

ADDENDUM TO HOMEOWNERS AND ARCHITECTS

1. Building Contractors

Owners are to advise BARC of the name of the appointed Building Contractor who is to be selected from the HOA Approved List of Contractors.

Any new contractor chosen will be subject to BARC approval.

All contractors are to be NHBRC approved/registered.

2. Safety Officer

BARC is to be advised by the homeowner of the details of the appointed safety officer who will be responsible for ensuring that all safety matters are complied with in terms of the Occupation Health and Safety Act (Act 85).

3. Project Management

The owner is to advise BARC of the Contract Administrator and/or Engineer who will together with the Building Contractor carry full professional liability as the homeowner's agent for the overall quality and integrity of the construction of the building. (BARC and the HOA only ensures compliance with the Design Guidelines and Approved Plans as well as the Environmental Control Management)

4. Safety compliance

a. Pool safety is to comply with clause DD4 of the National Building Regulations.

b. All retaining structures in excess of 1.0 meter are to be secured in terms of D1 of the Public Safety Act..

5. Standards compliance

The specification and construction is to conform with the standards of the National Building Regulations, the Local Authority, SABS and NHBRC.

6. Levels

A certificate must be issued in writing by a professional Land Surveyor certifying that the house levels relate to the original surveyor's Bench Mark as per plans submitted and approved.

7. Retaining Structures

All retaining structures whether retaining walls or retaining blocks (sholin) in excess of 1 meter in height are to be certified by the appointed engineer taking due cognisance of the soil composition.