



THE
Meadows

At Hazeldean

CONTEMPORARY LIVING

RULES OF CONDUCT:

CONTRACTORS, PROJECT MANAGERS,
SUB-CONTRACTORS AND SUPPLIERS OPERATING WITHIN
THE MEADOWS AT HAZELDEAN

1. OBLIGATIONS OF HOMEOWNER

- 1.1. The homeowner (hereinafter referred to as the “owner”) shall ensure that his service provider is acquainted with these rules of conduct and Environmental Management Plan that are binding and enforceable against the owner and his appointed service provider.
- 1.2. The owner shall ensure that these rules and Environmental Management Plan form part of any service agreement concluded by the owner with the nominated service provider in respect of services to be carried out at the property situated at The Meadows at Hazeldean Estate (hereinafter referred to as the “Estate”)
- 1.3. The owner shall ensure that his service provider appointed to carry-out work at the Estate is registered with The Meadows at Hazeldean Homeowner’s Association (herein after referred to as the “Association”) and such registration is to effected by filling out the attached application form annexed hereto marked “A”; and the said application must be submitted to the Estate Manager. Only service providers registered with the Association as stated above shall be allowed access for carrying out services.
- 1.4. The owner and his service provider/s carrying out building and development services listed in paragraph two hereunder, at the property situated in the Estate are also required to abide by the rules and Environmental Management Plan stipulated herein and shall be bound by the terms and conditions contained herein insofar as it is necessary and for the purpose of interpretation of the rules shall also be referred to as the service provider.
- 1.5. The owner shall prior to any construction and/or building activities on site; deliver to the Association a copy of the **approved** building plans received from the Town Council together with signed Builder’s Rules, proof of application for a water connection, proof of installation of toilet on site and proof that all the staff compliment has approved access cards from the security company



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2. SERVICE PROVIDER

The service provider and the owner carrying out development and building services in the Estate are hereby defined in the rules and to include the following:

- 2.1. Building contractor;
- 2.2. Project manager;
- 2.3. Any other contractor or sub contractor;
- 2.4. Developers;

The said definition of service provider is not exhaustive and where the interpretation of the paragraph warrants, shall also include employee, agent, casual worker and sub-contractor (hereinafter referred to as the "staff compliment") of the said service provider. The definition shall further cover any other designated service provider that might be appointed for carrying out development and building services in the Estate.

3. SITE ACCESS AND EGRESS

- 3.1. The service provider and the owner shall adhere to and co-operate with the security measures and procedures implemented by the Association.
- 3.2. The service provider appointed shall not be allowed access to the Estate for the purpose of carrying-out services on the property/ies situated in the Estate or any other purpose unless he is in possession of a valid access card and / or his staff compliment are in possession of valid identification card/s issued by the Estate Manager.
- 3.3. The service provider, with the exclusion of the service provider attending to the deliveries of material and equipment in the Estate, shall be allowed entry to the Estate during weekdays (Monday to Friday) from 07h00 and shall vacate the Estate before 17h00. The service provider attending to the deliveries of material and equipment shall be allowed access to the Estate for affecting such deliveries between 07h00 and 16h00 only on weekdays. There will be no services allowed to be carried out by the service provider in the Estate outside the regulated time stated herein. A penalty fee of R500,00 will be enforced against any owner and / or service provider who transgress the provisions of these rules.
- 3.4. Under no circumstances will any form of services and/or construction be allowed on the Estate on a Saturday, Sunday and Public Holiday. This rule is binding on all owners and their service providers and can only be changed by the members in a special general meeting where the required quorum is 80% of all members present and entitled to vote.

- 3.5. The service provider shall not remain in the Estate after the regulated times mentioned above. Should an owner and service provider require procuring private security (i.e. guard on site) after the regulated hours mentioned above, such services shall only be procured from the appointed security entity of the Estate.
- 3.6. The agreement in regard to the above mentioned service would be concluded between the owner, service provider and the said security entity on the terms favourable to the parties and taking into account the security measures imposed by the Association from time to time.
- 3.7. The service provider shall not carry out services during the builder's holiday period. The Association shall determine the period from time to time. On determination of the said period the Association shall notify the owners and service providers timeously.
- 3.8. The service provider attending to the delivery of equipment and material in the Estate shall be denied access if the said vehicle used has a mass load exceeding 8 tons per axle and/or in the event that the vehicle exceeds 17m in length.
- 3.9. All vehicles entering or leaving the Estate may be subject to a search by the Estate Manager, security manager or appointed security personnel.
- 3.10. The point of access and egress for deliveries is through the deliveries gate situated on the eastern side of The Meadows. On the N4 towards Warmbaths take the Hans Strydom off ramp and turn towards Mamelodi. Turn right onto the R104 towards Bronkhorstspuit. Take the Mooiplaats Road and follow the *Meadows at Hazeldean deliveries* boards

4. IDENTIFICATION CARDS FOR STAFF COMPLIMENTS

- 4.1. The service provider shall expressly be responsible for all activities carried out in the Estate.
- 4.2. The service provider shall apply **prior** to commencing with services on the property in the Estate to the appointed security company for the identification cards to be issued by the Association at a cost of R30,00 per card for him and his designated personnel (staff compliment) that will be carrying out services in the Estate. The said cards shall be issued on completion of the relevant forms issued by the Association and on payment of the said prescribed fee to the Association.
- 4.3. The service provider and any of his staff members shall at all times be required to possess their ID card/s whilst they are in the Estate premises. Any service provider or his staff wishing to enter the Estate, for the carrying out of services, without the ID card or permit referred to in paragraph 2 above shall be denied access to the Estate.
- 4.4. Any service provider or any of his staff members that have lost their ID card/s for access to the Estate shall through the service provider of the

owner pay the replacement fee as set by the Estate Manager from time to time. The fee is presently set at R50,00 per ID card.

- 4.5. Once on site the service provider and his staff compliment are not permitted to walk around the Estate. The service provider and staff compliment shall not be allowed during the work period in the Estate to walk to any spaza / kiosk / shop situated within the boundaries of the Estate. A fine of R100,00 shall be imposed to those who will transgress the provisions of this rule, and will be removed from site with immediate effect.
- 4.6. The service provider and his staff compliment shall only be permitted to enter or exit the Estate through the designated points at the entrance, and only by being transported by a vehicle of the service provider.

5. DISCIPLINE

- 5.1. The owner and the service provider appointed shall be responsible for the discipline of the service provider's staff compliment and ensure that the said staff compliment adhere to the rules and security measures imposed from time to time by the Association during their activities within the Estate.
- 5.2. The staff compliment of the service provider shall be transported by vehicles to and from their place of work within the Estate by the service providers or designated personnel. The staff compliment who is working on more than one site and who has to move between different sites in the Estate shall only do so by means of a vehicle.
- 5.3. The service provider shall ensure that there is adequate protection available for all vehicles accessing the Estate and using hydraulic wheels i.e. cranes.
- 5.4. Any employment dispute between the owner, service provider and his staff compliment shall be settled outside the boundaries of the Estate.
- 5.5. Should any service provider be found to be:
 - 5.5.1 disturbing any park areas including the 3m landscape control zone and any communal landscaped areas;
 - 5.5.2 removing any building material or any property other than the building rubble or refuse from the Estate without the required authorization from owner or possessor of the material or property;
 - 5.5.3 committing a crime or suspected to have committed a crime;
 - 5.5.4 carrying a firearm while at the Estate, and /or being in possession of a firearm or any other dangerous weapon;

the said person shall be expelled and refused access to the Estate pending the determination of his case by the relevant state authority and the Association.

- 5.6. The property owner will be held responsible for any damages caused to the Estate property by his service provider and his staff compliment. This includes damages to roads, kerbs, plants, irrigation systems and damage to any private property. The owner shall be required to effect payment for whatever repairs are required to be done in order to repair the damaged property. The amount to be paid shall be determined by the Association and the payment will be settled within 5 days to the Association after the said determination. If the party who breached this rule fails to remedy the defect as mentioned above, the Association shall reserve a right to enforce it's rights in law and can in so doing also deny the defaulting party access to the Estate.
- 5.7. The Association shall quantify the nature, extent and costs of repairing the damages caused. The Association shall further identify the defaulting party and the method used in causing such damages.
- 5.8. The owners, service providers and all service provider staff compliments working on the site must at all times adhere to the rules and regulations set out in the Environmental Management Plan (EMP) approved for the Estate, a copy of which is attached hereto marked "B" and forms an integral part of this document.
- 5.9. The owners, service providers and all service provider staff compliments working on the site must at all times adhere to the rules and regulations set out in additional documents for contractors approved for the Estate, a copy of which is attached hereto marked "C" and forms an integral part of this document

6. HOUSEKEEPING

- 6.1 The site is to be kept as clean as possible and general cleaning and housekeeping practice must take place during building operations.
- 6.2 No building related activity might encroach onto adjacent stands, park areas, the 3m landscape control zone or any communal landscaped areas. Any service provider transgressing this rule is subject to a R2000,00 fine being imposed by the Association. The said penalty is to be paid within 5 days after it has been imposed.
- 6.3 There shall be no concrete, cement or any such material mixed or prepared by the service provider on any of the roadways or pathways.
- 6.4 The materials that are to be off loaded on site by the service provider may not encroach into an adjacent site, parks, roadways and pathways unless permission has been obtained from the lawful owner of the site and the

Association in respect of the parks, roadways and pathways. The service provider shall be responsible for the removal of any sand, cement or rubble that may be washed or blown onto the road, pavement and adjacent site during building operations. Transgression to this rule will result in a fine of R1 000,00 per incident being imposed and to be payable to the Association within 5 days after it has been imposed.

- 6.5 Where delivery of the material by the service providers is impossible due to the location of the stand, the service provider shall ensure that the said material is transported and put on site by means of alternative transport.
- 6.6 The service provider shall provide adequate facilities for the disposal of refuse and building rubble and further ensure that his workers utilize these facilities. The use of a waste / refuse bin (210 litre drum) or skip bin on every building site is mandatory. No rubbish may be burnt or buried underground 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 laying around on any building site, adjoining property, open space, parklands, roads or sidewalks. In the event of transgression of this rule, the Estate Manager is permitted to suspend building activities with immediate effect and without prior notice to the owner and/or his service providers and arrange for a skip waste bin to be delivered to the relevant stand for clean up purposes. The cost of the bin and the cleaning up of the rubble will be for the account of the owner.
- 6.7 The service provider will ensure that the parkland, storm water system, roadways and pavements at this building site are kept clean and tidy at all times.
- 6.8 The pollution and contamination of the groundwater and run off water in the Estate is of particular concern. The service provider shall ensure that special care is taken in the handling, disposal and cleaning up operations on site. Particular care on site should be taken on use of paint, tile grout, tile adhesive, cement, rhinolite, chemicals, oil, fuel, etc. Transgressions will result in a fine of R200,00 together with payment of costs for the rehabilitation of the polluted area. The said fine shall be payable within 5 days after it has been imposed.
- 6.9 No fires may be made at the Estate and any transgressor to this rule will be liable to pay a fine of R1000,00 within 5 days after it has been imposed.

The service provider shall during the building operations in the Estate provide a chemical toilet facility or a temporary connected toilet to the main sewerage system with water flushing for use of their workers on site; these toilet facilities will be subject to the approval of the Estate Manager. No 'long drops' toilets will be permitted. To prevent blockage of the sewerage system the use of toilet paper in preference to newspaper is required. The service

provider shall ensure that toilet structures and changing facilities are suitably screened from the public view. An enclosure of a minimum of 1.6 meter high above NGL around the ablution area is required and should be big enough to allow workers to change and wash inside the enclosure. If there is no toilet and no water connection on the site, construction work and access to the mentioned site shall **not be permitted** by the Association (the said rule is referred to herein as “zero tolerance”).

- 6.11 The Estate Manager may inspect the toilet at any time and deny access should be granted by all service providers and their staff compliments if these rules are not adhered to.
- 6.12 Each stand will be supplied with a builder's boards indicating the stand number. The builder's info must be completed before construction commences and can be arranged by filling in the template attached (Annexure C). A copy is also available on our website. A fine of R 1000 will be imposed if the board is damaged. No other boards will be permitted on site.
- 6.13 The final site inspection and certification by Association shall only be concluded once the site has been cleared of all building rubble, surplus materials and vegetation has been re-instated to the satisfaction of the Association

7. GENERAL

- 7.1 The speed limit within the Estate is 20 kph. Transgression of road signs, speed limit, and / or reckless driving will not be accepted within the Estate. Due care must be taken that no road/s are blocked during loading or off-loading of material and equipment at any building sites. Those who transgress this rule will be liable to pay a fine of R500,00 and such fine is to be paid within 5 days after it has been imposed.
- 7.2. No domestic animals belonging to the service provider or his staff compliment shall be permitted in the Estate.
- 7.3. Noise reduction is essential within the Estate and will be regulated by the Home Owners Association. The Association through its law enforcement agency has the right to limit all unnecessary noise by service providers and their staff compliment. Talking loudly, shouting, whistling, radios, hooters and revving of motors might cause such noise.
- 7.4 The service provider shall be expected to conduct their operation in a reasonable and co-operative manner. Should the Association have any concerns with regard to the service provider's manner of carrying out of business or any of his staff compliment the Association may rectify as deemed necessary such concern and / or reserve the right to suspend the building activity indefinitely or until such undesirable conduct has been rectified, which it may do by notifying the owner of such a decision.

7.5 Electrical power required for construction work on building sites are to be provided only by means of:

7.5.1 Portable electrical generators.

7.5.2 Approved electrical connections from the electricity box designated for that property to a temporary distribution box (DB); obviously complying with the applicable safety regulations imposed by the applicable laws. All temporary DB's used must be equipped with an earth leakage and plug points where electrical power tools or extension leads can be plugged into.

7.6 No direct connections to the electricity box designated for that property through extension leads or power tools will be allowed. Electrical connections may only be done by the relevant authority or it's agents.

8. BUILDING DEVELOPMENT DEPOSIT

A refundable deposit (as determined by the Association) shall be paid by the applicant or owner on submission of the building plans to the Estate Architectural Review Committee to cover the costs of rehabilitating public sidewalks, road, open spaces, parklands and adjoining erven. The deposit will be paid by the developer if the stand has been bought directly from the developer. If the stand is resold the new owner is liable for the costs. The said deposit shall also cover cost caused by non-compliance with the building plans and regulations where the building contractor fails to carry out the following:

8.1.1 Replanting of grass or trees damaged through building activities.

8.1.2 Removal of rubble or rubbish left on the sidewalks or adjoining erven.

8.1.3 Repairs to any damaged street fixtures, streetlights, litterbins, benches, etc.

8.1.4 Repairs to any damaged electrical and telephone boxes or any manhole covers.

8.1.5 Repairs to any damaged kerbs or storm water drains on the street side.

8.1.6 Repairs to any damaged paving and concrete split on paved surfaces; and those not cleaned up properly.

8.1.7 Repairs to water irrigation pipes or sprinklers damaged.

8.1.8 Repairs to any cable or pipes damaged during any excavation activities.

- 8.1.9 Complete building in accordance with the approved building plans.
- 8.1.10 Plaster and paint boundary walls both sides.
- 8.1.11 Conceal all plumbing pipes exposed from the building.
- 8.1.12 Remove all signboards.

The owner shall ensure that building operations in his site are nutilize in order to minimize the unsightly dumping of materials in the public view.

The development deposit or □nutilized portion thereof will be refunded after the completion of construction if not retained to cover the costs of items mentioned above. The said deposit shall also not be released until the Association has confirmed that the house was built in accordance with the plans approved by the Estate Architectural Review Committee.

In the event of a resold stand the payment of the development deposit will remain the responsibility of the owner and failure to effect such payment will lead to access restriction and the suspension of the building activities on site by the Association.

The development deposit shall not be deposited and invested on behalf of the owner in an interest bearing account with financial institutions.

9. DISCLAIMER

The Association (as an association incorporated in terms of section 21) and its members accept no liability of whatsoever nature arising from any damages and losses sustained as a result of the suspension of the building activity caused by the contravention of the rules embodied herein.

The service provider and owner shall have no claim against the Association and it's members for the damages and losses sustained, arising from the penalties imposed by the Association as a result of breach of the provisions of these rules.

10.INSURANCE AND STATUTORY REQUIREMENTS

The service provider shall ensure that they comply with all the statutory and regulatory requirements imposed in their industry by the local authority, national and provincial government, private institutions such as BIFSA and NHBR.

The service provider shall further ensure that he takes out the necessary insurance cover from insurance institutions that is relevant to the activities to be carried out on site.

The service provider shall ensure that he complies with all the employment laws applicable to his industry.

All owners must therefore ensure that their service providers comply with the above requirements.

11. ACKNOWLEDGEMENT

The service provider and owner hereby declare that they understand the contents of these rules and confirm that they are bound by the terms and conditions contained herein. The service provider and the owner further undertake to enforce the said rules to other third parties who will carry out work at the Estate through them.

The service providers and owner further undertake to comply with any other rules and regulations to be imposed by the Association from time to time. The service provider shall provide his particulars by completing an application form to be provided by the Association prior to the commencement of work. If any of the particulars provided change; the service provider shall notify the Association accordingly by completing another form.

The Association reserves a right to unilaterally amend these rules from time to time when it becomes necessary to do so.

12. LEGAL STATUS, PENALTIES AND FINES

Failure by the service provider to comply with these rules will result in the enforcement of the penalties, fines and suspension as stipulated in the rules.

The Association shall enforce the penalties, fines and suspension imposed as a result of the contravention of the Rules.

These rules supercede and substitute any or all previous rules enacted by the Association for the conduct of the building activities in the Estate.

Any fine imposed will be payable to The Meadows at Hazeldean Homeowner's Association within 5 working days at the Estate Manager's Office. If the fine is not paid within the prescribed period, building operations will be suspended until such time as payment has been made.

TRANSGRESSION	PENALTIES / FINES
Development deposit not paid	Zero tolerance – Building activities to be suspended without notice and with immediate effect
Contractors application for registration not submitted	R500,00
Building commenced without The Meadows at Hazeldean Homeowner's Association/ Municipal approval	Zero tolerance – Building activities to be suspended without notice and with immediate effect
Damage to builder's board	R 1000,00
Building deviates from approve plans	Forfeit development deposit
Illegal Eskom /Water connection	Report to authorities
No toilet on site / no screen around toilet/ change area	Zero tolerance – Building activities to be suspended without notice and with immediate effect
Parkland not barricaded /dumping on parkland	R2000,00 per incident. After 3 incidents building activities to be suspended with immediate effect and without notice. Estate Manager to arrange for a skip waste bin at owners' costs
No bin /skip on site – cleanliness on road/ pathway/ pollution	R200,00 per incident. After 3 incidents building activities to be suspended with immediate effect and without notice. Estate Manager to arrange for a skip waste bin at owners' costs
Water, mud, cement spilling on road/ pathway/ pollution	R200,00 per incident
Damage done to plants, GPO, electric box, road furniture	At cost + 50% admin
Dumping of rubble on sidewalk/ adjacent property	R500,00 per incident. After 3 incidents building activities to be suspended with immediate effect and without notice. Estate Manager to arrange for a skip waste bin at owners' costs
Boundary wall not plastered and painted	Forfeit development deposit
Unsafe building site	Zero tolerance – Building activities to be suspended without notice and with immediate effect
Fire made at Estate	R1000,00 per incident
Lack of discipline with labour force	R200,00 per labourer
Labourer walking around Estate	R100,00 per labourer
Colour of walls unacceptable	Forfeit development deposit
External plumbing exposed (upper floor)	Forfeit development deposit
Speeding, ignoring stop street, reckless driving, unlicensed vehicle	R250,00 per incident
Non compliance with Association access and egress	R 5000,00 per incident and Zero Tolerance – Building activities to be suspended without notice and with immediate effect
Contractors egress in respect of time restrictions	R200,00 per labourer
Contractor entry during non-regulated building times	R5000,00 per incident and Zero tolerance – Building activities to be suspended without notice and with immediate effect

Annexure “A”

SERVICE PROVIDER ACCREDITATION AND REGISTRATION FORM

SERVICE PROVIDER DETAILS

Company Name		Trade	
Contact Person		List Building Sites	
Address		PO Box	
Tel No:		Code	
Fax No:		Cell	
E-mail			
Work Compliment Figure		Stand Number	



Sabreal Management (PTY) LTD

Reg no: 1994/004622/07

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FACSIMILE TRANSMITTAL SHEET

TO:
Annette Pullen

FROM:

COMPANY:
Sabreal Management

DATE:

FAX NUMBER:
086 634 7179

TOTAL NO. OF PAGES INCLUDING COVER:

PHONE NUMBER:
011 244 8380

PHONE NUMBER:

BUILDERS BOARD INFORMATION:

PLEASE COMPLETE THE FOLLOWING INFORMATION AND RETURN FAX TO THE ABOVE FAX NUMBER

Development:	The Meadows at Hazeldean
Name (Purchaser):	
Stand nr:	
Comment:	

BUILDER



Stand
number

COMPANY

CONTACT PERSON

CONTACT DETAILS



600mm x 600m
50mm squared pole



Annexure “B”

ENVIRONMENTAL MANAGEMENT PROGRAMME

MANAGEMENT OF VEGETATION & HABITAT		
Management objectives	Management of the construction phase	Management of Operational Phase
<p>To conserve and protect as much as possible of the vegetation and habitat on the property.</p> <p>To eradicate alien invasive species.</p>	<p>The recommendations contained in the Enviroguard vegetation report for the area relative to the site, should be implemented and adhered to.</p> <p>No development shall occur in the 1:100 year floodline of the stream through the site.</p> <p>The recommendations contained in the CL Cook faunal and habitat report relative to the site, should be implemented and adhered to</p> <p>All invasive exotic vegetation must be removed from the site, to be replaced with species indigenous to the area, to improve habitat</p>	<p>No development shall occur in the 1:100 year floodline of the stream through the site during the operational phase.</p> <p>Ongoing removal of invasive exotic vegetation must be implemented during this phase, to be replaced with species indigenous to the area</p>

MANAGEMENT OF PHYSICAL & LANDSCAPE CHARACTERISTICS		
Management objectives	Management of the Construction phase	Management of the Operational phase
<p>To reduce and limit, where possible, impact of the development to be sensitive to adjoining properties</p> <p>To reduce and limit, where possible, excessive and unnecessary alteration of the natural land form</p>	<p>Exotic vegetation, dumping and rubble should all be removed from the site and planting and landscaping should ensure the use of vegetation indigenous to the area</p> <p>Landscaping plans should indicate treatment of open spaces, both private and public areas</p> <p>A Site Development Plan to be approved by the Council, must show the nature of architectural themes, overall visual nature, lighting, finishing and landscaping, paving, access</p> <p>The conditions, recommendations and precautions for construction and use of the site, as outlined in the geological report by Soilkraft, shall be adhered to and</p>	<p>Exotic vegetation, dumping and rubble should all be removed on an ongoing basis from the site and planting and landscaping should ensure the use of vegetation indigenous to the area</p> <p>Landscaping shall be maintained in accordance with the landscape plans</p> <p>The landscaped and vegetated areas of the site to be adequately maintained by the developer</p>

	<p>implemented.</p> <p>Certain precautions must be taken where excavation works are required for foundations to clarify that the nature of the materials is consistent with the geological findings in the report, in accordance with the report</p>	
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MANAGEMENT OF INFRASTRUCTURE		
Management objectives	Management of the Construction phase	Management of the Operational phase
<p>To ensure services are provided and maintained in accordance with approved standards</p>	<p>Provision of services shall be in accordance with any Council / other authority requirements</p> <p>Adequate sanitation and ablution facilities must be provided for workers. Any toilets required (chemical latrines) should be located away from the drainage system.</p> <p>Access, road upgrading and improvements and traffic issues shall be to the satisfaction of the Council</p> <p>appropriate and approved engineering measures must be implemented for the control and management of stormwater runoff from the site, in accordance with the an approved services agreements with the Council</p> <p>No development shall occur within the 1:100 year floodline of the drainage channel</p> <p>Temporary fuel storage tanks must be located away from all stormwater systems and the drainage channel. Due to the exposed nature of these tanks, the following is required:</p> <ul style="list-style-type: none"> • Maintenance of pumps & equipment must be undertaken in accordance with a maintenance register • Emergency procedures must be followed & a fire extinguisher be available on site at all times • All tanks to be suitably banded to reduce the risk of pollution in case of a leakage or spillage 	<p>services shall be maintained by the applicant in accordance with the Council / other authority requirements and standards</p>

	<ul style="list-style-type: none"> All fuels, oils and lubricants must be stored and handled in accordance with the relevant regulations and any spillage or leakage contamination immediately rectified 	
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MANAGEMENT OF POLLUTION AND NUISANCE		
Management objectives	Management of the Construction phase	Management of the Operational phase
To reduce impact of any pollution or nuisance arising from the development	<p>The site should be enclosed prior to continuing construction activities, particularly where there are adjoining neighbours</p> <p>Construction and contractors camps to be located as far as possible from any adjoining neighbours and the drainage channel.</p> <p>The Contractor shall take steps to ensure that littering by workers does not occur and persons shall regularly collect litter from the site and immediate surroundings. Strict penalties will be applied to the contractor in the event of littering or failure to of labour and staff to utilise ablution facilities provided</p> <p>The Contractor shall maintain storage of all potentially polluting materials, and shall undertake potentially polluting operations as far away as practically possible from the drainage area, and topsoil/subsoil stockpiles. The Contractor will ensure that additional supervisory time is spent to monitor such works</p> <p>All rubble from excavation activities will be taken off the site and disposed off at an approved site</p> <p>Soil loads in transit must be kept covered, to prevent wind borne pollution</p> <p>A suitable dust palliative should be applied if dust arises above acceptable levels, either water or commercial dust suppressants, to prevent wind borne pollution</p>	All relevant legislation pertaining to pollution control shall be adhered to

	<p>All fuels, oils and lubricants must be stored and handled in accordance with the relevant regulations and any spillage or leakage contamination immediately rectified</p> <p>All relevant legislation pertaining to pollution control shall be adhered to</p>	
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MANAGEMENT OF SOCIO ECONOMIC CONDITIONS		
Management objectives	Management of the Construction phase	Management of the Operational phase
To reduce negative impacts on the socio economic conditions of the area and adjoining neighbours	<p>Site Development Plan, to be approved by the Council, must show the nature of architectural themes, overall visual nature, lighting, finishing and landscaping, paving, access</p> <p>Architectural, visual and aesthetic themes should aim to uphold the intrinsic natural character of and be sensitive to the area and be in accordance with market demands and expectations</p>	All conditions of the approval of the development shall be adhered to.

MANAGEMENT OF SAFETY AND SECURITY		
Management objectives	Management of the Construction phase	Management of the Operational phase
To reduce any impacts on neighbours or the community in respect of safety and security	<p>The various phases of the site should be secured prior to any construction, to ensure there is no possibility of access, either vehicular or pedestrian, from the adjoining areas</p> <p>Construction access points must be to the satisfaction of the Council.</p> <p>Reputable and sound contractors should be appointed, who can guarantee stable and loyal staff and who would not utilise casual workers loitering on the site</p> <p>The contractors employed must ensure no unemployed labour seekers are permitted to gather at the site and no camp followers/shebeen operators should be allowed to operate on site</p> <p>Construction and contractors camps to be located as far from any adjoining neighbours as possible.</p> <p>Equipment and stores should be locked up and not left unattended</p>	Ongoing management of security should form an integral part of the operation of the development

MANGAGEMENT OF HISTORIC & CULTURAL ISSUES		
Management objectives	Management of the Construction phase	Management of the Operational phase
To ensure the protection and maintenance of any cultural, historic or archaeological features	<p>Should any unusual features, artefacts, fauna, etc be discovered on the site during excavation and construction, this must be brought to the immediate attention of the Project Manager for further investigation.</p> <p>Any archaeological sites exposed during construction must not be disturbed during or after the construction period prior to authorisation from SAHRA. The removal, exhuming, destruction, altering or any other disturbance of heritage sites must be authorised by SAHRA in terms of the National Heritage Resources Act</p>	<p>Should any unusual features, artefacts, fauna, etc be discovered on the site during excavation and construction, this must be brought to the immediate attention of the Project Manager for further investigation.</p> <p>Any terms or requirements of the SA Heritage Resources Agency shall be adhered to and complied with</p>

	(No 25 of 1999) Any terms or requirements of the SA Heritage Resources Agency shall be adhered to and complied with	
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MONITORING		
Management objectives	Management of the Construction phase	Management of the Operational phase
To ensure the development complies with the terms and conditions of the approvals	<p>The developer should appoint an Environmental Control Officer to manage all aspects of this EMP</p> <p>The monitoring of all aspects of the construction phases shall be undertaken in accordance with this EMP</p> <p>Records must be kept by the developer of events or issues that arise during construction</p>	Ongoing monitoring of the construction and landscaping activities should be undertaken

ANNEXURE “C”

To ensure that Environment friendly construction take place the following requirements are to be met with, by all contractors wishing t build on the Estate.

PRE-CONSTRUCTIION

1. The owner/project manager or building contractor shall sign acknowledgement of receipt for a copy of the builder’s rules and complete the builder’s board information template with the Estate Manager.
2. The staff compliment requiring access to the estate will be made available to the Estate Manager who will arrange for access cards (at R 50.00 per worker) at least 48 hours prior to construction commencing. For this purpose positive, valid identification is required, without positive ID. No access will be given to the person.
3. Proof of application for a water meter on stand is required.
4. A chemical toilet is to be on site with a screen wall (2m high) for dressing and washing after work, prior to any construction starting, with a contract for servicing same.
5. The stand boundary is to be surrounded with shade cloth (2m high) on sturdy poles and adhering to the ground.
6. A skip and 2x 210lt drums shall be in place with a weekly service contract for servicing prior to construction starting.
7. The staff are to be transported by vehicle to and from the building site, the vehicle driver will require a tag obtainable from the Estate Manager at R90.00.
8. Daily site visits will be done by the Estate Manager, and a site inspection will be done at 12h00 every Friday. Sites found not complying to the builder’s rules or Estate Guidelines, will be notified in writing where non-compliance is noted and access be denied until corrected and/or the fine imposed, proff of payment is submitted to the Estate Manager.

I hereby certify that all the information provided herein is complete and correct. I further certify that I have read and understand the entire contents of the Rules of Conduct for contractors, project managers, owners, builders, sub-contractors and suppliers operating in The Meadows at Hazeldean Estate and that I and all staff or sub-contractors employed / used by me will abide by these rules. I further testify that I am empowered to sign this document on behalf of the company I represent and accept and endorse the acknowledgement.

I the undersigned confirm that the applicant is aware of the existence of rules made by the directors of The Meadows at Hazeldean Homeowner's Association in terms of the statutes and articles of The Meadows at Hazeldean Homeowner's Association. The applicant or any of it's employees, contractors, officers, associates or assigned undertake to familiarise themselves fully with such rules and specifically agree to be bound by such rules and enforcement procedures as if the applicant is a member and / or shareholder of The Meadows at Hazeldean Homeowner's Association.

The Meadows at Hazeldean Homeowner's Association reserves it's right to withdraw for good reason any accreditation granted to the applicant particularly if the applicant or any of it's employees, contractors, officers, associates or assigns fails or refuses to comply with the aforesaid rules or fails or refuses to subject themselves to the said enforcement.

Full Name

Date

ID Number

Singed