

ANCHORS AWEIGH
RULES AND REGULATIONS REGARDING BUILDING ALTERATIONS OF
UNITS AT ANCHORS AWEIGH BODY CORPORATE, SCHEME NO 672/96

These building rules forms part of the Conduct Rules.

1. Before any building commences, the following procedures must be followed:
 - a. A three dimensional sketch, with full details e.g. (correct distances from neighbouring units) must be approved by the relevant owners in writing.
 - b. This relevant sketch with the letters from owners must be approved by the trustees (Building Committee)
 - c. This will allow the owner to have his plans drawn by a draughts man. (6 (six) copies). The plan must be returned to the trustees who will approve the plan and issue the owner with a letter of approval. Only then, can the plans be submitted to the local Town Council for approval.
2. Once the Council has approved the plans the following procedure is to be followed before any building can commence according to Clause 24 of the Sectional Titles Act of 1986.
 - a. Land surveyor fees to be paid (these fees includes the Surveyor General fees)
 - b. The transfer attorney's fees to be paid.
 - c. The local council fees to be paid.
 - d. Water and cleaning fees to the body corporate of R500.00 (non-refundable) must be paid. Upon proof of all the above payments made submitted to the trustees, only then, can building start.
3. 3. Any alteration, e.g. steel windows being replaced by wood, even if a plan is not required by the Council, must first be approved by the trustees.
Any structural changes to building, lapa, balcony and carports require a Council approved plan.
4. 4. Prior written consent by all registered neighbour owners whose proprietary rights may be affected must be submitted
5. 5. An inspection by the building committee will take place. (We strongly recommend that an N.H.B.R.C. builder be used. The owner must undertake a 5 year guarantee on the building structure.
6. 6. All building operations must commence within 3 months, unless otherwise agreed to in writing by the Trustees. Levies will be charged from the time the foundation is laid.
7. All building must be completed on the outside of the unit within 6 months of commencement.
8. The site must be cleared within 7 days of completion of building operations. If the site is not cleared it will be cleared and filled, if necessary, and the cost will be for the owner and will be added to the levy the following month.
9. If any extension of living space (PQ) has been created the surveyor has to re-measure the building, and the sectional title register needs to be updated.
10. If any building is to take place where there is interference with electrical cables, sewer, water pipes or terraces, it will need the trustees approval and will be for the owners cost.
11. Building area must be closed off and chemical toilet must be provided for workers before building or alternations commence, failing upon which, the contractor will not be allowed

continue.

12. After all the relevant council departments has signed off, an occupation certificate as well as the necessary warranty are handed over to the trustees will the Body Corporate take over the maintenance of the outside of the unit.
13. Owners are responsible for the maintenance of their lapa also where the lapa meets the roof.
14. The pitch of the roof must be exactly 45 degrees, failing upon which the body corporate will not be responsible for repairs.
15. Lapas and Sundecks
 - a) Lapas buildings and sundecks must be 2m away from any servitude roads or boundaries.
 - b) Lapa's buildings must be at least 1 m away from any tree. No trees will be removed or trimmed without the consent of the trustees.
 - c) Lapa's and buildings must not be closer than halfway from the original building between you and your neighbour and minus 1 meter, but not closer than 4,5 meter, from your neighbour. The necessary fire rational, according to local council regulations, and approval of the trustees and neighbouring owners, must be obtained.
 - d) Plans must be submitted for any wall structure higher than 1 meter.
 - e) Any structure higher than 1 meter above ground level must be made safe by means of palisades or any other approved fencing.
16. The outside of the units must be painted with a good quality paint as prescribed by the trustees. Wooden window frames must be painted waxol brown. Steel window frames to be painted white. If the owner uses any other colour, he will be responsible for the costs of maintenance.
17. Lapa's and Stoeps must be thatched.
18. Carports must either be thatched, or have approved shade-netting. Loose standing wood decks can also be used as a carport. Carports need to be maintained by the owner and should they fail to do this, then the trustees will do this and the cost will be debited to the owners levy account.
19. Non-compliance to these rules can result in the trustees forcing the owner to return the structure to its original state at his own expenses.
20. Alternative roofs
Alternative roofs (shade cloth, asbestos or steel) are permitted for carports or awnings on condition that they are finished off with fascia boards are the same as all the others on the resort and approved by the trustees.
21. Owners responsibility to maintain:
 - a. It is the owners responsibility to maintain the altered areas such as patios, lapas, carports, awnings and common property walls.
 - b. These areas must be kept neat and maintained at all times.
 - c. Owners are reminded that these areas still form part of the common property and do not belong to the owner as exclusive use areas.
22. When in doubt – ask.