



CENTURY VIEW PROPERTY OWNERS ASSOCIATION ("CVPOA")

BUILDING RULES & REGULATIONS

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The CVPOA Building Rules and Regulations described below are intended to ensure that the quality of life for the Homeowners and residents within the Century View precinct is not unduly compromised and the impact to the aesthetics of the precinct is retained, yet allowing for efficient integration between residential living and any construction activities.

When a contractor is found to be in breach of the stated CVPOA Building Rules and Regulations a penalty will be levied. The extent of the penalty is detailed below the description of each rule and regulation.

The CVPOA Trustees reserves the right to make amendments and additions to this document from time to time.

1. Environmental Controls and Guidelines

It shall be the responsibility of each property owner to ensure that his/her contractors, subcontractors, employees, suppliers, agents or servants agrees to conform with all environmental controls and criteria specified in this document.

2. Personnel Awareness

It shall be the responsibility of each property owner to ensure that his/her contractors, subcontractors, employees, suppliers, agents or servants are briefed on the contents of the CVPOA Building Rules and Regulations.

Claiming ignorance of the CVPOA Building Rules and Regulations by any party will not be accepted as a valid excuse.

3. Presently the CVPOA Building Rules and Regulations include the following considerations:

3.1 Commencement of Construction

Description

No construction may commence without the prior written submission procedure as per the CVPOA Design Guidelines to Additions and Alterations.

Breach

- (i) All work by the contractor will cease with immediate effect on instruction of the CVPOA, the managing agent, Security or appointees.
- (ii) All building material and equipment must be removed from the Century View precinct until such time as correct procedure has been followed and approval has been granted.
- (iii) The Homeowner and Contractor will be fined R1, 000.00 by the CVPOA.

3.2 Limits of Building Activity

Description

All activities relating to construction in any manner must be confined to within the erf boundary and its immediate verge where construction is taking place. This relates to location of staff, placement of storage bins, huts, containers, toilets, material, rubble, etc.

Breach

- (i) All work by the contractor will cease until such time as the equipment has been moved to within the building site.
- (ii) The Homeowner and Contractor will be fined R1, 000 .00 per transgression by the CVPOA.

3.3 Site Presentation

Description

The Contractor will be expected to keep the appearance of his building site neat and tidy at all times. Building rubble must be removed from the site at intervals of at least twice a week, or as directed by the CVPOA, the managing agent or appointees. Litter must be removed from the site on a daily basis. No litter may be stored or mixed in amongst building rubble. Refuse drums/containers must be supplied for the purposes of storing refuse until removed from site by the Contractor. All sand and any material likely to be carried by wind are to be covered by green shade cloth at all times.

Breach

- (i) Should the Contractor not comply with the removal of building rubble, the rubble will be removed by an outside contractor appointed by the CVPOA and the costs thereof claimed from the homeowner. The Contractor will be denied permission to continue construction until such costs have been paid in full to the CVPOA.
- (ii) Should wind blown litter be generated from the site, the Homeowner and Contractor will be fined R1, 000. 00 each per day by the CVPOA till all refuse have been removed from the site and the surrounding area.
- (iii) Should a Contractor not comply with the covering of sand and loose material, the Homeowner and Contractor will be fined R1, 000. 00 each per day by the CVPOA until such material is properly covered.

3.4 Cleaning of Vehicles/Equipment

Description

The washing of vehicles and equipment will not be allowed within the Century View precinct and must be carried out elsewhere. No sand, cement, oil fuel, paint etc. shall be allowed to be washed into the storm water system, roads, etc.

Breach

The Homeowner and Contractor will be fined R1, 000. 00 per offence by the CVPOA.

3.5 Fires

Description

The Contractor and his staff are strictly prohibited from starting any fires anywhere within the Century View precinct, including supervised braais.

Breach

- (i) The Homeowner and Contractor will be fined R1, 000. 00 per offence by the CVPOA.
- (ii) The Homeowner and Contractor will in addition be held legally and financially responsible for any damage caused due to the breach of this regulation.

3.6 Ablution Facilities

Description

The Contractor must make adequate provision for drinkable water and temporary toilet facilities situated on the building site for the use of their employees until such time as the water-borne sewer drainage is available. The Contractor must enforce the use of the toilet facilities by all employees and subcontractors. The facilities shall be well maintained and always kept in a clean and hygienic condition.

Breach

- (i) The Contractor will be denied permission to commence construction until such time as this regulation is complied with.

- (ii) Any person found defecating or urinating anywhere other than in the facility described above shall be immediately removed from the Century View precinct and banned from re-entry.
- (iii) The Homeowner and Contractor will be fined R1, 000. 00 per offence by the CVPOA.

3.7 Screening of Building Site

Description

The Contractor must screen the site with a minimum 1,8m green shade-netting screen on all sides that is not enclosed by boundary walls. The screen must be anchored to the ground and kept in place and maintained for the entire duration of construction.

Breach

- (i) The Contractor will be denied permission to commence construction until such time as this regulation is complied with.
- (ii) The Homeowner and Contractor will be fined R1, 000. 00 per offence by the CVPOA.

3.8 Hours of Work

Description

The Contractor and his employees and/or subcontractors may only be present within the Century View precinct during the following hours. Any construction work or any other activity that causes noise pollution or other disturbance shall be strictly limited to the following hours:

Monday – Friday	:	08h00 – 17h30 (CV precinct to be vacated by 18h00)
Saturday	:	08h00 – 12h30 (CV precinct to be vacated by 13h00)
Sunday	:	No work is permitted
Public Holiday	:	No work is permitted

Breach

- (i) The Contractor will be escorted from the Century View precinct by Security.
- (ii) The Homeowner and Contractor will be fined R1, 000. 00 per offence by the CVPOA.
- (iii) Should the offender refuse to comply with the CVPOA, the managing agent, its appointees or Security's instruction to immediately cease work and leave the Century View precinct, an additional fine of R5, 000. 00 per offence to the Homeowner and Contractor shall be applicable,

3.9 Watchman

Description

No employee(s) of the Contractor or watchman will be allowed to remain on site during non-working hours.

Breach

- (i) The employee(s) or watchman will be escorted from the Century View precinct by Security.
- (ii) The Homeowner and Contractor will be fined R1, 000. 00 per offence by the CVPOA.

3.10 Vehicle Sizes allowed

Description

Due to the road surfacing and limited road widths and radii the following restrictions are placed on any vehicle entering the Century View precinct:

- (i) Only fixed axle design vehicles will be allowed
- (ii) Maximum length = 9m
- (iii) Maximum width = 2.6m
- (iv) Maximum gross mass = 20, 000 kg

- (v) Maximum axle weight = 8, 000 kg

Breach

Vehicles larger than above will be denied access to the Century View precinct by Security.

3.11 Deliveries to Contractors

Description

The Contractor will at all times be responsible for the delivery personnel. All delivery times will be limited to the times as defined under 3.8 above. Size of delivery vehicles will be limited as defined under 3.10 above. The Contractor and homeowner has the responsibility of advising the entrance security staff in writing by latest on the morning of the details of the deliveries expected that day – specify the company name, type of material to be delivered and site destination.

Breach

Delivery vehicles have the potential of causing the most damage to the road surfacing and landscape vegetation. The Homeowner and Contractor will be levied the same fines as if the Contractors' own employees were guilty of the transgression.

- (i) Delivery vehicles not advised in writing to entrance security staff will be denied access to the Century View precinct.
- (ii) Delivery vehicles found contravening the CVPOA Building Rules and Regulations will be escorted from the precinct by Security.
- (iii) The Homeowner and Contractor will be fined R1, 000. 00 per offence by the CVPOA.
- (iv) Should the offender incur damage to the road surface, landscape vegetation or any other property, the Homeowner and Contractor shall be liable for the full repair cost to restore that item to its original state.

3.12 Storage Sheds/Huts and Containers

Description

The Contractor will be allowed to erect a storage shed/hut or a container within the boundaries of the building site and to a maximum height of 2,7m. The storage facility must be clean on the outside and in good condition. No advertising, writing or signage is allowed on the outside of the facility.

Breach

- (i) All work by the contractor will cease until such time as this regulation is complied with.
- (ii) The Homeowner and Contractor will be fined R1, 000 .00 per transgression by the CVPOA.

3.13 Road Verges

Description

The Contractor must ensure that the road in front of the building site is at all times swept clean. The Contractor must ensure that the curb and sidewalk in front of the building site is adequately protected from damage by the building operations. Building material must be stored on the building site and not on the common property.

Breach

- (i) The Homeowner and Contractor will be fined R1, 000 .00 per day for unswept roads by the CVPOA.
- (ii) The Homeowner and Contractor will be held financially and legally responsible for the damage to road verges and curbs caused through the building operations.

3.14 Security

Description

- (i) The Century View precinct is a secure and controlled environment and therefore no additional security personnel will be allowed after hours.
- (ii) The Contractor must at all times adhere to Security personnel and access control.
- (iii) Personnel and subcontractors of the Contractor must at all times be in possession of an access pass. The pass must be renewed daily upon exit and entry, even multiples thereof.
- (iv) Personnel and subcontractors of the Contractor must at all times be transported by vehicle to the relevant building site and will not be allowed to walk from one area to another.
- (v) The building site will be allowed a maximum of vehicles limited to the size of the road frontage to the site. Additional vehicles may only park upon the construction site itself, and in no other road areas within the Century View precinct. Vehicles may not block access to other properties, cause disruption to traffic flow or damage the road.

Breach

- (i) Personnel and subcontractors of the Contractor will be escorted from the Century View precinct by Security.
- (ii) The Homeowner and Contractor will be fined R1, 000. 00 per offence by the CVPOA.

3.15 Speed Limit and Traffic Signs

Description

For security and safety reasons the speed limit within the Century View precinct is 40 km/h. Personnel and subcontractors of the Contractor must at all times adhere to traffic signage and speed limits.

Breach

- (i) Personnel and subcontractors of the Contractor will be escorted from the Century View precinct by Security.
- (ii) The Homeowner and Contractor will be fined R1, 000. 00 per offence by the CVPOA.
- (iii) Should the offender refuse to comply with the CVPOA, the managing agent, its appointees or Security's instruction to immediately cease speeding and/or disregarding traffic signage, an additional fine of R5, 000. 00 per offence to the homeowner and Contractor shall be applicable.
- (iv) The roads within the Century View precinct belongs to the Local Authority and is controlled under the National Traffic Act, and the offender will be reported to the relevant Traffic Department for prosecution.

3.16 Building Plan Controls

Description

The Contractor must ensure that a copy of the signed approved building plans must at all times be available on site for inspection by the CVPOA. Any variations to the approved building plans must be submitted to the CVPOA and CCPOA. The changes may only be implemented on receipt of a signed approval from the CCPOA.

Breach

- (i) The Contractor will be denied permission to commence construction until such time as this regulation is complied with.
- (ii) The Contractor will be required to remove any structure(s) that do not conform to the approved plans at cost borne by the homeowner.
- (iii) The Homeowner and Contractor will be fined R1, 000. 00 per offence by the CVPOA.
- (iv) Continuous non-compliance will result in the Contractor being expelled from the Century View precinct. CCPOA and CVPOA building approval will be withdrawn and reported to the Local Authority building inspector.

3.17 Advertising

Description

The Contractor and his subcontractors may place no advertising material on the building site without prior submission of example thereof and approval of the CVPOA. The Contractor may place an approved building board on the site for the duration of the construction period only.

Breach

- (i) Advertising material will be removed from the site without notice by the CVPOA, the managing agent or appointees.
- (ii) The Homeowner and Contractor will be fined R1, 000. 00 per offence by the CVPOA.

3.18 Site Supervisor

Description

The Contractor will appoint a Site Supervisor at all times when there are personnel of the Contractor or subcontractors present on site. The Site Supervisor shall be responsible for the enforcement of the CVPOA Building Rules and Regulations by all personnel. The Site Supervisor shall cooperate with the CVPOA and/or Security when requested. The Site Supervisor shall represent the Contractor on site and will accept and sign, on the Contractors' behalf, any fines, warnings and/or written communication from the CVPOA, the managing agent, Security or appointees.

Breach

- (i) All personnel found to be on the site without a Site Supervisor in the absence of the Contractor shall be escorted by Security from the Century View precinct.
- (ii) The Homeowner and Contractor will be fined R1, 000. 00 per offence by the CVPOA.

4. Landscaping, Plants and Grass

Description

All landscaping is encouraged to be of an indigenous and water wise nature. A list of recommended and approved plant and tree species can be obtained from the CCPOA or the nearest nursery (also refer to suggested list of the CVPOA Design Guidelines to Additions & Alterations). Plants and trees that are poisonous or a danger due to falling, roots, etc. will be removed by the CVPOA. Verges must be maintained by the Homeowner.

Breach

- (i) Plants and/or trees removed as per above will be for the cost of the homeowner.
- (ii) Verges that are not maintained will be contracted by the CVPOA for maintenance at cost to the Homeowner.

5. Payment of Fines

Description

All monies owing to the CVPOA must be paid on the first Monday following the fine. Payments may only be made into the bank account of the CVPOA and it remains the responsibility of the homeowner and/or Contractor to supply proof of payment thereof.

The CVPOA bank account details are as follows:

Bank	-	Standard Bank
Branch	-	Bayside
Code	-	022209
Account Number	-	272221228
Account name	-	Century View Property Owners Association
Description	-	Erf number, Name of Homeowner/Contractor

Proof of payment must be faxed to 021-551 9589 as soon as possible to allow for processing.

Breach

In the event of failure to pay as per above all construction is to cease with immediate effect, the Contractor and personnel will be escorted from the Century View precinct by Security and work will only be allowed to commence once the CVPOA is satisfied that the conditions of payment of fines have been met.

6. WARNING!

- The Century View precinct is surrounded by electrical fencing which could cause death or injury if touched.
- The Century View precinct contains services running along common property and could cause flooding, electrical shock, water supply interruption, etc. if breached, damaged and/or broken.

The cost of restoring any services breached, damaged and/or broken by construction activities will be borne by the Homeowner and Contractor.

7. Disclaimer

Any person(s) wishing to enter the Century View precinct do so at their own risk. The CVPOA and the registered Homeowners, the managing agent, Security and appointees shall not be liable for any injury, loss or damage to any person arising from any cause whatsoever including, without limitation thereto, the negligence of any of the above persons or the intentional acts of any managing agent and appointees. Without in any manner derogating from the above, all tenants to the Century View precinct make use of the roads thereon at their own risk.

While every effort is made to monitor the Century View precinct, the CVPOA and the registered Homeowners, the managing agent, Security and appointees shall not be deemed to have warranted the safety of any person(s) or property (whether movable or immovable) within the Century View precinct.