



AAN DE WIJNLANDEN ESTATE BUILDERS CONDUCT AND BUILDING SITE DEVELOPMENT RULES

1. ACCESS CONTROL AND CONDUCT

1.1 Contractors:

1.1.1 These rules apply to all contractors, whether sub-contracted by builders or contracted directly by home owners or owner-builders.

1.1.2 All personnel must be individually booked in at the North Main Gate into the estate.

1.1.3 All personnel (other than the driver) must enter and exit the North Main Gate on foot. All personnel must comply with the Security Company's access control protocol. Failing this the owner or foreman will be held responsible.

1.1.4 No contract personnel may wander freely on the estate. All workers must remain on their construction site and may not traverse the estate on foot. Personnel will be regarded by Security staff as site specific and may at any time be challenged by Security staff.

1.1.5 No contractors or their staff are allowed on the estate after work hours.

1.1.6 All workers must be in possession of a valid identity document or work permit. The Estate/developer reserves the right to deny access to anyone not in possession of the above documents.

1.1.7 Work hours are 07h00 to 18h00 throughout the year. Exceptions will only be granted with permission in writing from the Estate Manager. Excessive noise, including loud talking, shouting or whistling by labourers, radios, hooters and revving of motor vehicles and repairs to such vehicles, is not permitted.

1.1.8 No contractors are allowed on the estate on Public Holidays or Weekends.

1.1.9 Security officials have the authority to search the person of any contractor or other service provider upon entry and/or exit from the estate.

1.1.10 Security officials have the authority to inspect the vehicles of any contractor or other service provider upon entry and/or exit from the estate.

- 1.1.11 Should any contractor or contractor staff member not adhere to these rules, they may, at the discretion of the Security staff (with post- facto verification by a member of the Security sub-committee), summarily be forbidden entry to and escorted off the estate.
- 1.1.12 Any person found in possession of alcoholic beverages or drugs or seemingly under the influence of alcohol or drugs will be summarily escorted off the estate at the discretion of the Security staff and will not be allowed entry in the future. In the event a decision by Security staff is contested, the relevant contractor staff member must still leave the estate and may not return until the appeal has been considered and a decision given. The onus for proving otherwise will rest with the principle contractor and has to be done to the satisfaction of the Security Committee as an entity (not individual Security Committee members).
- 1.1.13 All construction related vehicles and extra-heavy vehicles or vehicles carrying extra-heavy loads (such as brick delivery vehicles) shall enter the estate through the Service Gate, which is from the Eerste River Station and the Contractor shall comply with the safety and other requirement from PRASA and Metrorail issued from time to time, and it shall be the owners and contractors responsibility to obtain these requirements. The estate Security personnel may at their discretion require any laden vehicle to enter the estate through the Service Entry Gate.
- 1.1.14 A speed limit of 30 kph is to be strictly adhered to by all contractors, sub-contractors, and their staff on the estate. Home owners are encouraged to take down the registration number of vehicles disregarding the speed limit. Any vehicle that exceeds the speed limit on more than one occasion will be subject to a fine or be barred from future entry. Refer to the Estate Rules for fining procedures.
- 1.1. 15 Parking is prohibited on all roads on the Estate except temporary parking is permitted for specific occasions or visits providing no obstruction is caused to other residents. No parking at any time is permitted on the common property other than demarcated parking bays.

2. APPOINTMENT OF BUILDING CONTRACTORS AND APPROVAL OF BUILDINGPLANS

- 2.1. Only if approved by the developer, Purple Plum Properties, may owners appoint their own contractors to carry out the required building work. The contractor must be registered and enrolled the dwelling with the NHBRC. Copy of the approved plans and enrolment shall be always displayed on site. Owners and contractors may only use the developers appointed engineer and architect.
- 2.2 The building plan must be scrutinized for compliance with the mandatory building style and design requirements of the estate and approved as such by the Project Architect (GV

Architects) and the nominated representative of the Aan De Wijnlanden Property Owners Association or its General Manager.

- 2.3 All approved plans must bear the signed Aan De Wijnlanden stamp of approval as well as the Project Architect failing which a member of the Building and Aesthetics Committee may stop construction work on the site and instruct Security to deny access to the estate for that building contractor. No building can commence unless the local authority has approved the plans and all other procedures have been complied with.
- 2.4 The owners and contractor shall employ the services of the nominated civil/structural engineer approved by the developer and shall provide on request the foundations/slab/roof certificate/s of compliance issued by the approved nominated engineer.
- 2.5 Home owners next to the perimeter fence must build in such a manner that access for inside-fence patrols by Security will be always possible. This must consider that no erf along the green fence may have side fences or walls that will block access to continued patrols along the fence. No pipes or any discharge of water are allowed onto this area. This area must be kept clean of any rubble, bags or other material at all times. This is critical in order to allow for effective reaction to fence alarms as well as for vegetation control.

3. DAMAGES DEPOSIT

- 3.1 Prior to commencement of new building activities, the contracted builder or owner shall pay a non-interest bearing "damages" deposit of R10 000.00 per dwelling to the Aan De Wijnlanden Home Owners Association. In the case of alteration, a deposit of R5 000.00 will apply.
- 3.2 The deposit shall be refunded to the builder or owner upon the issue of a completion certificate by the local authority (in the case of new building activities) and the issuing of a final clearance certificate by the Building and Aesthetics Committee. No alterations to approved plans are allowed.
- 3.3 The Building and Aesthetics Committee shall issue the final clearance certificate and arrange for the refund of the deposit once:
- any damages to services, roads, storm water, curbs and landscaping resulting from building activities has been repaired
 - landscaping has been inspected
 - dwellings are compared with approved plans
 - street number is prominently displayed
 - the dwelling complies with the estate's general specifications.
 - engineer and council COC certificates issued.

3.4 If construction of a dwelling is not completed within 8 months from date of approval of the building plan, then penalties will be levied in terms of the Estate Rules.

4. CONTROL OF BUILDING SITES

4.1 The owner/contractor shall bear the final responsibility to ensure that the building site is restricted to the relevant erf such that adjacent sites, road reserves and common areas are under no circumstances utilised for storage of building materials or dumping of rubble.

4.2 The principle building contractor shall bear the responsibility of ensuring that sand and dust from the building site is contained from blowing onto neighbouring properties by, for example, keeping heaps of sand covered with plastic, etc.

4.3 Prior to commencement of ANY building activities, the building site shall have:

4.3.1 a building shed/store.

4.3.2 an portable toilet and changing facilities which must be suitable screened from public view.

4.3.3 sewerage

4.3.4 water connection (with water meter)

4.3.5 a 1,8m high canvas screen erected along the perimeter of the building site.

4.3.6 a standard 900mm x 600mm identification sign reflecting the following details:

4.3.6.1 the Aan De Wijnlanden logo,

4.3.6.2 the erf and portion number,

4.3.6.3 the name of the owner,

4.3.6.4 the name and telephone number of the building contractor.

4.3.6.5 Contractors shall provide adequate facilities for the disposal of rubble, waste and refuse and ensure that their labourers utilise these facilities. The use of a wastage/refuse bin (210 litre drum) or skip on every building site is mandatory. No rubble, waste or refuse may be burnt or buried on site. No form of paper, plastic bags, empty food or beverage containers, cement bags, tile off cuts, ceiling boards, roof tiles, rubble or the like are to be left lying around on any building site, adjoining stand, the open spaces, roads, or sidewalks.

4.3.6.6 Contractors shall ensure that the open spaces, storm water systems, roadways and pavements at the relevant building site are at all times kept clean and tidy and free from obstruction.

4.3.6.7 The site is to be kept as clean as possible of building rubble, with regular cleaning taking place during building operations. The contractor is also responsible for the removal of any sand, cement, rubble, waste and refuse that may be washed or blown onto the road or pavement. The contractor or sub-contractor may be denied access to the estate should the site not be kept clean to the satisfaction of the Developer who accepts no liability for losses sustained as a result thereof.

4.3.6.8 Where materials are off-loaded by a supplier encroaching onto the pavement or roadway these materials must be moved onto the site by the contractor. No material must be allowed to remain on the roadway or pavement, It is therefore the contractor's responsibility to clean the roadway and pavement of all such materials. The same applies to all sand or rubble washed or moved onto the road during building operations.

4.4 The CEO of the building company shall take responsibility and be held accountable for the activities and actions of his/her workforce, sub- contractors and nominated sub-contractors by ensuring compliance with these rules and any other rules which may be issued by the Trustee Committee from time to time.

4.5 All domestic or nominated sub-contractors and their respective employees must be registered (signed-in) at the Main Gate by the relevant building company's CEO or designated representative (designation must be in writing) on first entry to the estate.

4.6 These rules apply equally to personnel of domestic sub-contractors (appointed by the building contractor) and nominated sub-contractors (appointed by the owner) and any other individuals involved on any project within the confines of the estate.

5. LANDSCAPING

5.1 The establishment and maintenance of the area between the erf boundary and the road kerb shall be the responsibility of the erf owner.

5.2 Some road reserve areas will be planted and maintained by the Estate as indicated on the landscaping plan. Damage to these areas by the relevant building contractor must be rectified by the contractor to qualify for the release of the "damages" deposit.

6. PENALTIES

Should any builder or subcontractor be found not complying with any of the rules contained in this document, the builder who has the overall building contract for completion of the particular building contract will be fined a spot fine of R1 000.00 per infringement or per day for the duration of time until such infringement is rectified or alternatively all work by the builder and his subcontractors on the particular site will be stopped for any number of days as reasonably directed by the Estate General Manager, with extended stoppage days in the case of repeated offences on the particular site or for working outside of the allowed working hours as per para.1.1.9 of these Rules. Also refer to Clause 23 of the Estate Rules.

7. GENERAL

7.1 The owner and relevant building contractor and his sub-contractors (whether employed or nominated) shall conduct all their activities within the prescriptions of the general rules of the Home Owners Association, its Constitution, Estate Rules and any instructions from its committees and sub-committees.

7.2 The attention of owners and building contractors are drawn to the following regulations and guidelines which must be adhered to over and above these rules:

7.2.1 The Standard local Municipal Regulations covering the requirements for the erection of dwellings on properties.

7.2.2 The Design Manual for Aan De Wijnlanden Residential Estate.

The above document is fully understood, and the contractor and owner undertake to comply with the above points, in addition to any further controls which may be instituted by the developer from time to time and to ensure compliance by any sub-contractors employed by the contractor.

Thus signed at Aan de Wijnlanden Estate on this ____ day of ____ 20____.

Estate Representative Signature

Thus signed at _____ on this ____ day of _____ 20____.

Contractor Signature

Thus signed at _____ on this ____ day of _____ 20____.

Owner Signature