with Earth Colours as per schedules. Elements in approved face brick, Natural Stone, contrast colours, metal sheet cladding, timber or NuTech shiplap.
Windows & Doors	Meranti Stained Natural wood or painted white. Cottage pane or cottage pane combination windows. Mock Sash Windows.
Garage Doors	Meranti Stained Natural Wood or painted white Vertical lines or similar approved.
Roof	Chromodeck Corrugated Metal Roof Sheets. Colours as per Schedule or Samples. Slate Roof Tiles. Maximum roof overhang 600mm Concrete Roofs to connect main roof structures. Concrete roofs behind parapet walls. Gutters are optional and must be seamless aluminium gutters.

3.3 CONTEMPORARY ARCHITECTURAL STYLE

Outside Walls	Masonry walls plastered smooth or with texture. Masonry walls bagged. Painted with Earth Colours as per Schedules. Elements in approved face brick, Natural Stone, contrast colours, metal sheet cladding, timber or NuTech shiplap. Concrete walls and elements.
Windows & Doors	Natural, Brown, Grey, Charcoal, White and Black Aluminium allowed. Meranti stained natural wood.
Garage Doors	Meranti – Stained natural wood. Chromodeck – in colours Grey, Charcoal or White. Glass and Aluminium Garage Doors.
Roof	Slate Roof Tiles. Flat concrete roof tiles. Colour as per Schedule or Samples. Chromodeck Roof Sheets – cliplock 700 Colours as per Schedule or Samples. Minimum overhang 600mm. Concrete Roofs. Gutters are optional and must be seamless aluminium gutters.

4. PROHIBITED BUILDING MATERIALS

The following building materials to be prohibited:

No externally fitted burglar bars will be permitted (only internally fitted type will be approved)

Precast concrete building elements are discouraged (certain simple couplings, column caps and window cells are in order). Any structures (inclusive of precast concrete sculptures) shall be submitted to the leading architect or designer for the recommendation prior to the erection thereof.

Fibre cement roofing tiles.

Shack netting.

5. TREATMENT OF STAND BOUNDARIES

No walls are encouraged on street boundary. Boundary wall parallel to the street boundary may not exceed 60% of the length of the street boundary.

Screen wall elements not exceeding 2.1m in height may be used for screening of pools, patios, washing lines, etc. but must be designed as part of the garden and landscaping layout. Not closer than 3m from street boundary or green areas. Restricted to 1/3 of the length of the boundary. The design of these screen walls should enhance the architectural style of the houses.

The side walls between property boundaries may be plastered masonry walls 2,1m high maximum not closer than 3m from the street boundary or green areas. Boundary walls should be kept as short as possible to enhance an open streetscape.

Boundary facing green areas may be 1,2m high hidden behind shrubs and plants so as to be inconspicuous.

6. DRIVEWAYS, PARKING, PAVING AND LANDSCAPING

The landscaping theme of Earls Court Lifestyle Estate is to encourage the use of indigenous trees and plants as per the landscape design. The green areas are to be planted with indigenous species in accordance with a landscape theme. The proportion of all properties on the green areas and the portion of all properties between the building lines and the street boundary should be landscaped accordingly and using the tree and plant species as per landscape architect or designer.

Materials and colours on paving to be approved by the leading architect or designer of ECHOA. Driveway widths are limited to 6000mm at the junction with the public road.

Pre-designed house numbers will be provided and fixed by the ECHOA.

No signage such as security firm signs will be permitted. The only signage permitted shall only be that approved by the ECHOA in accordance with the Estate's signage specifications.

7. BALCONIES, PATIOS AND PERGOLAS

Balconies, patios, and pergolas should have clean lines with plain railings. Columns should be aesthetically light and made up of brick, steel, or timber. Pergolas are to be designed according to the architectural style. Balustrade walls to balconies are allowed but must match the style of the house.

Balustrades must be simple decorative timber, steel or aluminium and glass to match the architectural style of the house.

8. COLOURS

All Earls Court exterior paint colours are to be earthy paint colours as per sample chart or similar approved. Colour combinations are important.

9. EXTERNAL LIGHTING

External lighting to be low level or down lighter type to match the architectural style. No coloured light bulbs are permitted.

10. INFORMATION TO BE PROVIDED ON DRAWINGS

Working drawing plans must contain the following information:

A location plan identifying the site.

A tabulated summary clearly stating the use-zoning of the stand and indicating permissible and actual coverage, height, density, restricted building areas, and parking requirements applicable to the stand.

A site plan (drawn to 1:200 or 1:500) clearly indicating the proposed placing of the new building or additions in response to a site analysis study, and including the following information:

1. Stand number,
2. Street address,

3. Contours,
4. North point,
5. Site boundary dimensions,
6. Building lines,
7. Servitude where applicable, - 8. Existing trees and vegetation,
9. The siting of service areas,
10. Open garden space,
11. Terraces,
12. Distances from boundaries and adjoining structures,
13. Overlooking of neighbouring properties,
14. Proposed vehicular circulation,
15. Entrances to site,
16. Refuse collection and parking,
17. Storm water attenuation. 18. Boundary walls.

Floor Plans (drawn to 1:100 or 1:50) must indicate the proposed use and size as well as floor finishes of all rooms and spaces.

Sections (drawn to 1:100 or 1:50) must indicate the heights of all structures, building lines, finished floor levels and site slopes. The elevations must include a reference datum point, ground floor lines, and cut and fill lines (if applicable).

Neighbour's acceptance signed on submission of plans will only be valid for a period of 6 (six) weeks from the date of the neighbour's signature. If a neighbour signs acceptance subject to certain conditions (e.g. obscure glass to windows), these conditions must be recorded on the drawing with the accepting signature.

Elevations should clearly indicate treatment of the building exterior, materials and the colours of roofs and walls including all perimeter walling/fencing. A colour swatch of the paint to be used MUST be submitted with the drawings.

The Architectural Review Committee reserves the right to request the colour to be amended, should the colour compromise the style and methodology of the Estate. Any deviation from the submitted and approved colour must be re-submitted prior to the painting of the house for authorization by the Architectural review Committee.

Should there be any deviation from the signed sketch plans in the working drawings the neighbours MUST re-sign the working drawings. Original signatures with relevant telephone numbers must be on the plans. Photocopy signatures and p.p. signatures will not be accepted.

11. TOWN PLANNING CONTROLS

11.1 GENERAL

The following restrictions are in addition to any restrictions imposed in terms of conditions of title, town planning schemes, national, or any other building regulations. Notwithstanding that the plans comply with the above requirements, the approval of any plans within the Estate shall be at the sole discretion of the ECHOA. Similarly, compliance with restrictions imposed by the ECHOA shall not under any circumstances absolve the residents to comply with restrictions imposed by third parties, nor shall the ECHOA approval be construed as permitting any contravention of restrictions imposed by any relevant authority.

11.2 DENSITY

The maximum density is *one dwelling* per stand. The ECHOA may in its sole discretion in special circumstances, consider applications to increase the density. No erf may be subdivided or rezoned without written consent from the ECHOA.

11.3 COVERAGE, F.A.R AND MINIMUM SIZE

Coverage is defined as the ground area, which is covered by, roofed portions of the house; this includes covered patios, carports, covered atriums and garages.

Only one integrated building per stand is allowed.

Loose standing outbuildings are not permitted.

F.A.R is defined as – (Floor Area Ratio). The ratio of floor area to land area expressed as a percent or decimal, which is determined by dividing the total floor area on a zoning Erf by the Erf area.

11.4 SINGLE STOREY DWELLINGS - EARLS COURT (PHASE TWO)

The coverage of single storey dwellings shall not exceed 50 % (Fifty percent) of the area of the stand.

F.A.R = 0.6 (excluding covered terraces, covered entrances, double volumes).

11.5 DOUBLE STOREYS – EARLS COURT (PHASE ONE AND THREE)

Double stories are permitted on all stands in phase one and three; plans must be signed by all neighbours. The ECHOA may at its discretion over-rule a neighbour's refusal to consent to a double story house, should it be deemed to prejudice the applicant.

Double storeys in phase one and three – the ground floor may not exceed 50% of the stand and the first floor may not exceed 60% of the ground floor including garages, terraces and staff accommodation and excluding double volume.

The ridge height of any double storey dwelling shall not exceed 8,5 metres above natural ground level measured perpendicularly under the roof ridge. The building must be stepped according to the natural ground contours.

The ECHOA may as its discretion impose further restrictions on double story dwellings to protect the privacy of neighbouring properties.

11.6 HEIGHT RESTRICTION

The construction of double storey houses is discouraged in the interest of adjacent residents' privacy. The ECHOA committee may at its discretion impose further restrictions on double storey dwellings. Not more than two stories shall be erected vertically above each other, nor shall the height of any part of the structure exceed 8,5m (eight comma five meters) above the natural ground level vertically below that point.

11.7 BUILDING LINES - EARLS COURT (PHASE ONE AND THREE)

Street Boundary	5m for garage facing street and 1m facing away from street
Side Boundary	3m Single and 4m Double Storey.

Rear Boundary 3m

11.8 BUILDING LINES – EARLS COURT EAST (PHASE TWO)

Street Boundary	2m
Side Boundaries	1m
Rear Boundary	1m

NOTE: The Municipality of George can overrule relaxations subject to Town Planning Regulations.

12. CONSTRUCTION TIME LIMITS

Construction should proceed without lengthy interruptions in order to reduce inconvenience to neighbours and unsightliness and should in any event be completed within 9 months of the approval of working drawings by the ECHOA.

Any deviation from the above restrictions will be subject to penalties calculated on a daily basis according to a penalty tariff established by the ECHOA.

13. ADDITIONS

Additions to the main structures should match the original style and design both in elevation and materials used. Any re-painting of houses and/or boundary walls must be submitted for approval prior to commencement.

14. CONSULTATION WITH ECHOA ARCHITECT

In view of Earls Court's prescribed Architectural Guidelines, it is strongly recommended that the owner and his architect consult with the ECHOA Review Architect before commencing with building design and in any event prior to submission of final building plans to the Architectural Review Committee. It is recorded that the cost of only one consultation is included in the standard submission fees. Further consultancy will be charged on an hourly rate.

The Architectural Review Committee advise t h a t neighbours signing plans make themselves fully aware of what they are signing. It will be to late to object during construction when the plans are already signed off.

15. GENERAL

Exotic (non-indigenous) trees and shrubs selected for gardens should also contribute flowers or fruit for birds and insect life. Avoid planting Australian Acacia species (wattles) Hakea, Eucalyptus species, Syringas and any declared noxious weeds. Good highveld trees include Ash, Maple, Birch, and Oak or Elm species for larger areas.

16. CONTROL OF BUILDING ACTIVITIES

16.1 INTRODUCTION

The Earls Court Homeowners Association, the legally constituted representative of Earls Court residents, has adopted certain rules relating to the activities of building contractors on the Estate. The primary intention of the rules is to ensure that all building activity at Earls Court occurs with the least possible disruption to residents. In the event of any uncertainty, the residents and/or their contractors are encouraged to contact the Estate Management.

16.2 LEGAL STATUS

The rules governing building activity set out below, have been adopted by the Earls Court Homeowners Association and are binding on all owners. Furthermore, each resident is obliged to ensure that his building contractor ("The Contractor") is made aware of the rules and complies with them. Residents must include the rules in their entirety in any building contract concluded in respect of property on the Estate. The Earls Court Homeowners Association has the right to suspend any building activity in contravention of the rules and the Earls Court Homeowners accepts no liability whatsoever for any losses sustained by a resident/owner as a result thereof.

16.3 BUILDING RULES

Building activity is only allowed during the following public time:

07h00 – 18h00 Normal Weekdays

07h00 – 13h00 Saturdays

16.4 NO BUILDING ACTIVITIES MAY TAKE PLACE:

DURING PRIVATE TIMES

SUNDAYS

ON PUBLIC HOLIDAYS

EASTER WEEKEND

20 DECEMBER – 02 JANUARY

Any permission to work later than the prescribed times must be applied for at the Estate Office, giving 24 hours notice. Either the estate management or ECHOA may grant emergency approval.

NO workmen or watchman may sleep on site.

ALL contractors and/or sub-contractors must abide by the estate security rules.

The contractor must provide facilities for rubbish disposal and ensure that the rubbish must be removed from site and MAY NOT BE BURNT ON SITE.

The site is to be kept clean and tidy at all times. Should the estate ground staff have to clear refuse other than building rubble a penalty of R1000 per time will be deducted from the pavement deposit after the issue of a written warning.

No materials are to be stacked on the road or pavement. Permission must be obtained from the Estate Management for the use of the curb. Trees are to be protected and materials are not to be stacked against any street signage or lampposts.

It is the contractor's responsibility to ensure their deliveries are signed for. Security, Estate Management and ECHOA will not accept responsibility for deliveries.

Owners will be held responsible for any damage caused by delivery vehicles to roads, services, or landscaping. A damage report is filed with the Estate Management and may be perused by the owner.

Deliveries may only be accepted during public times.

NO LARGE DELIVERIES WILL BE ACCEPTED AFTER 17H00.

The contractor must provide toilet facilities for his workers. ONE SITE TOILET PER STAND. Sharing is not accepted. The toilet must be erected on the first day of contractor site establishment. The Estate Management will deny access to contractors should no toilet facilities be provided.

Only the building contractor, architect or project manager may erect signage. No other contractors may erect any signage.

The Estate Management **WILL** remove the signage without warning. Signage should not exceed 2M X 1M. ALL signage must be removed on occupation.

Should either the Estate Management and/or ECHOA have any concerns regarding the contractors conduct they reserve the right to suspend building without notice until such undesired conduct is rectified.

Water for construction may only be drawn off the owners' stands from approved and metered water connections. Should the water connection be drawn from an unauthorized site, then a fine and the cost of water usage will be charged.

If in any case builders or contractors have soiled or damaged the road site and Estate Grounds men are required to clean the road after close of day. A R1000-00 penalty per time will be levied and deducted from the pavement deposit, without prejudice.

The contractor and all sub-contractors must make use of the designated contractor's entrances and abide by all security measures.

No building may commence prior to a signed acknowledgement of the building rules by the appointed main contractor being lodged on file.

The contractor must supply a lockable site shed for consumables and building materials. The Estate Management and/or ECHOA accept no responsibility for theft or loss from building sites.

Permission must be obtained in writing from any stand owners' stand you are using to stack building materials on. A copy of this must be retained on file.

An approved copy of the building plan in a good legible condition must at all times be kept on site of the building concerned and must be made available to Management on request.

Any breaches to the above-mentioned clauses will result in the contractors being denied entry to the estate, with due notice given, until such time corrective action has been taken.

Please note that in the case of any breach photo evidence will be taken.

ACKNOWLEDGEMENT OF RECEIPT OF BUILDING RULES

I, THE UNDERSIGNED BEING THE APPOINTED MAIN CONTRACTOR FOR ERF
EARLS COURT PHASE, HEREBY CONFIRM THAT I HAVE RECEIVED, READ AND
AGREED TO COMPLY WITH THE EARLS COURT BUILDING RULES.

I FURTHER CONFIRM THAT ALL SUB-CONTRACTORS ASSIGNED TO THE SITE SHALL
COMPLY WITH ALL BUILDING AND SECURITY RULES AND ARE THE RESPONSIBILITY OF
THE MAIN CONTRACTOR.

SIGNED BY: COMPANY NAME:

CONTRACTORS NAME:

CONTACT NUMBERS:

OWNERS DETAILS:

E-MAIL ADDRESS:

CONTRACTORS SIGNATURE

SIGNED ON THIS DAY OF 20.....

(ONE COPY TO BE RETAINED BY THE CONTRACTOR AND ONE COPY WILL BE RETAINED
ON FILE BY THE ECHOA)

EARLS COURT

ACKNOWLEDGEMENT OF RECEIPT OF THE RULES, REGULATIONS AND ARCHITECTURAL GUIDELINES

I, THE UNDERSIGNED, BEING THE REGISTERED OWNER OF ERF..... EARLS COURT PHASE....., HEREBY ACKNOWLEDGES THAT I HAVE RECEIVED, READ AND AGREE TO COMPLY WITH THE EARLS COURT OPERATING GUIDELINES, ARCHITECTURAL GUIDELINES AND BUILDING RULES.

OWNERS NAME:.....

OWNERS CONTACT NUMBER:

OWNERS SIGNATURE:

SIGNED ON THIS DAY OF20.....

I CONFIRM THAT ON APPOINTING A MAIN CONTRACTOR, I WILL MAKE HIM AWARE OF THE "BUILDING RULES" AND I WILL INSTRUCT HIM TO SIGN ALL DOCUMENTATION AT THE ESTATE OFFICE PRIOR TO COMMENCEMENT OF ANY WORK ON SITE.