

Al Pri-Va Private Country Estate

CONSTRUCTION GUIDELINES

Revision 1 – 28 May 2007

TABLE OF CONTENTS

1.	Introduction	3
a.	Rationale.....	3
b.	Scope.....	3
c.	Application.....	3
2.	Qualification	3
a.	Contractors	3
3.	Commencement.....	3
a.	Approvals.....	3
b.	Maximum construction period	3
c.	Construction hours	4
4.	Contractor's Establishment.....	4
a.	Site toilets	4
b.	Temporary fencing / enclosure	4
c.	Refuse and cleanliness	4
d.	Identification of workforce.....	4
e.	Plant and equipment.....	4
5.	Site Circulation.....	5
a.	Access to the Estate	5
b.	Vehicles	5
c.	Contractor's Workforce	5
d.	Restricted Areas	5
e.	Vehicular traffic.....	5
6.	Services	6
a.	Water	6
b.	Electricity	6
c.	Sewerage	6
7.	Protection of environment.....	6
a.	Protection of trees and plants.....	6
b.	Protection of fauna	6
8.	Protection of existing establishment	7
a.	Damage to existing works	7
b.	Connection to existing roadway	Error! Bookmark not defined.
c.	Disturbance to existing residents	7
9.	Erf Specific Considerations.....	7
a.	Erf 2723	7
b.	Erf 2726	7
10.	Non-compliance	7
a.	Penalties	7
b.	Disclaimer.....	7

1. Introduction

a. Rationale

- i. These guidelines are intended to regulate the processes of construction at the Al Pri-Va Private Country Estate for the purposes of
 - Protecting the interests of owners
 - Preserving harmony with the natural environment
 - Minimising disturbance to residents
 - Satisfying the objectives of the Al Pri-Va Home Owners Association (hereinafter referred to as HOA) as set out in the Design Guidelines

b. Scope

- i. The guidelines set out in this document apply to building construction of any form including:
 - New building work
 - Additions to existing dwellings
 - Internal and external alterations to existing dwellings
 - External works such as pools, paving, boundary fences etc.

c. Application

- i. While these guidelines are intended for contractors, owners will be liable for compliance.
- ii. It is recommended that this document forms part of the contractual agreement between owner and building contractor.
- iii. Copies of this document and all supporting documentation are available from the Al Pri-Va Home Owners Association.

2. Qualification

a. Contractors

- i. Contractors are to be registered with the NHBRC.
- ii. Contractors are to submit proof of registration to the HOA prior to commencing on site.

3. Commencement

a. Approvals

- i. No building work may commence on site prior to the approval of building plans by:
 - Municipal building inspectorate
 - Al Pri-Va Home Owners Association
- ii. A copy of municipal approved building plans is to be submitted to the Home Owners Association prior to commencement of construction.

b. Maximum construction period

- i. Construction is to be completed in accordance with approved plans within a maximum period of 12 months from the date of site handover to the contractor.
- ii. Written application for an extension of this period may be made to the Home Owners Association

c. Construction hours

- i. Construction hours are restricted to 07:30 - 17:00 Monday to Friday
- ii. No building work may take place on weekends or public holidays without written approval from the HOA
- iii. Written approval for construction over weekends and public holidays may be granted at the discretion of the Home Owners Association provided that
 - Application is made in writing
 - Motivations are substantiated to the satisfaction of the HOA
 - Plant and machinery is limited to hand-held equipment
 - Consent of each resident adjoining site is granted
- iv. No building work may take place over the annual builders holiday period.
- v. Consent for construction over the holiday period will not be granted

4. Contractor's Establishment

All the contractor's activities including, storage, toilets and waste to be contained within the site boundary.

a. Site toilets

- i. Site toilets are to be provided by the contractor
- ii. Site toilets are to be located so as to be obscured from the street where possible
- iii. Toilets are to be regularly maintained
- iv. The HOA reserves the right to instruct a contractor to re-locate or clean site toilets at its discretion

b. Temporary fencing / enclosure

- i. The contractor is to erect a green shadecloth hoarding on his site boundary.
- ii. Access to the site shall be via a lockable gate.

c. Refuse and cleanliness

- i. The site is to be kept clean and free from litter at all times.
- ii. The contractor is to provide at least one waste bin container on the site for disposal of non-organic waste. These containers are to be emptied weekly or as required.
- iii. The Home Owners Association reserves the right to inspect the cleanliness of the site at its discretion

d. Identification of workforce

- i. The building contractor's workforce is to be readily identifiable by the use of identification tags which are to be worn at all times.
- ii. The building contractor is to keep an accurate record of labour employed, as well as an attendance register to be filled in by all workmen when entering or leaving the site.
- iii. The Home Owners Association reserves the right to request a copy of the register at its discretion.

e. Plant and equipment

- i. The following equipment will not be permitted on the site:
 - **Equipment not permitted**

5. Site Circulation

a. Access to the Estate

- i. Vehicles
 - Erven 2701 to 2722 – Vehicles are to enter and exit the estate from the main entrance gate on Old Seaview Road
 - Erven 2723 to 2732 – Vehicles are to enter and exit the estate from the secondary access gate on Southmeade Road
- ii. Pedestrian access
 - Pedestrian access shall be from the main entrance gate on Old Seaview Road
- iii. Access control
 - The contractor may apply to the HOA for a temporary access code for the main gate. An application form is available from the HOA.
 - A key will be provided by the HOA for access to the secondary gate where required. A refundable deposit of R300.00 will be levied for the use of this key which is to be returned at the end of the construction period

b. Vehicular circulation

- i. Vehicular circulation is restricted to the accessible roads for vehicles as shown on the attached site layout plan, erf 2737.
- ii. Construction vehicles may make use of the following service roadways:
 - Service roadway adjoining erf 2715 and erf 2716
 - Service roadway adjoining erf 2729 and erf 2730
 - Erf 2726 access roadway adjoining erf 2725 and erf 2727
- iii. Vehicle turning circles are located at the north east and south west extents of the site.

c. Contractor's Workforce

- i. The contractor's workforce is restricted to the perimeter of the site of construction and the pre-determined access routes thereto.

d. Restricted Areas

- i. The forest reserve servitude erf 2734 is out of bounds to vehicles and contractor's labourers
- ii. The tennis court and clubhouse ablution facilities are not to be used by contractor's labourers

e. Vehicular limits

- i. Maximum vehicle load permitted on the estate internal roadways is 8 tons (axel mass load limit)
 - (back wheels should be at least double wheels)
 - loading sign code R203 (TR203 temporary)
- ii. Maximum turn radius at turning circles is 10.0m
- iii. Maximum vehicle height at the main entrance is 4.10m

6. Services

a. Water

- i. A metered connection is available at each erf for the owners account

b. Electricity

- i. A metered connection is available at each erf for the owners account

c. Sewerage

- i. Septic tanks are to be constructed strictly according to municipal specifications and requirements.

7. Protection of environment

a. Protection of trees and plants

- i. No indigenous trees are to be removed without written approval from the HOA.
- ii. All existing trees on and surrounding the construction site are to be protected to the satisfaction of the HOA
- iii. The contractor is to take all necessary steps to minimize the erosion of topsoil on the site during the construction period:
 - Only the minimum vegetation surrounding the area of construction is to be cleared.
 - Final clearing of the entire erf for planted vegetation and ground-cover may occur 3 days before planting

b. Protection of fauna

- i. The Estate is home to a wide variety of bird and animal species.
- ii. The contractor is to take all reasonable precautions to prevent disturbance to wildlife and the natural environment of wildlife on the estate.

8. Protection of existing infrastructure.

a. Damage to existing works

- i. The contractor is to take all necessary precautions to prevent damage to existing roadways, kerbing, fencing, existing buildings, or any other existing structures on the estate.
- ii. Damage to existing works shall be repaired at the contractors cost and to the satisfaction of the HOA.

b. Disturbance to existing residents

- i. The contractor is to take all reasonable precautions to minimize disturbance to existing residents.

9. Erf Specific Considerations

a. Erf 2723

- i. The contractor is not to disturb any natural vegetation outside of the area defined by the building lines as shown on the attached plan

b. Erf 2726

- i. Temporary access to the erf for the period of construction will be from Southmead road

10. Non-compliance

a. Penalties

- i. Non compliance with these guidelines will result in a fine levied against the owner of up to **R10000.00**

b. Disclaimer

- i. Any action by the contractor resulting in fines being levied against the HOA for non-compliance with legislation, regulations or by-laws will devolve upon the owner.