



KNIGHTSBRIDGE

KNIGHTSBRIDGE BODY CORPORATE Construction work guidelines

1. INTRODUCTION

This document contains specific items which shall be addressed on the submission of any plans for additions and alterations.

All building plans for additions and alterations must first be approved by the Trustees of the Body Corporate and then by the CCPOA Design Review Committee (if applicable) before any project work may commence. In addition, it may also be necessary to obtain City Council planning permission.

The applicant is responsible for ensuring all required approvals are obtained and neither the Trustees nor Knightsbridge Body Corporate will be held liable for any action taken by the relevant authorities should this not be the case.

A deposit of R5000 is payable to the Body Corporate to cover costs in case of damage to common property by contractors. The deposit or remainder thereof (in the case of a damage claim), will be refunded to the applicant on completion of work done to satisfaction of the building manager.

The application must be submitted to the Building Manager of Knightsbridge (Tel 021 528-0005)

2. BALCONY ENCLOSURES

To assist with wind protection on the balcony a folding seamless clear glass screen is permitted. The folding glass is to be frameless.

The approved dealers are:

- www.sunflexsa.co.za Tel: 021 551 5142
- www.framelessglass.co.za Tel: (021) 982 3526

To assist with protection from the wind and sun a roll down blind is permitted on the front of the balcony where there are side walls and a re-enforced concrete slab above. The blind must be electrically operated providing no cabling is visible. Channeling into the substructure is not permitted.

The type of blind permitted will be a “[Top roller awning with T4 guides](#)”. Brackets and cassettes will be WHITE to blend in with the exterior color of the building. The only color of blind permissible is “[Sunworker M005 WHITE](#)” to blend in with the exterior color of the of the building

The approved service provider for blinds is Solara Awnings:

- www.solara.co.za Tel: 021 447 6243

Lounge/bedroom furniture, curtains and carpeting of any description are expressly prohibited. Only conventional patio furniture may be incorporated into this area.



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3. PERGOLAS

Where pergolas exist over balconies with no roof or slab over, a retractable awning of type 'Prima or Bari' may be permitted.

These awnings are continuous fabric with pockets, aluminum tubes are stitched into these pockets to create stiffeners for support and easy operation. The awning will be made to slide along the underside of the pergola. This can be manually extended or retracted. Only white fabric may be used.

The approved service provider is Solara Awnings:

- www.solara.co.za Tel: 021 447 6243

4. EXTERIOR WINDOWS AND INTERIOR PASSAGE WINDOWS

Curtains or blinds on exterior windows need to have linings that are in keeping with the colour scheme of Knightsbridge. Judgment of this shall be at the discretion of the trustees.

5. AIR-CONDITIONING

Air-conditioning units will be considered where the condensers can be positioned on the back portion of the apartment's balcony so as to have as little impact on the façade as possible. Also, a suitable means of disposing of the condensation water run-off is to be found. Chasing in of piping on the facades of the buildings will not be permitted. The only type of air conditioners to be considered would be 'split' type and consol. Window units will not be allowed under any circumstances. Compliance with the CCPOA Rules and Regulations must also be considered.

6. STRUCTURAL ALTERATIONS:

Any request to make structural alterations to the external walls of the buildings will not be permitted. The architectural integrity of the building should remain intact and also structural changes result in inconvenience to other tenants and could cause security problems.

7. APPLICATION FOR PERMISSION

It is essential that any change, however minor it may seem, must be submitted to the Trustees of the Body Corporate and then to the CCPOA Design Review Committee (if applicable). It may also be necessary to obtain City Council planning permission. The application must be submitted to the Building Manager to be processed in compliance with the CCPOA Rules and Regulations.

8. DUTIES OF THE TRUSTEES AND BUILDING MANAGER

- a) To ensure that the architectural integrity of the buildings remain intact.
- b) To consider and, if appropriate, approve all applications.
- c) To check compliance with CCPOA Rules and Regulations as they apply to Knightsbridge.
- d) To periodically inspect the condition of curtains and blinds to ensure that the condition is in keeping with the Management Rules. Should the curtains and blinds be found not to be in keeping with the concept of Knightsbridge, the Trustees have the right to instruct the Owner or Tenant to renew or replace these at the Owner's cost.



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9. Construction regulations

It shall be the responsibility of each property owner to ensure that his/her contractors, subcontractors, employees, suppliers, agents or servants comply with the following criteria.

- Cement must be mixed on mixing boards, and not directly onto the ground surface
- Dust should be properly controlled
- No person may remove, damage or deface any tree on any part of the common property without the written consent of Trustees
- The building site should be kept neat and tidy at all times
- No sand, cement, oil fuel, paint etc. shall be allowed to be washed into the storm water system, roads, etc.
- Construction work, or any other activity that causes noise pollution shall be strictly during working hours as follows:
 - Weekdays: 08h00 – 17h00 (estate to be vacated at 17h30)
 - Saturday: 08h00 – 13h00 (estate to be vacated at 13h30)
 - Sundays & Public Holidays: NO WORK IS PERMITTED

APPROVAL:

Having ensured the above comply with the prescribed management and conduct rules of Knightsbridge and after careful deliberation the trustees have unanimously approved these guidelines.

CHAIRMAN OF THE KNIGHTSBRIDGE BODY CORPORATE

MICHAEL ATTWOOD CA (SA)

27/05/2011

NOTE: THE ABOVE APPROVAL HAS BEEN GRANTED AFTER CONSULTATION WITH THE ORIGINAL ARCHITECT OF KNIGHTSBRIDGE WHO STATED THAT CONTROL AND CONSISTENCY IS OF VITAL IMPORTANCE AND THIS DOCUMENT APPEARS TO APPRECIATE THAT.