



ADMIRAL ISLAND & PELICAN BAY HOME OWNERS ASSOCIATION
PO Box 876, Velddrif 7365

BUILDING PROCEDURE ON ADMIRAL ISLAND PELICAN BAY

1. PLAN SUBMISSION

Please refer to the Admiral Island Architectural Design Guidelines for the procedure regarding plan submission and plan approval. A height certificate containing the sizes and heights of the stand is available from the AI&PBHOA. Information with regard to building lines can be obtained from the Bergriver Municipality. The perusal fee for the controlling architect is at the moment R6000 VAT incl.

2. START OF CONSTRUCTION

Before construction can commence, an induction session will have to be held with the Island Manager. During this meeting the following items will be dealt with:

- a. Builders Regulations Contract will be discussed and signed
- b. All documents as described in the Builders Regulations Contract have to be handed over.
- c. The appointed competent foreman has to be introduced to the Island Manager.

The builders deposit at the moment is R 20.000,00.

3. CONSTRUCTION PHASE

This is described in detail in the Builders Regulation Contract

4. COMPLETION OF CONSTRUCTION

At completion of construction the controlling architect together with the Island manager will do a final site inspection to establish whether the building is in line with the approved plans and to inspect whether all conditions as described in the Builders Regulation Contract have been fulfilled. If everything is in order, a Certificate of Completion will be issued.

Please note that all mentioned documentation is available on our website www.admiralisland.co.za or can be obtained from the Island Manager (John Lowe 022-7832195)