

BOSKLOOF ECO-ESTATE HOMEOWNERS' ASSOCIATION

SITE INSTRUCTIONS FOR OWNERS AND BUILDERS

TO BE READ IN CONJUNCTION WITH THE CONTRACTORS OBLIGATION AGREEMENT

The following guidelines and regulations are required to be followed by owners and builders on the Estate.

Owners of erven are responsible for informing their builders and contractors of these guidelines and regulations and it is the owner who is accountable and must ensure that the builder/contractors comply with the rules.

1. DELIVERY VEHICLES (TIMES & WEIGHT RESTRICTIONS)

Delivery Hours: 07h00 to 16h30 NO EXCEPTIONS

When ordering building materials you must specify requirements in terms of the below constraints which will be strictly enforced to preserve Estate roads:-

The following vehicles will be excluded from entering the Estate:

- Horse and trailer, long trucks or heavy duty transport with a distance between wheel axles exceeding 6 metres are not allowed. It is accepted that roof trusses and steel re-enforcing are normally on trucks of this length or longer and will be permitted entry with prior BEEHOA permission.
- Truck and trailer – no turning space or area.
- Trucks transporting sand or stone aggregate in excess of 6 CUBIC METRES.
The same restriction applies when removing rubble/excavation material from site.
- Trucks carrying READY MIX CONCRETE in excess of 6 CUBIC METERS.

NO delivery vehicles to transverse neighbouring properties in order to deliver goods unless prior written authority from the neighbour is obtained and lodged with Micsam Management.

2. TOILET

Before building commences or is permitted, a chemical toilet must be on site and must be kept in working order until all building is completed and final clean up takes place. No flush toilets allowed on site due to cement bags and the like being used and flushed, resulting in serious blockages. Any worker found not utilizing toilet facilities on site will be escorted off the Estate and will not be allowed entrance thereafter. Should any excrement be found on site in bush adjoining the site, this will result in the entire site being closed for 2 days and the builder fined R1,000.00. Failure to keep the toilet serviced and usable will result in a R1,000.00 per day penalty, and/or all building being suspended until the matter is rectified.

3. WASTE BIN & BUILDERS SHED

Immediately on commencement of building, a waste bin is required on site and must be used. Litter must be picked up on a daily basis and placed in the bin, and all visible rubble must be cleaned from site before the weekend. Failure to comply will result in a fine of R 100.00 per day and/or work being suspended until site is cleared. A neat builders shed, which must be painted green/brown, is also required on site for storage

4. BUILDERS NAME BOARD

A Builders board not exceeding 1.5m x 1m is to be erected on commencement of work and must indicate the name of the owner, erf number, builders name and telephone number. If so desired, architects name and engineer may appear on this board. NO other advertising boards will be allowed on site (e.g. Plumber/Electrician)

5. WORKING HOURS

Builders and Contractors are only allowed onto the Estate during the following hours:-

Monday to Friday: 07h00 to 18h00 hours – off the Estate by 18h00

Saturday, Sunday and Public Holidays: **NO ENTRY**

6. WORKERS ACCESS AND IDENTIFICATION DOCUMENTS FOR SECURITY REASONS

No workers will be permitted to enter or leave the Estate on foot. Builders and Contractors are required to bring and fetch the workers each day. Workers may not congregate at the gate awaiting collection and must be collected away from the Estate. All workers entering the Estate to have a copy of their Identification Document (ID) handed in at Security on commencement. Random checks will be done on persons entering the Estate to ensure ID's are on file – if not, worker will not be allowed entry. Builders transporting workers onto site knowing a worker does not have an ID on file will result in a R250-00 fine.

7. WALKING ON ESTATE

Workers are confined to the site on which they work and under no circumstances are they permitted to walk around on the Estate. Any worker found doing so will be removed from the Estate, and will not be allowed re-entry thereafter. This is to afford security to those persons resident as well as preventing theft from other sites. Consideration will be given to contractors working on adjoining plots but then any movement confined to the road only. The contractor to ensure all workers are aware of this ruling for they will be subject to a fine of R250-00 should workers be in violation.

8. BUILDING MATERIAL STORAGE

All building material must be placed, as far onto the site as possible to ensure sidewalks remain clear.

NO material to be placed on the roads

NO material to be stored on neighbouring property without prior written consent from such neighbour which letter must be lodged with Micsam.

9. EXCAVATIONS

Any excavation on site exceeding **ONE METRE** in depth from natural ground level must receive immediate priority (within a week) to ensure stability of such excavation to avoid unnecessary erosion and subsidence – interim sandbagging, a retaining system/wall as per engineers specifications.

10. EXCAVATED MATERIALS

Excavated material cannot be dumped on neighbouring property without the express written consent of such neighbour; again the letter is to be lodged with Micsam Management.

On construction of boundary walls, any excavation material on a neighbouring property must be removed immediately after completion of such wall and such property left in a clean state.

11. MAJOR CONCRETE WORKS

Major concrete works such as foundations, decking slabs, must be booked and commenced as early in the day as possible to ensure that site work is completed by 17h30. If work cannot be completed within the time frame, prior permission must be obtained from the BEEHOA.

Concrete trucks may not clean out their trucks other than on your own site or off Boskloof Estate altogether. Builders to make sure they advise all drivers making concrete deliveries of cleaning rules. Spillage on Estate roads will be for the erven owner/builder to organise clean up to satisfaction of the Estate Manager.

12. KERBSIDE/ROAD DAMAGE/ENGINE/OIL SPILLAGE

Any damage to kerbsides or roads whilst building operations are undertaken will be the responsibility of the erf owner to have same repaired.

No leaking engines are allowed on site – any wastage of such shall be removed immediately

13. SPEED LIMIT

The speed limit is as slow as possible, **Maximum 30 km/h.** Speeding vehicles will be banned from further entry, without hesitation.

14. FIRES

No fires whatsoever are allowed on a building site.

15. PROTECTION OF FAUNA & FLORA

No person may kill, injure or catch any wild creatures; this includes birds, mammals and reptiles.

No person shall cut, pick or destroy the vegetation.

Any person not abiding by these rules will be prosecuted as Boskloof is an Eco-Estate and all fauna and flora is protected via government legislation.

16. BUILDING SUSPENSION

The Homeowners' Association reserves the right to suspend any building operations should they have any concern with the Contractors conduct as with the owners' obligation in overseeing such work in accordance with the Homeowners' Constitution, Building Regulations and Site Instructions.
