



PRINCE'S GRANT ARCHITECTURAL AND BUILDING CODE
SEPTEMBER 2017

Please note that the Building Code is continuously updated and it is therefore essential to ensure that you are in possession of the latest copy, before you commence your planning. Plans older than 12 months must be re-submitted to the PGBC for approval prior to Construction.

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GENERAL INFORMATION ON BUILDING PROCEDURE AT PRINCE'S GRANT

Dear Homeowner,

This summary outlines the procedure that a prospective Homeowner is required to adhere to before commencing with the construction of a home at Prince's Grant. It also contains a few basic rules and suggestions. You can obtain further information by contacting the Compliance Officer of the Homeowners' Association.

Please note that the Building Code is continuously updated and it is therefore essential that you make sure that you are in possession of the latest copy before you commence your planning. Plans older than 12 months must be re-submitted to the PGBC for approval prior to Building.

1 BUILDING AND ARCHITECTURAL CODE (PGBC)

The Prince's Grant Building and Architectural Code (PGBC) has been developed for the purposes of maintaining a degree of discipline and uniformity in the development of the Prince's Grant Estate. House designs are required to comply in every respect with the Code. Read it carefully, as you will be required to sign an undertaking that you are aware of the contents, principles of the Code, the functions and authority of the Building Committee, before you commence designing your home. This undertaking also requires you to acknowledge your responsibility for ensuring that construction will not deviate from the plans formally approved by the Homeowners' Association and the Local Authorities.

2 ARCHITECTS

There is a list of accredited Architects for Prince's Grant. Should the Homeowner choose to appoint an Architect that has not been accredited there is a process to be followed. Architects will only be considered should the committee be of the opinion that their portfolio is of such quality that they will make a distinctive and positive contribution to the built environment at Prince's Grant, within the confines of the Prince's Grant Building Code.

The probationary Architect in question must be approved by the Prince's Grant Building Committee. Upon initial acceptance, the Architect will be required to be "walked through the Code" on the Estate by one of the Architects on the Building Committee. It should be noted that the Homeowner concerned will be required to pay all the costs of this process, which cost is based on the hourly rate of the consulting Architect and must bear in mind the possibility that the Architect may not ultimately be approved. It is obligatory that the Architect is appointed as principal agent on the first project. Subject to the successful completion of the first home designed by such Architects, he/she will be considered for accreditation onto the panel of accredited Architects. During this period, the probationary Architect is not allowed to accept any other appointments on the Estate.

3 THE BUILDING COMMITTEE

The Building Committee consists of at least two Architects appointed by the Board of directors, two nominees of the Board of directors and the General Manager or his representative. The Committee meets monthly. The Homeowners and their Architects are encouraged to attend the meetings at which their plans are being adjudicated. The Committee is responsible for approving all plans, ensuring that they meet with the technical elements of the Code, are practical and contribute to the Architectural excellence that the Board and the Homeowners are seeking to achieve at Prince's Grant. They have the power of approval, but operate on a consensus basis and may refer to the Chairman of the Homeowner's Association and the Board, where necessary.

Please note that all new houses, additions and / or alterations require the approval of the Building Committee and the Local Authority, as per the National Building Regulations. Failure by a Homeowner to adhere to this requirement may result in the Homeowner's Association issuing a fine and/ or refusing to agree to the transfer of the property in the event of a sale.

4 PROCEDURE

The first step is to make contact with the PG Compliance Officer, in order to ensure that you are in possession of an up to date copy of the Code. A current updated survey of the site needs to be obtained. The surveying cost is for the account of the Homeowner.

All Homeowners are required to appoint a registered professional engineer to conduct a geo-technical investigation of the sub-soil conditions in order to establish the bearing capacity of the soil.

If required, an appointment can be made with the Compliance Officer to obtain detailed information pertaining to the site and services.

The architect is required to submit concept drawings to the Building Committee. The Compliance Officer must be notified at least 4 days prior to the Building Committee Meeting of the intention to submit plans for approval. Refer to all requirements stipulated in "Part E Application for Approval to the Building Committee" (Page**). It is mandatory for the Architect to present the drawings at the Building Committee Meeting. The Homeowner may accompany the Architect to the submission meetings.

The first submission of concept drawings attracts a prescribed fee as set by the Finance Committee annually. Plans submitted more than three times, including the concept drawings, attract an additional submission fee to the same value as the initial charge. These fees are levied to cover the costs of the process.

Re- submissions may on occasions be submitted directly to a committee Architect,

but only with the knowledge and approval of the Compliance Officer. This will attract an additional charge.

Once approved by the Building Committee or Consulting Architect, five copies of the council drawings, as well as a SANS 10400 XA report, are to be submitted to the offices of the Homeowners' Association for stamping. A letter will be provided by the Homeowners' office for submission of the plans by the Architect to the Local Authority. One copy of the plans will be retained on file by the Homeowner's Association and four copies are required for submission to the Local Authority.

Plans for the approval of amendments to previously submitted drawings, either during the construction period or at any time thereafter, may be submitted at any time and will be attended to at the first building committee meeting following submission. Every effort will be made to avoid delay.

For plans relating to additions and alteration, refer to point 9. These submissions will attract prescribed fees as annually set by the Finance Committee.

Please note that in authorising your plans, the Homeowner's Association gives no undertaking that they comply with the National Building Regulations, SANS 10400 or those regulations imposed by any Local Authority. It is the responsibility of your Architect to ensure that your plans comply with all applicable regulations.

5 BUILDING

You may go to tender immediately upon approval of your plans by the Building Committee and may contract with any builder of your choice, except one that has, for the Homeowners' good reason, been refused the right to build at Prince's Grant. The Homeowners' Association therefore reserves the right to approve your selection. Please consult with the Compliance Officer in this regard.

It is mandatory that any new Contractor introduced to build on the Estate for the first time undergoes the necessary approval process, where the respective Contractor will be required to produce valid NHBRC and tax clearance certificates. Such approval will be determined by the PG Compliance Officer or Building Committee.

Once you have selected your approved builder, you will be required to book an appointment for you, your Architect and Contractor, to meet on site with the Compliance Officer for the purpose of a site handover meeting. At this meeting your builder will be required to sign a "Contractors Obligation" and simultaneously lodge a deposit of R15 000 with the Homeowners' Association before site clearing and construction may commence. The deposit may be used at the discretion of the HOA to restore any damage that may occur during the building process. The Homeowner will be required to lodge a deposit of R30 000, which may be used, once again at the discretion of the Homeowners Association, for making good any deviations from the approved plans. All these deposits will be refunded in full, assuming no breach of contract has occurred, upon the satisfactory completion of the final clean up and

upon the Homeowner being issued with a Certificate of Occupation from the Local Authority. Deposits will attract a monthly interest rate equivalent to that earned by the PGHOA on their 32 day call account

A registered professional person in the building industry e.g. Architect, Quantity Surveyor, Engineer or a Project Manager **must** be appointed to oversee the project to final completion. This individual is obliged to attend official bi-monthly site meetings and provide a copy of minutes of the site meetings to the PGHOA Compliance Officer. The appointed registered professional will be required to complete the necessary appointment form, annexed hereto as "Annexure B" and submit same to the Homeowners' Association prior to site handover.

The Principal Agent must ensure that an independent surveyor is called to confirm that the floor and wall plate levels correspond with the plan. Survey certificates to be forwarded to the Compliance Officer. The cost of the survey to be borne by the Homeowner. Should any level be incorrect, these are to be corrected at the cost of the Home Owner. The PGHOA may suspend building work should the building not comply with the approved plan.

Notifications of any non-compliances / variances of the approved plan must be brought to the attention of the Compliance Officer and the Building Committee prior to construction.

Deposits required prior to any alterations are:

- Minor additions and/ or alterations up to and including an increase in property size, up to 25 square metres - R10 000 (i.e. payable by both the owner and builder)
- All additions and/ or alterations greater than 25 square meters, deposits payable are the same as for new buildings.

It is imperative that all building work is done in accordance with Prince's Grant, Local Authority, SANS 10400 and National Building Regulations.

Please note that the Homeowner's Association reserves the right to define the boundaries of natural bush clearance on your site in order to preserve both the principles contained in the Estate Landscaping Code and the natural environment. For your information, Prince's Grant has been declared "A site of Conservation Significance" by Kwa-Zulu Natal Wildlife.

6 BUILDER REQUIREMENTS PRIOR TO CONSTRUCTION

The builder is required to liaise with the Compliance Officer with regard to the area that has to be fenced off and must comply with the standard required by the Estate for erecting shade cloth around the site. The builder needs to agree the access route, unloading, storage areas, site toilet and refuse bin positioning. All requirements as per the site handover document need to be in place before site clearing may begin.

Where it is necessary to use a neighbouring site for storage, the Compliance Officer will make arrangements with the Owner concerned. Direct contact with the owner of an adjacent lot by the building party is not permitted. The builder is to liaise with the Local Authority re the supply of electricity and with the Compliance Officer re water to the site. Access procedures to the Estate need to be agreed with the Compliance Officer who will brief Security accordingly. The site will be inspected regularly to ensure that Contractor obligations are being complied with.

7 QUALITY CONTROL

This is an extremely important element of the building process, particularly for those Homeowner's who are not able to visit the site regularly. The Homeowners' Association requires that the services of your Architect or a Registered Professional Person in the building industry be retained throughout the construction period (please refer to clause 5).

8 OCCUPATION

Occupation is only permitted after a Certificate of Completion has been issued by the Homeowners' Association and thereafter an Occupation Certificate by the Local Authority. All relevant documentation and compliance certificates must be issued to the PGHOA prior to occupation being granted, these are listed below:

- As-built plans if any deviations have been made from originally approved drawings
- Structural Engineer's drawings
- Professional Engineer's Completion Certificate
- Roof Loading Certificate
- Surveyor's setting out and beacons certificates
- Plumber's Compliance Certificate
- Electrical Compliance Certificate
- SAGGA Glazing certificate
- Gas installation certificate
- Soil Poisoning / Pest Control Certificate

9 MODIFICATIONS AND / OR ADDITIONS TO EXISTING BUILDINGS

Any modifications and/ or additions to any existing building may only be effected once plans proposing such modifications and/ or additions have been submitted for consideration and approval to the Building Committee. All drawings to be submitted to scale. Author of drawings to comply with clause 2. These plans shall indicate the proposed modifications and/ or additions in colour and include the existing, proposed and new coverage. No modifications and/ or additions may proceed without a site handover being conducted by the Homeowner's Association. No site handover will be concluded until such time that the plans approved by the Building Committee have been submitted to the local Authority for approval and the proof of same is provided to the Homeowner's Association, and the necessary deposits have been

paid.

10 GENERAL MAINTENANCE OF BUILDINGS

General maintenance of buildings at Prince's Grant encompasses cosmetic work which does not require any Building Committee approval. Should any deviation from the original approved drawings and materials be considered (e.g. changes to paint colour, balustrade, paving etc.), the Compliance Officer shall be contacted to confirm if PG Building Committee approval is required.

Based on the Prince's Grant Memorandum of Incorporation, Homeowners may be required to perform general maintenance following notification from the Compliance Officer.

11 LANDSCAPING

The objective of the landscaping code at Prince's Grant is to ensure that all gardens are designed and maintained in keeping with four basic environmental principles espoused for the Estate. These are to:

- **Respect and preserve the heritage of our natural environment.**
- **Integrate the built environment into the natural landscape ensuring that it does not impose upon the latter.**
- **Ensure that all planting on private properties reflects the adjacent natural vegetation.**
- **Ensure that only indigenous vegetation is planted, preferably plant species that are natural to the area. This also applies to potted plants.**

All new Homeowners are required to submit a landscape plan within a month of the building reaching wall plate level. To safeguard the interests of all Homeowners and to entrench the four principles listed above, the following procedure for the design and creation of private gardens has been developed and must be strictly adhered to at all times.

11.1 The plan must be drawn to a scale of not more than 1:200 and is required to indicate the following:

- Building footprint
- North point
- Existing contours
- Proposed contour changes
- Stormwater disposal
- Any proposed hardscaping i.e. paths, retaining walls, benches etc. It should detail materials to be used.
- Detailed planting plan with:
 - Botanical plant names
 - Positions of plants

- Eventual spread
- In mass planting areas, positions of individual plant species need not be shown but the number of plants per square metre should be annotated.

11.2 The above information on plan is necessary to enable the landscaping Consultant to adjudicate the design. Subsequent to three submissions, any application not conforming to the above will be rejected and the submission fee forfeited.

There are two options open to Homeowners when designing their gardens:

11.2.1 Design your own garden

There is a comprehensive document available from the Homeowners' Association entitled "The Prince's Grant Landscaping Code". This document provides examples of drawings, basic guidelines and approved plant species. However, it should be noted that the requirements for submission and approval of plans remain as specified above.

11.2.2 Employ a professional landscape designer

The Compliance Officer of the Homeowners' Association has the names of a number of approved designers. The onus is on the Homeowner to contract independently with the designer of their choice, particularly with regard to their fees. Once again the submission and approval requirements are as specified above. Professional landscape designers are required to submit a portfolio of their work to the Landscaping Committee who will decide whether or not their work is of a high enough standard to have their names added to the list of approved designers.

Other points to note:

No work may commence until the Compliance Officer is in possession of an approved landscaping plan and no deviations are permitted without the approval of the Landscaping Consultant. Any requests for pruning must be done in writing to the Homeowner's Association and such requests will be reviewed and undertaken by the Estate Superintendent and his team.

PART A – INTRODUCTION

1 STATEMENT OF INTENT

Prince's Grant Golf Course and Country Estate situated on the Kwa-Zulu Natal North Coast is designed to be a “village community” built on timeless and traditional values of harmony and scale. The developer, Prince's Grant Holdings (Pty) Ltd and the Prince's Grant Homeowners' Association, are both committed to respecting the special ambience and significance represented by beach, lagoon, bush and contour and to ensure that the built and natural forms are integrated sympathetically into a whole and harmonious environment that supports the notions and spirit of “community”.

2 POLICY

With this in mind guidelines have been formulated to regulate development at Prince's Grant. The concerns addressed by this building code include the layout and design of streets, landscaping, planting and architecture.

3 ARCHITECTURE

The Architectural language described by this code is influenced by regional traditions both tribal and colonialist. The intention is to interpret these disparate vocabularies and integrate them into a single vernacular appropriate to the site, the region and the time. Architectural character will derive as much from the pigmented and painted walls and small punctuated openings of Africa, as it will from the tin roofs and wide verandas of Kwa-Zulu Natal's colonial past.

4 THE TOWN

4.1 *General:* Planting and design have been directed at the making of a functioning village of special charm and delight with its own identity and embodying village characteristics that will promote a viable and dynamic community at Prince's Grant.

4.2 *Landscape:* The aim is to develop the vegetation so that in time it will appear as if Prince's Grant and its golf course were carved from the virgin bush of the Kwa-Zulu Natal North Coast. Planting will be an integral part of town, street, house and the golf course and will be professionally controlled and managed.

4.3 *Streets:* Like any traditional village Prince's Grant will derive much of its quality and character from the nature of its streets. Together with the Town Square they are intended to function as the “living rooms” of the town where people belong and interact.

4.4 Streets will be experienced as spaces. The faces of the houses will be the “walls” that define and proportion them and give them life and character. Street texture and

furniture will be carefully selected and controlled as part of a vocabulary of street design.

4.5 *Paths:* Secondary routes for informal pedestrian movement and interaction offer options that play a role in sustaining a healthy community. Provision has been made to allow the street pattern at Prince's Grant to be extended by the Homeowners' Association into a system of pathways for walking, jogging and cycling. The scale and character of the streets will further encourage informal and recreational activity in the town.

4.6 *Focal points:* The identity and unity of a community are derived from shared symbols and ideas that provide a common focus or point of orientation. Prince's Grant has been conceived to properly function as a whole and viable community rather than as a collection of disparate and diverse fragments.

The functions and scale of the Town Centre, The Lodge / Golf Clubhouse makes them appropriate as primary foci. Other activity zones and open space will provide secondary points of orientation and interaction.

4.7 *Activities:* Varied opportunities for interaction between and among all groups are essential for the natural functioning of a community. The Town will provide opportunities to develop places for sport, games, entertainment, play and relaxation.

5 VARIANCE TO THE CODE (Subject to consent of the Board)

The code has been developed so as to encourage an Architectural tradition and quality. All aspects of the code may be breached with the consent of the Prince's Grant Building Committee (PGBC) who may grant such consent on the basis of Architectural merit. Any variance, which may be granted, shall be considered unique and shall not be seen as a precedent for the future.

6 VALIDITY PERIOD OF BUILDING PLANS

Any plan approved by the committee shall only be valid for a period of 12 months. Should an owner not commence with the construction of the building for which approval was granted within 12 months from the date of approval of said plans, the owner shall be obliged to re-submit plans and shall be liable to pay the prescribed submission fee as applicable on a first submission.

PART B - PLANNING AND URBAN CONTROLS

7 DEFINITIONS

- **COVERAGE:** Is the portion of a lot which may be covered by buildings excluding swimming pools and is expressed as a percentage of the lot area as defined. Thus twenty five percent “coverage” means that only one quarter of the respective lot may be covered by buildings. Provided that where a zone applies to only a portion of a lot then coverage shall be calculated in respect of an area of the relevant portion of such zone as if such area was a lot.
- **BUILDING:** Is any structure or erection of an immovable nature for whatever purposes used including any tank, swimming pool, mast, aerial and any wall, retaining wall or close-boarded fence more than 2m in height at any point, but excluding any open fence, post, steps, pier, ornamentation, patio, deck, recreation amenities or any temporary structure erected in connection with building operations. Any covered or open structure such as any patio, deck or other structure referred to above that is not at ground level and therefore creates a covered area below such structure will be deemed building.
- **PRIMARY SPACE:** Denotes the main habitable spaces of the dwelling, which are limited in width to a maximum of 5m internally.
- **SECONDARY SPACE:** Denotes the attached habitable/ living spaces to the primary spaces that are roofed with lean-to sheeted roofing. On exposed gable walls the junction between primary and secondary space should be articulated by means of a nominal change in plane.
- **HABITABLE SPACE:** Is as defined by the National Building Regulations.
- **LIVING SPACE:** Is a term used on the Estate to describe a verandah or open patio space which may or may not be under a pergola.

8 STREET RESERVE

The width of the street reserve shall be 10 metres measured 5 metres on either side of constructed road.

9 STREET EDGE

The buildings will define the street and function as the “walls” of the street space.

The street edge shall be made of continuous built form. Built form includes: steps and stairs; carports; defined courtyard and entrance courts; entrance gates and screens; garden/ boundary walls as allowed in terms of the Architectural code (walls of minimum height 0,6m).

10 STREET BOUNDARY

- 10.1 The street boundary is a compulsory build-to line. Exceptions to this requirement shall be at the sole discretion of the PGBC.
- 10.2 The top of the surface bed level of garage floor/s for properties, on the lower side of the road, shall be set at a minimum of 150mm below the top of the street concrete kerb level opposite the centerline of the garage or garages.
- 10.3 Enclosed internal space shall occupy a minimum of 60% of the street boundary save on those lots which may be considered by the PGBC as to be allowed a special variance so as to grant to the people living on the higher side of the road improved views. Roofed areas, as in the case of carports and verandahs, shall be regarded as enclosed internal space. A boundary wall of a minimum height of 1.8m may, at the discretion of the PGBC, be regarded as enclosed internal space.
- 10.4 Each property shall have a minimum of one habitable space on the street boundary with a door or window overlooking the street. Such habitable space may be either on the ground or first floor. The size of the habitable room at front of house must be a minimum of 9m² excluding stairs. Window and/ or door to open onto the road. The street frontage must be a minimum of 3m. A verandah or covered porch shall be regarded as a portion of a habitable space with the condition that a door or window opens onto such verandah or covered porch from a habitable space. A bathroom is not considered to be habitable space. A space or verandah along the street boundary with a low wall, constitutes part of the habitable/living area on the street.
- 10.5 A building element may, with the express permission of the PGBC, encroach over the street reserve or common ground, to a maximum of 1.2m. This will be subject to the condition that the encroachment shall not be less than 2.1m above the street or natural ground level.
- 10.6 There shall be no openings in the built form along any street boundary of more than 2.6m wide. Openings for golf carts shall be a maximum of 1.6m, and all other openings a maximum of 1.2m.

11 BUILDING LINES

- 11.1 The Prince's Grant Building Code specifies building lines where it is in the common interest of the residential and recreational amenities of the neighbourhood. Owners are obliged to consult the PGBC to determine the building lines applicable to their property (refer to clause 23).
- 11.2 All new buildings to have a minimum of a 1m setback on the northern boundary.
- 11.3 Where an existing building has been constructed against a common side boundary, the Architect of the new structure to be built on the adjoining property would be

required to keep clear of that particular boundary by a minimum of 1m. This is to avoid problems of undermining existing foundations, lateral support insurance and to avoid the challenges regarding finishing and waterproofing of abutting walls and roofs with differing profiles and heights.

- 11.4 Properties which immediately abutt the golf course shall be required to conform to prescribed building lines on the golf course boundaries.
- 11.5 Timber houses are to be set back from the side boundaries as per local authority requirements. The engagement with the side boundary at street level may be achieved with garden walls.
- 11.6 Retaining walls in the road reserve are not permitted.

12 SIDE BOUNDARIES

To reinforce the principle design notion of “making space” rather than “occupying space” and to avoid “left over” side space houses should in part physically attach to both corners on the street frontage. Exceptions to this requirement shall be at the sole discretion of the PGBC.

If building against a party wall, it is incumbent on the landowner to professionally record by means of adequate photographs the internal and external condition of the adjacent structure prior to commencing construction, so that, if called upon to do so, the landowner can clearly demonstrate any subsequent problems were not as a result of the new construction, which must be designed and approved by a qualified engineer.

Where side boundaries interface with public space or common ground that is not a walkway, they may interact with this space and boundary walls are not mandatory.

Any structure or activity on a side boundary that is ruled by the PGBC to intrude directly on the space or privacy of a neighbour may be disallowed.

All parts of a property must be accessible for maintenance.

13 ZONING

Not more than one dwelling may be erected on any one residential lot zoned *residential one*. Refer to clauses 1.2.18 of the Prince’s Grant Town Planning Scheme which defines a dwelling. A dwelling unit may not include more than one kitchen.

14 CONTEXT

Buildings are required to relate or respond sensitively to their existing surroundings. They should acknowledge adjacent buildings and courtyard spaces, lot topography and configuration, street space, adjacent public open space and, where applicable,

their role as urban incidents in street vistas.

15 AREA AND COVERAGE

- 15.1 The area of a dwelling shall be at the discretion of the owner, save as may be required by any law or any special condition contained in any title deed of a lot and excepting where it is determined by the PGBC to infringe on the amenity or rights or value of a neighbouring property.
- 15.2 Although the Local Authority's Town Planning Scheme permits a coverage of 75%, Prince's Grant Building Code stipulates a maximum coverage of 50%. Both of these percentages need to be reflected on submission drawings.
- 15.3 Single residential lots 433 - 449 are permitted a maximum coverage of 55%. This is in lieu of the option of a second storey above street level.

16 VIEWS

Residential amenity at Prince's Grant includes the enjoyment of existing views. Although in law the preservation of a view is seldom capable of objective resolution, the ideal which Prince's Grant intends to apply is the ancient maxim: "So use your property that you injure no one else."

In an effort to minimise obstruction of views, properties on the lower side of the road will be advised to position structures higher than a single storey relative to the street level, perpendicular to the street.

Although the Estate allows for tree pruning on request to take place, it is imperative to note that current views may be obscured over time due to the positioning and growth of landscape elements.

Lateral views:

Lateral views from any subdivision on the Estate are not guaranteed.

Certain existing dwellings currently enjoy lateral views because adjoining sites have not yet been developed. Neither conditions of title nor the Building Code impose a building line that would prevent the developer of an adjoining property from designing his house to protrude beyond the frontage line of his neighbour's dwelling, and in so doing restrict, to a greater or lesser extent, the latter's coastal views.

In an effort to address this problem, new developers in appropriate cases will be asked at the initial site information meeting, to endeavour to respect the views enjoyed by the neighbour(s) by accepting a recommended (not obligatory) building line, the extent of which will vary from site to site.

17 HEIGHT

- 17.1 Where *storey* is used in reference to height it shall not exceed 3 metres.

17.2 Roof space which exceeds 3 metres in height, shall be regarded as a storey.

17.3 *Lots on the higher side of a street:*

- Building on the street boundary shall be restricted to three storeys above street level.
- Parts of a building not located on the street frontage:
 - shall be allowed 3 storeys with the proviso that the wall plate level will not exceed the maximum allowed wall plate level of the structure on street edge, or
 - shall be allowed two storeys above natural ground level measured at the lower edge of the building.
- Properties on the high or upper side of Gingerbeer Road and Southward Ho Road may not exceed two storeys, if the third storey facing a fairway will be more than one storey above the crest level of the fairways.
- Lots on the higher side of the street may build the lowest floor level up to 1 metre above street level measured at the centre of the road across from the lowest corner of the road boundary.

17.4 *Lots on the lower side of a street:*

- Generally buildings on the street boundary shall be restricted to one storey above street level. A second storey above street level not exceeding 24 square metres in area and not more than 4 metres wide shall be allowed. Roofed verandas under 6 square metres in extent are excluded with the proviso that the verandas are open on three sides.
- Excluding the allowed second storey above street level, no wall plate level may exceed 6m above natural ground level, measured at the lower edge of the primary space of the building.
- No part of the building may be higher than a single storey relative to street level.
- The centre point of any garage access on Lots on the lower side of the street should be at a minimum of 150mm below street level.

17.5 The PGBC shall be entitled to allow a storey of more than 3 metres in overall height for exceptional reasons of Architectural merit. The PGBC shall, however, always consider the view of neighbouring property owners when granting permission to build a storey of more than 3 metres.

Generally a storey height shall be limited to the height allowed in terms of clauses 17.1.

- 17.6 *The Village Centre*: Generally buildings designated to be part of the village centre shall not exceed three storeys measured above the paved level of the street or square.

The PGBC retains the sole right to determine the appropriate height of any single building or group of buildings which form part of the composition of the village centre.

- 17.7 The following lots are restricted to two storeys above street level: Lots 196, 197, 198, 199 Subs 1 – 6 and Sub 11. (to incorporate into clause 22)

- 17.8 Lots 399 & 400 – these properties are treated as “below the road” and hence may be permitted with the express consent of the PGBC to create access to the respective properties via Sandhills Road provided that a suitable motivation for same is formally submitted.

18 MORPHOLOGY

- 18.1 Primary space shall be a single volume in width with a double pitched roof. Internal dimension shall not exceed 5m in width and external wall thickness shall not exceed 270mm.

- 18.2 Pertaining to lots 1 – 13 Plantation Place, refer to building lines and height restrictions, footnote 6.

- 18.3 Secondary space shall be “lean-to” in form, attached to primary space.

- 18.4 The elemental composition of a building shall be a clearly articulated ratio of:

- roofed, walled space, defined as “solid”; and
- roofed transparent space, defined as “void”

- 18.5 “Solid” planes shall be predominantly masonry or clapboarding. Openings shall be limited in size and number to read as deliberate and controlled punctuation of the solid plane.

19 PARKING

- 19.1 Every dwelling shall have a minimum of a single carport and 1 garage, or 2 garages. Minimum carport/ garage dimensions to be 3m in width and 5.5m in depth.

- 19.2 The required parking ratio is calculated as the number of bedrooms less one e.g. a 6 bedroom house must have a minimum of 5 parking spaces.

- 19.3 Garages may be placed off the street but must form part of the main building.

Special conditions:

- 19.4 The required parking requirements/ ratios stipulated above will not apply to Lots 341 – 347 and to Lots 359 – 380 situated on Blink Bonnie Lane where access to the property has been provided for via a golf cart path. Should the lots opt to provide onsite parking, a 5m setback needs to be created (refer to specials conditions clause 27*).
- 19.5 Lot 371 – A single access, double length (tandem) garage may be constructed on the Southern boundary of the property (right up against the boundary with Lot 370) with a 3 meter allowance for access.
- 19.6 Lot 370 - A single access, double length (tandem) garage may be constructed on the Northern boundary of the property (right up against the boundary with Lot 371) with a 3 meter allowance for access.

20 SWIMMING POOLS

Plans for swimming pools shall be submitted to and be approved by the Building Committee prior to construction. The Architect submitting the plans for a new house in which a swimming pool is to be incorporated, or the Homeowner in the case of an existing house, shall be obliged to ensure that National Building safety regulations applicable to swimming pools are complied with.

Swimming Pool Fences:

The Homeowner shall install a pool fence and gate, or another safety device, that complies with the National Building Regulations and SABS 0400-1990 and 0134. The fence type, height and colour needs to be stipulated on submission drawings for approval by PGBC.

Swimming Pool Electrical Installations:

Homeowners are obliged in terms of the National Building Regulations and SABS 0412-1 to employ the services of a registered electrician to install and issue a compliance certificate to the Kwa-Dukuza Municipality for all electrical installations relating to the pool.

Swimming Pool Soakaway:

Each pool is required to have a dedicated soakaway as per Engineer specification

21 SPECIAL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF SMALL HOMES (max 200m²)

A. Objectives

To make provision for and accommodate smaller homes on the Estate whilst acknowledging the Building Code and to allow flexibility within the Building Code to

accommodate smaller budgets. To integrate the smaller homes into the street scape taking cognisance of adjacent properties.

B. Guidelines

1. Area Restrictions

Maximum enclosed gross area shall be restricted to **200m²**. The following areas shall be excluded from the calculation:

- Covered Verandas, Decks & Patio's
- Carports
- Covered walkways
- Courtyard spaces
- Yard spaces

2. Street boundary

The general conditions as contained in the PG Building Code shall apply, except for the need to build habitable space off the street boundary. The following would apply:

2.1 Street boundary walls

All boundary walls shall be constructed to comply with the general guidelines as contained within the PG Building Code with specific reference to materials, finishes, detail and colour. All walls shall have copings on both sides of an approved design. The use of plinths and piers would be strongly encouraged to articulate the wall surfaces. Maximum height of walls on street boundary to be restricted to 1.2m (except around entrance gates) above the mean level of the road boundary.

2.2 Openings into street boundary walls

All openings for pedestrian access and motor cars to comply with the general conditions as contained within the PG Building Code. Pedestrian openings shall be gated and all gate designs to be approved by the PG Building Committee.

Additional screened openings leading off internal courtyards facilitate interaction between street spaces and courtyard spaces without unduly compromising the privacy of the courtyards.

3. Courtyards

Each property shall have an inter-active courtyard space off the street boundary linking the street space with internal habitable space via the point of entry. The courtyard shall lead off internal enclosed habitable / living space of the main dwelling and shall be designed in such a way as to provide for and create external living space rather than left-over space. Courtyards shall occupy a minimum of 45% of the street frontage (inclusive of point-of-entry). All courtyards to be enclosed with walls as described in item 25.2.2.1 above. The maximum ratio for courtyards shall be 1:2 (frontage: depth). The depth shall be measured to the edge of habitable space or the verandah off the courtyard space.

4. General

The overall aesthetic of the street elevation to be carefully considered and would be subject to approval from the PG Building Committee. Special attention to be paid to detail items such as the design of garage doors, entrance gates, boundary walls etc., all subject to approvals by the PG Building Committee.

22 BUILDING LINES AND HEIGHT RESTRICTIONS

General note:

“4m from the golf course boundary” shall mean that building of covered area shall be set back 4m from the property boundary facing or abutting the golf course. The same shall apply to all other references i.e. **“road”**, **“street”**, **“servitude”**, etc.

SCHEDULE

Lot no.	Frontage road	Building Line	Height restriction
1-13 incl.	Plantation Place	30m from road boundary	See footnote 6 below
14-19			
20(rem)	Blink Bonnie Lane	Nil	See PGBC
20(sub's – 4	Blink Bonnie Lane	Nil	See PGBC
21- 35 incl.	Blink Bonnie Lane	Nil	See PGBC
36 (rem)	Blink Bonnie Lane	Nil	See PGBC
36 (1)	Blink Bonnie Lane	Nil	See PGBC
36 (2)	Blink Bonnie Lane	Nil	See PGBC
37-46 incl.	Blink Bonnie Lane	Nil	See PGBC
47-49 incl	Babu Bodasing	Nil	See PGBC
50 (1)	Babu Bodasing	5m in from south golf course boundary, 1m on side boundaries, 3m from street boundary	See PGBC
50 (2)	Babu Bodasing	10m in from south golf course boundary, 1m on side boundaries, 3m from street boundary	See PGBC
50 (3)	Babu Bodasing	15m in from south golf course boundary, 1m on side boundaries, 3m from street boundary	See PGBC
50 (4)	Babu Bodasing	20m in from south golf course boundary, 1m on side boundaries, 3m from street boundary	See PGBC
50 (5)	Babu Bodasing	15m in from south golf course boundary, 1m on side boundaries, 3m from street boundary	See PGBC
50 (rem)	Babu Bodasing	15m in from south golf course boundary, 3m from street boundary	See PGBC
51-56 incl.	Babu Bodasing	3m from street boundary (see PGBC)	See PGBC
57(1)	Babu Bodasing	3m from street boundary	See PGBC
57(rem)	Babu Bodasing	3m from street boundary	See PGBC
58	Blink Bonnie Lane	Nil	See PGBC

59	Blink Bonnie Lane	Nil	See PGBC
60	Blink Bonnie Lane	30m from street boundary	See PGBC
61	Blink Bonnie Lane	25m from street boundary	See PGBC
62	Blink Bonnie Lane	28m from street boundary	See PGBC
63	Blink Bonnie Lane	Nil	See PGBC
64	Blink Bonnie Lane	30m from street boundary	See PGBC
65	Blink Bonnie Lane	30m from street boundary	See PGBC
66	Blink Bonnie Lane	30m from street boundary	See PGBC
67	Blink Bonnie Lane	30m from street boundary	See PGBC
68-73 incl.	Blink Bonnie Lane	Nil	See PGBC
74	Blink Bonnie Lane	42m from street boundary	See PGBC
75	Blink Bonnie Lane	40m from street boundary	See PGBC
76	Blink Bonnie Lane	38m from street boundary	See PGBC
77	Blink Bonnie Lane	36m from street boundary	See PGBC
78	Blink Bonnie Lane	34m from street boundary	See PGBC
79-83 incl.	Blink Bonnie Lane	32m from street boundary	See PGBC
84-87 incl.	Blink Bonnie Lane	Nil	See PGBC
88-96 incl.	Southward Ho	Nil	See PGBC
97-101 incl.	Southward Ho	Nil	See PGBC
102-104 incl.	Southward Ho	Nil	See PGBC
105(1)	Southward Ho	Nil	2-storeys above golf course
105(2)	Southward Ho	4m from NE golf course boundary	2-storeys above golf course
105(3)	Southward Ho	8m from NE golf course boundary	2-storeys above golf course
105(4)	Southward Ho	10m from NE golf course boundary	2-storeys above golf course
105(rem)	Southward Ho	Nil	2-storeys above golf course
106	BabuBodasing	Umdoni suites	
107(rem)	BabuBodasing		
107(sub's 1-3)	BabuBodasing		
108	BabuBodasing	The Lodge and Pro-Shop	
109(rem)	Southward Ho	5m from east golf course boundary	See PGBC
109(sub 1-2)	Southward Ho	5m from east golf course boundary	See PGBC
110-118 incl.	Southward Ho	10m from golf course boundary	See PGBC
119-126 incl.	Southward Ho	21m from golf course boundary	See PGBC
127	Southward Ho	10m from golf course boundary	See PGBC
128	Southward Ho	18m from golf course boundary	See PGBC
129	Southward Ho	26m from golf course boundary	See PGBC
130	Southward Ho	26m from golf course boundary	See PGBC
131	Southward Ho	26m from golf course boundary	See PGBC
132-136 incl.	Southward Ho	Nil	See PGBC
137(sub 1)	Southward Ho	Nil	2-storeys above natural ground
137(rem)	Southward Ho	Nil	2-storeys above natural ground
138(sub's 1-11)	Southward Ho	Nil	2-storeys above ground
139-141	Bobby Jones	Nil	See PGBC

142-144 incl.	Bobby Jones	Nil	2-storeys above golf course
145	Ginger Beer	5m from north corner to zero (south)	2-storeys above golf course
146	Ginger Beer	5m from west golf course	2-storeys above golf course
147-163 incl.	Ginger Beer	Nil	2-storeys above golf course
164 (1)	Ginger Beer	10m from west golf boundary	2-storeys above golf course
164 (2)	Ginger Beer	8m from west golf boundary	2-storeys above golf course
164 (rem)	Ginger Beer	6m from west golf boundary	2-storeys above golf course
165	Ginger Beer	Nil	See PGBC
166	Ginger Beer	Nil	See PGBC
167-172 incl.	Ginger Beer	Nil	See PGBC
173-179 incl.	Ginger Beer	30m from street boundary	See PGBC
180	Ginger Beer	Nil	See PGBC
181-184incl.	Ginger Beer	18m from golf course boundary	See PGBC
185-188 incl.	Ginger Beer	Nil	See PGBC
189	Ginger Beer	5m from golf course boundary	See PGBC
190	Ginger Beer	5m from golf course boundary	See PGBC
191-192 incl.	Short street	Nil. Access restricted to off Short Street only.	See PGBC
193-195 incl.	Short street	Nil	See PGBC
197-198	R.O.W.	1.5m from street boundary	See footnote 2 below
199 (sub's 2, 3 and 5)	Postage stamp	Nil	See footnote 2 below
199 (sub's 1, 4 and 6)	Postage stamp	Nil	See footnote 3 below
199 (sub 7)	Postage stamp	Nil	See footnote 4 below
199 (sub's 8, 9 and 10)	Postage stamp	Nil	See footnote 5 below
199 (sub 11)	Postage stamp	Nil	2-storeys above golf course
199 (sub 12	Common property	/	
199 (sub13-18)	R.O.W.	Nil	See PGBC
200	Postage stamp	Nil	See PGBC
201-209 incl.	Postage stamp	30m from street boundary	See PGBC
210-212 incl.	Postage stamp	Nil	See PGBC
213	Tappie Toerie	Nil	See PGBC
214	Tappie Toerie	12m from south golf course boundary	See PGBC
215	Babu Bodasing	Nil	See PGBC
216	The Town Centre		
217	Heathery Lane	5m from golf course boundary, only	2-storeys above golf course
218-220 incl.	Heathery Lane	5m from golf course boundary	2-storeys above golf course
221-236 incl.	Heathery Lane	Nil	2-storeys above golf course

237-263 incl.	Heathery Lane	22m from street boundary (advisory)	See PGBC
264-265 incl.	Heathery Lane	Nil	See PGBC
266-292 incl.	Sandhills road	Nil	See PGBC
293 (sub's1-6)	Sandhills road	8m vegetation servitude from road	See PGBC
293 (sub's7-8)	Sandhills road	Nil	See PGBC
294-307 incl.	Sandhills road	See footnote no.1	See PGBC
308-323 incl.	Sandhills road	See footnote no.1	See PGBC
324	Tappie Toerrie	Sub-divided	See lots 416-427
325-333	Golf Course		
335(subs1-2)	Southward Ho	Nil	2 storeys above NGL (Properties deemed to be on higher side of the road)
341-361 incl.	Blink Bonnie	Nil	See PGBC
362-366 incl.	Blink Bonnie	24m from street boundary	See PGBC
367	Blink Bonnie	30m from street boundary	See PGBC
368	Blink Bonnie	32m from street boundary	See PGBC
369	Blink Bonnie	32m from street boundary	See PGBC
370	Blink Bonnie	34m from street boundary	See PGBC
371	Blink Bonnie	36m from street boundary	See PGBC
372-381 incl.	Blink Bonnie	Nil	2-storeys above NGL
382-384	Babu Bodasing	10m from golf course boundary	
385-392			
393-398 incl.	R.O.W.	Nil	2-storeys above NGL
399	R.O.W.	Nil	2-storeys above NGL
400	R.O.W.	Nil	2-storeys above NGL
401-402			
403	R.O.W.	22m from servitude boundary (Advisory)	2-storeys above NGL
404	R.O.W	22m from east boundary centre (Advisory)	2-storeys above NGL
405	R.O.W.	22m from servitude boundary (Advisory)	2-storeys above NGL
406	R.O.W	22m from east boundary centre (Advisory)	2-storeys above NGL
407	R.O.W.	22m from servitude boundary (Advisory)	2-storeys above NGL
412	Tappie Toerie		See PGBC
416	Tappie Toerie		
417-420	Tappie Toerie	3m no building line on NE boundary	
421-422	Tappie Toerie		
423	Tappie Toerie	3m no building line on NE boundary	
424	Tappie Toerie	3m no building line on NE boundary	
424	Tappie Toerie	2m from NW golf course boundary (Advisory)	See PGBC
425	Tappie Toerie	4m from NW golf course boundary (Advisory)	See PGBC
425	Tappie Toerie	3m no building line on NE boundary	See PGBC
426	Tappie Toerie	6m from NW golf course boundary (Advisory)	See PGBC
433	Tom Morris Close	5m from golf course	See PGBC & Clause

434 – 438	Tom Morris Close	8m from golf course	15.3 See PGBC & Clause 15.3
439 – 443	Tom Morris Close	5m from golf course	See PGBC & Clause 15.3
444 – 448	Tom Morris Close	8m from golf course	See PGBC & Clause 15.3
449	Tom Morris Close	Nil	See PGBC & Clause 15.3

Footnote 1

There shall be a general **7m** setback from the seaward boundary on these properties to ensure that the natural vegetation is not disturbed. This setback may be adjusted by the PGBC to suit individual site specifics. Owners would need to consult with the PGHOA Compliance Officer, **prior to the design process**, to establish the exact setback on their site(s).

Footnote 2

Two (2) storeys above natural ground level at road level with a maximum component of a 3rd storey not exceeding 50% of the lot's road frontage. All roofs perpendicular to the main view line shall be hipped. Any built form along the northern boundary (common property) shall be restricted to two storeys in height above natural ground level.

Footnote 3

Two (2) storeys above natural ground level at road level with a maximum component of a 3rd storey not exceeding 30% of the lot's road frontage. All roofs perpendicular to the main view line shall be hipped.

Any built form along the northern boundary (common property) shall be restricted to two storeys in height above natural ground level.

Footnote 4

Two (2) storeys above natural ground level at road level with a maximum component of a 3rd storey not exceeding 50% of the lot's Short street road frontage. All roofs perpendicular to the main view line shall be hipped. Any built form along the northern boundary (common property) shall be restricted to two storeys in height above natural ground level. Access to this lot will be restricted to off Short Street only.

Footnote 5

These lots to be dealt with as conventional "below the road" properties and therefore the current height restrictions as referred to in the PGBC would apply.

Footnote 6

- A second storey above street level, not exceeding 40sqm in total (any roofed verandas included), shall be allowed.
- The width of this storey shall be limited to 50% of the street boundary width.

- The second storey to adopt similar morphology principle as per rule 18, but the internal dimension of the main volume with double pitched roof to be a max of 4m in width. The secondary space shall be “lean to” in form attached to the primary structure. This composition to be clearly articulated on elevation.

SPECIAL CONDITIONS

Items listed below need to be read in conjunction with all other applicable aspects of the PG Building Code.

23 SPECIAL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF LOTS 50(subs 1-5 and Rem) and 51 to 57 (Rem)

A Objective

To create a precinct of different density to the rest of the Estate acknowledging that no development will take place on the opposite side of the street.

B Guidelines

There shall be a 3000 building line set back off the street boundary. The street boundary itself shall be defined by a low boundary wall linking to the neighbouring wall and extending for the entire length of the property. The design of the wall will need to comply with the requirements for boundary walls as defined in the code.

Openings onto the street shall comply with those defined in the code and may be gated. Gate designs are subject to the approval of the PG Building Committee.

24 SPECIAL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF LOTS 306 to 323

A Objectives

To create Architectural guidelines for the development of these sites.

B Guidelines

1. Height Parameters

- Buildings on the street boundary shall be restricted to one storey above street level. A second storey above street level not exceeding 24 square metres in area and not more than 4 metres wide shall be allowed. Roofed verandas under 6 square metres in extent are excluded with the proviso that the verandas are open on three sides.
- No other part of the building may be higher than a single storey relative to street level
- Buildings not on the street boundary shall be allowed 2 storeys above natural ground level
- The primary and secondary spaces at the lower end of the property is permitted to incorporate a plinth and such plinth shall be clearly articulated especially in the case of a property sharing a side boundary with common space such as a walkway

or recreational space. The following materials shall be permitted:

- Raised plastered brickwork (this may be painted in a different colour to the balance of the walls)
- Natural stone (may be flush with general wall surfaces)
- Generally the raised plinth would be confined and/or restricted to the primary space. Secondary spaces, with specific reference to verandas, decks and patio's, should preferably have a light- weight feel around it. Solid plinths for secondary space plinths must be set back from the primary space plinth and that the difference in plane is clearly articulated.
- A third storey may be permitted in lieu of the second storey above street level. The floor level of the top storey of the building is not allowed to exceed the height of the street level.

25 SPECIAL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF LOTS 333 (Subs 11, 12 and 13)

A Objective

1. To create a precinct of different density to the rest of the Estate acknowledging that;
 - Only three properties exist in this precinct midway along an existing road
 - No development is planned to take place on the opposite side of the street
 - The properties occupy a prominent position on top of the highest ridge overlooking the Estate and control of the scale of development along the skyline is therefore important
 - The properties are of more generous width than is typical elsewhere on the Estate
 - The verge is of a more generous width than is typical elsewhere on the Estate

B Building Lines

- No buildings or parts of buildings will be permitted within 2 metres of the north and south boundaries of each lot.
- No buildings or parts of buildings, walls or retaining walls will be permitted within 5m of the east boundary of each lot.
- Buildings will be required to attach to the west boundary of each lot as per Clause B9 and B10 of the building code, except that the level of garage floors for these properties shall be set at a maximum of 0.8m above the top of the street concrete kerb level.

C Height of Buildings

- Storey height will be as defined in Clause B17 in the building code. The intent is to concentrate two storey development in the centre area of each lot.
- Buildings on the west boundary shall be restricted to one storey above natural ground level. A second storey above natural ground level shall be allowed provided it is not wider than the central 13m of the lot's west boundary.
- Buildings on the east portion of the lot shall be restricted to one storey above natural ground level. A second storey above natural ground level shall be allowed provided it is not wider than the central 13m of the lot's east boundary.
- All other buildings on these properties shall be restricted to one storey above natural ground level.

D Boundary Walls

- Boundary walls are not mandatory, but shall only be permitted along the north, south and west boundaries, but may not exceed 2m in height and may not extend further eastward than any part of the building on the property closest to such wall. Boundary walls must end by terminating into the side of such buildings. No boundary walls will be permitted along the east boundary.

Apart from the above, all other aspects of the building code shall apply to the development of these lots.

26 SPECIAL CONDITIONS APPLICABLE TO LOTS 335 (subs 1-10), LOTS 341 to 380 (excluding Lots 374 and 376) (ruling for heritage units?)

- Garages will be permitted with the approval of the PG Building Committee. Garages must be set back at least 5m from the street boundary and must be accessible.
- *Lots 335 subs 1 to 10:* Build - to lines, as in the Code Part “B” clause 9 need not be adhered to. Low garden wall to be utilised to define street edge.
- Lots 341 and 347 to 358 must adhere to the street building line (Part “B” clause 9) and must build a low garden wall on the cart path boundary to define the golf cart path.
- Lots 342 to 346 and 359 to 380 need not adhere to Part “B” clause 9 of the building code, with the proviso that a low wall be built to define the golf cart path.

27 SPECIAL CONDITIONS APPLICABLE TO LOTS 382, 383 and 384

- Garages will be permitted with the approval of the PG Building Committee. Garages must be set back at least 5m from the street boundary and must be accessible.
- As far as possible, roofs are to be orientated with the ridge line approximately parallel with the side boundaries and axis of view westward up the 6th fairway.

28 SPECIAL CONDITIONS APPLICABLE TO LOTS 412, 416 – 426 (EXCLUDING LOT 420)

A Building Lines

- There shall be no compulsory “build to” lines on any boundary, save that the right-of-way boundary must be defined by a low garden wall where houses are not built on the road boundary.
- The NE boundaries of Lots 416 and 426 shall be defined by a low wall or a wall approved by the Building Committee.
- There shall be only one opening of more than 1m on the road boundary which shall be not more than 3m.

B Garages

Garages must be set back from the street boundary by at least 4m and be accessible.

C Height of buildings

- Houses may be two storeys with the third storey not exceeding 30m².
- Lot 420 is excluded from the above rule as this development was granted a 10m² deck in lieu of the third storey. This is to be registered as a title deed condition.

D Morphology

The owners of erven 416 to 426 are required to use hip roofs and/or secondary roofs where possible so as to allow views of the lagoon and sea.

E Access

The right-of-way access is in favour of the owners of Lots 412 to 426 and in the case of other Homeowners is restricted to pedestrian access to the beach.

PART C - ARCHITECTURAL CODE

29 GENERAL

- All building plans must be submitted to the Prince's Grant Building Committee (PGBC) for approval on the Part E application for approval form, which is to be lodged by the Architect certifying conformity to this code.
- Methods, materials and forms prescribed herein are standard and all others are prohibited, except with special consent.
- PG Building Committee retains the right to adjust this code from time to time.
- The position of the house on the property to be determined in accordance with the Planning and Urban Controls.
- When submitting designs between houses already constructed, the plans must show the intended house footprint in relation to its neighbours, together with related levels on elevation. This is to ensure minimum impact on the neighbouring dwellings.
- The Compliance Officer retains the right to demand proof of lateral support insurance cover in appropriate circumstances.

30 EXTERNAL BUILDING WALLS

30.1 Materials:

The following are permitted: –

- plastered clay or concrete brick masonry
- fibre cement clapboard, 150mm. External clapboard shall be painted in an approved colour. Clapboarding is not permitted on side boundary elevations, unless set back a minimum of 1m from the boundary
- Natural stone masonry, Horizon Red or Firelight Satin face brick for selected elements (e.g. gable facades, chimneys, surrounds to openings, pillars and external works such as retaining walls). In the case of face bricks, joints shall be flush and light in colour and in the case of stone masonry, the finish shall be subject to the approval of PGBC. Where red face brick continue to be unsightly despite ongoing efforts to remedy the situation, the PG Building Committee may require a plaster and paint remedy.

30.2 Configuration:

- The elemental composition of a building shall be a clearly articulated ratio of roofed wall space defined as “solid” and roofed transparent space defined as “void”
- Openings in “solid” walls shall be limited in size and number to read as deliberate and controlled punctuation of the solid plane. Openings shall be square or of vertical proportions.
- “Voids” which shall be walls entirely glazed or shuttered planes to express the light transparency of the “open shed”.

30.3 General:

- *Plinths* are not mandatory. They shall be a minor proportion of a single storey and may be of the same material as the wall and may project from it. It may be defined by a change in colour.
- *Openings* shall have a flat lintel head unless otherwise approved by the PG Building Committee. Arches and vaults shall be limited to emphasising specific incidents or functions, e.g. breezeways, entries. Openings may be embellished with architrave surrounds Expressed in changes of material, plane or colour.
- *Windowsills* may be formed in pigmented or painted plaster or of an otherwise approved design. A layer or layers of quarry tiles may be used as a windowsill.
- *Patterns* on external walls shall be restrained. They shall derive from colonial and indigenous traditions to enhance and enrich the “vernacular” character of the town. Inappropriate decoration as pastiche or style shall not be permitted.

31 WINDOWS, EXTERNAL DOORS AND SHUTTERS

31.1 Materials:

The following are permitted:

Windows

- painted wood in accordance with PG Colour Chart or to match approved aluminium colours
- varnished and / or stained wood
- powder coated aluminium:
 - dark bronze
 - white
 - charcoal
 - greys

External Doors and shutters

- timber or timber with partial glazing
- all doors and door trims may be painted in a PGBC approved colour
- door frames may be stained or varnished in natural wood colour
- aluminium powder coated colours, as per above

31.2 Configuration:

Only the following are permitted:

Windows

- individual openings which are square or of a vertical proportion
- inward and outward opening casements, vertical and horizontal sliding and awning type windows
- the width of the separation between two windows shall be at least 100mm
- projecting windows and bay windows of an approved design
- *glazing* – decorative designs such as lattice, medallion and fan type windows shall be allowed, subject to the approval of the PG Building Committee. Stained, etched or sandblasted glass is permitted. Reflective mirror-type vinyl, or laminated reflective type glazing is not permitted. Non-reflective film will be permitted subject to PG Building Committee approval.

- any sub-division of a window shall be square or of a vertical proportion
- any sub-division of a window shall be symmetrical on the central-axis
- windows may be attached to the sides of doors provided that the proportions of the sub- divisions meet the requirements, as referred to above and that the windows extend all the way down to floor level. Door frame and window material to be the same.

External Doors

- fully or partially glazed doors.
- fielded panel doors.
- diagonal, vertical and horizontal slatted or battened doors.
- side hung or pivot doors.
- sliding or sliding/folding doors.
- garage doors shall be sensitive to the requirements and character of the “street”. Garage doors shall be timber or fibreglass, timber and partial glazing or perforated “grilles”. Grilles may be made of a material approved by the PG Building Committee.
- garage doors to be a maximum of 2.5m wide and only single garage doors are allowed, even in the case of a double garage. Colour of garage doors: this will be considered individually for approval by the PG Building Committee, provided that there are other elements in the house such as windows, gutters or roofs that are of the same colour
- openings in “solid” planes shall be limited in size and number to read as deliberate and controlled punctuation of the solid plane

Shutters

- all shutters must be working shutters

32 ROOFS, GUTTERS AND DOWNPIPES

Roofs

Primary space shall be a single volume in width with a double-pitched roof. It shall be no greater than 5m wide measured internally.

32.1 Materials:

The following are permitted:

Roofs

- corrugated Victorian roof profile
- powder coated aluminium sheeting (preferred)
- powder coated zincalume sheeting
- corrugated fibre cement sheeting used in conjunction with sheet aluminium ridge and hip cappings

Colour

- Roof colours are confined to a range of grey from a light grey through to charcoal. Colour finishes may be powder coated or painted with a good quality paint

Gutters

- only pre-painted or powder coated aluminium gutters matching the roof, windows or walls may be used
- gutters shall be OG or square profile

Downpipes

- powder coated aluminium or painted PVC square or round profiles matching the roof, windows or walls. All downpipes to discharge into stormwater management system.

32.2 Configuration:

Roofs

- roofs shall be pitched to conform to the tradition of Prince's Grant
- ends of roofs may be closed gable, open gable (exposed trusses), hipped or hipped-gable
- curved roof sheets may be used to roof verandahs and secondary side spaces
- vaults and flat concrete roofs are not permitted unless specifically agreed to by the PGBC

Pitch

- primary roofs - minimum pitch 30° and the maximum pitch 45°
- secondary roofs - minimum pitch 10° and the maximum pitch 22.5°

Eaves

- eaves shall be tightly clipped with the plane of the external wall
- with the express approval of the PG Building Committee, overhangs shall be allowed, where such overhangs are allowed, they will be restricted to a maximum of 300mm. The owner shall, when submitting plans, apply for express consent for such overhangs
- eaves left open shall be detailed and such details shall be submitted to and approved by the PG Building Committee

32.3 General:

The following are permitted:

Roofs

- skylights and ventstacks shall be concealed and approved by the PG Building Committee
- skylights are to be flat and flush with the roofline and to be approved by the PG Building Committee
- solar panels should lie flat on the roof. Position to be approved by the PG Building Committee. All piping to be concealed

Gutters

- gutters may not discharge onto neighbouring properties, but may encroach into the street, golf course, common property or public areas

Downpipes

- the use of downpipes is not compulsory
- where downpipes are used, they shall be carefully considered to integrate with the overall design
- downpipes may not discharge onto a neighbouring property

Stormwater

- rainwater harvesting is strongly encouraged
- position of rainwater tanks need to be indicated on drawings for PG Building Committee approval. Above ground tanks to be suitably screened, acceptable colour range limited to: khaki brown, bushveld green, wintergrass or stormy sky (to compliment house colour)
- all stormwater must be dealt with to the satisfaction of the PG Building Committee
- provision must be made for stormwater to be collected at the top of a lot and dispersed at ground level on the lower side of the building or plot with an approved spreader in order to avoid erosion
- stormwater may not be discharged sideways onto a neighbouring plot or open area
- attention and consideration must be given to slope along the street edge, to avoid passing water onto the neighbour's property
- in the case of properties on the lower side of a road, a stormwater channel with a minimum width of 300mm, covered with a suitable 'grid', should extend along the full frontage of the property. This channel will collect water and disperse it to the lower part of the property
- in the case of properties on the upper side of the road, stormwater is to be collected and deposited onto the road. Where this occurs, the drain/pipe discharge area must be suitably covered so as to permit pedestrian traffic and parking on the verge
- all rainwater that falls on raised patios and verandahs is to be collected and discharged via ducted means into the stormwater drainage system. No water will be allowed to be discharged directly off the edge of such raised surface

33 GUIDELINES FOR LOFT ROOMS

33.1 **Intent:**

To minimise the possible negative effect Loft Rooms may have on general roofscapes within the height requirements and to control the configuration of external aspects

33.2 **Definition:**

Loft rooms may be created within the confines of the permitted external roof envelope as per the PGBC i.e. utilising the internal volume above wall plate height, but below the ridge of the primary roof. The rules and regulations pertaining to the height of

buildings will remain unaltered and the guidelines for loft rooms would need to be read in conjunction with height restrictions and permissible roof pitch. The designated use of these spaces will be at the discretion of the Homeowner, provided that the requirements of the National Building Regulations have been met in terms of ventilation, structural support and fire safety.

33.3 Morphology and Configuration:

- External openings from a loft room shall be controlled and expressed in a manner, which compliments the use of loft spaces and roofscapes in general. Punctuations through the external roof envelope shall be limited to a maximum of one third of the roof elevation of the principle volume measured along the line of the eaves, but will not in any case exceed 5m in overall or combined width and shall be expressed as a dormer window or a gable-end window. Individual dormer window elements shall not exceed 3,6m in total width
- The ridge height of dormer windows or gable-end windows shall be noticeably lower than the ridge height of the primary roof. The composition and pitch of the various components of dormer windows and/or gable-end windows shall match that of other roof elements of the proposal
- Placement of dormer windows and/or gable-end windows shall be carefully composed to take cognisance of Architectural elements and openings occurring below the eaves line. No dormer structure shall be less than 1,5m from the primary roof gable end
- Openings in gable-end walls shall be arranged and composed to mitigate any obvious reference to a three storey building
- Only one balcony accessible from the loft space shall be permitted and no element of such balcony shall exceed 1m in depth measured from the face of the external wall at the eaves line, nor shall it exceed the overall length of any associated dormer element
- The side walls of any dormer shall be constructed and clad with material compatible with light weight construction methods. Glazing of these sidewalls is not permitted
- Access to loft spaces shall be from within the interior of the building and no external access will be permitted

33.4 Specific Exclusions:

- Horizontal windows
- External stair access
- Extended decks and patios beyond that described above
- Exposed plumbing
- The use of face brickwork, or plastered brickwork to enclose the lateral sides of a dormer window
- The use of any building material not in keeping with the roofing material fitted to the primary roof(s)

34 VERANDAHS, BALCONIES & PERGOLAS

34.1 **Material specification:**

Specifiers are advised that the treatment and decoration of unprotected external timber surfaces including window and door frames is extremely important. Even hardwoods, other than Balau are inclined to rot in the prevailing climate. In the absence of a rational motivation submitted by a Structural Engineer, no exposed timber, other than the overhangs of SABS approved timber trusses, will be allowed unless such timber is Balau or similar approved

34.2 **Verandahs & Balconies:**

Verandah definition

A verandah for the purpose of the PGBC is an unenclosed, lean-to space attached to an enclosed habitable space and covered with approved roofing material, supported on balau posts with minimum dimensions of 100mm x 100mm or 76mm x 150mm. Alternatively, square masonry pillars with minimum dimensions of 450mm x 450mm are allowed

General

- Every residence shall have a minimum of one covered verandah that shall not be less than 2.4 metres deep
- It is desirable for a verandah space (or covered patio or pergola) to have direct contact with the street
- Balconies encroaching into the street are encouraged and may encroach a maximum depth of 1.2m, subject to being a minimum height of 2.1m above the street level
- Balconies and or verandahs may be enclosed with the express permission of the PG Building Committee. Only frameless glass will be considered for this enclosure

Roofs

- Refer to PGBC clause 32

Balustrades

The following are permitted:

- Balau timber – untreated, treated, stained or painted according to PG Colour Chart or to match approved aluminium colours
- Powder coated aluminium
- Approved colours limited to
 - dark bronze
 - white
 - charcoal
 - greys
- Horizontal infill elements limited to Marine grade stainless steel horizontal cabling

- Balustrade design to be submitted to PG Building Committee for approval

The following are excluded:

- Stained pine
- PVC
- Glazed
- Mild steel

Floors

- May be timber or concr

34.3 Pergolas:

- Permitted Materials:
 - Timber supports (refer to PGBC clause 34.1)
 - Masonry supports
 - Plastered and painted with an approved PGBC colour
 - Natural stone cladded
 - Horizon Red or Firelight Satin face brick
- Precast concrete columns may be used with the express approval of the PG Building Committee
- Square or rectangular profiled Powder coated Aluminium. Colour to match aluminium roof, windows or doors

Configuration:

- Designs and details of all pergolas shall be submitted to the PGBC for approval
- Pergola posts to have minimum dimensions of 100mm x 100mm or 76mm x 150mm. Alternatively, square masonry pillars with minimum dimensions of 450mm x 450mm are allowed

35 GARDEN / BOUNDARY WALLS / COPINGS

35.1 Permitted Materials:

- Clay or concrete masonry
 - Plastered and painted with an approved PGBC colour
 - Natural stone cladded
 - Horizon Red or Firelight Satin face brick

35.2 Configuration:

- all free standing boundary or courtyard walls shall have a coping on both sides of the wall
- copings shall be painted plaster or of an otherwise approved design.
- copings shall be designed to overhang the plane of the wall, in such a manner as to form a drip
- plinths are not mandatory on boundary walls, but if included shall be a minor proportion of the wall

- boundary walls on the street edge enclosing courtyards or used to define internal space shall be a minimum height of 1.8m
- garden walls shall be between 450mm and 750mm high and a minimum width of 220mm. Details of proposed garden walls shall be submitted to the PG Building Committee

35.3 General:

Walls enclosing gardens are not allowed, except when completing courtyards, enclosing kitchen yards or creating privacy zones for swimming pools or entertainment areas. PG Building Committee may request screening walls if deemed necessary

36 GATES AND SCREENS

36.1 Permitted Materials:

- Balau timber – untreated, treated, stained or painted in PGBC approved colours
- Powder coated aluminium, approved colours limited to
 - dark bronze
 - white
 - charcoal
 - greys

36.2 Pattern

- Gates and screens subject to approval by the PG Building Committee
- Overly ornate designs are not permitted

37 AWNINGS

The design and material of awnings shall be subject to PG Building Committee approval

38 PAVING

38.1 Configuration:

- Driveway paving to be kept to a minimum and is only permitted directly in front of garages, carports and visitor's parking
- Bellmouth to be provided

38.2 Materials

Permitted:

- Clay bricks
- Quarry tiles
- Grey pigmented concrete screed
- Grey concrete cobble pavers
- Square cut slate or other natural stone
- Stone pebble in concrete screed

- Loose aggregate
- Timber sleepers
- Wood and bark chips

Not permitted:

- Concrete bricks
- Glazed ceramic tiles

39 SERVICE YARDS

- Each dwelling to provide an enclosed yard for drying lines and refuse bins
- Dimensions to be sufficient to accommodate all functions and equipment listed therein
e.g. drying lines, gas, refuse bins, satellite dish etc.
- As far as is reasonably possible, such yards shall not be overlooked by the golf course, common ground or neighbouring properties

40 REFUSE

- Prince's Grant has a refuse recycling system in place
- Each dwelling shall provide an enclosed screeded or paved area for the handling of refuse. This enclosure should accommodate four standard size black monkeyproof refuse bins for recycling glass, aluminium and tin cans and plastic. Broken down cardboard boxes and paper are to be placed next to the bins
- The enclosure is to be easily accessible from the street and preferably to be designed into the facade of the house
- Refuse shall be deposited into black refuse bags and placed into the allocated bins for collection from the designated refuse area

41 PLUMBING

- All pipes shall be concealed or ducted
- The bulk of the drainage installation must be contained within a duct
- Each dwelling to provide a fat trap at kitchen

42 SATELLITE DISHES, ANTENNAE AND RECEPTION DEVICES

- All satellite dishes, antennae and reception devices shall be positioned on the building in as inconspicuous manner as possible, preferably located in the service yard.
- Should functionality require the device to be visible, it shall be painted in a colour matching the adjoining wall
- All proposed installations to be clearly indicated on submission drawings
- Position and design shall be subject to the approval of the PG Building Committee

43 AIR CONDITIONING

- No air conditioning units, compressors, grilles or ducting shall be visible from any road, common ground or neighbouring property
- All proposed installations to be clearly indicated on submission drawings
- Position and design shall be subject to the approval of the PG Building Committee
- Ceiling fans are recommended in lieu of air conditioning

44 SIGNAGE

- Every house on the Estate must have a house number displayed visible from the road
- All house names and numbers shall be regarded as part of the Architectural design and shall be subject to the approval of the PG Building Committee, restricted to a maximum size of 600mm x 400mm

45 EXTERNAL LIGHTING

- External lighting shall be kept to a minimum to prevent light pollution
- All external lighting to be limited to a maximum of 40Watts and to radiate vertically upwards or downwards only
- No day/night switches will be permitted
- Lights must be switched off in unoccupied houses
- Consideration needs to be given on the choice of materials for Prince's Grant's highly corrosive environment
- Maintenance: When replacing existing non-compliant fittings, Homeowners need to ensure the replacement fittings conform to the PGBC

46 LANDSCAPING

See "BUILDING PROCEDURE AT PRINCE'S GRANT" clause 11

47 COLOURS / EXTERIOR COATINGS

The exterior colours that can be used at Prince's Grant were specifically developed for the Estate. These colours are intended to engender an African ambience on the Estate.

- Only colours included in the PGBC colour chart may be used
- Certain colours may only be used in minor proportions of a building. Refer to PGBC colour chart
- Umhlotaan Green may only be used by the Homeowners' Association

48 WATER SUPPLY

The water pressure on the Estate varies throughout and is below 1 bar in some areas. Houses being built in such areas will need to be equipped with some form of in-line pressure booster system. This aspect should be borne in mind when houses are being designed and constructed. Positioning of the water meter is to be on the roadside, ensuring accessibility for taking readings and making repairs if necessary.

49 SEWAGE DISPOSAL

Prince's Grant does not have a municipal sewer system and each dwelling needs to provide a septic tank.

- All prefabricated septic tanks to be SABS approved. For all other septic tanks, an engineer's certificate, certifying the functionality and design, has to be submitted to the PGHOA and has to be signed off by the Compliance Officer prior to backfill
- Information can be obtained from the Compliance Officer regarding soakaways provided on the Estate for the overflow from septic tanks. Provision for 50mm diameter overflow pipe from the septic tank is required for connection into the Estate soakaway
- Septic tanks must be located within natural ground levels

50 SERVICES

50.1 General

- All new developments are to provide for 2 x 110mm PVC pipes for future services. Pipes are to be laid 1m from the roadside, 500mm below finished ground level. The ends of these pipes must be blocked to prevent sand from entering them
- All necessary manholes or access points for telephone, water and electrical connections to houses are to be installed during construction
- Manhole covers must be heavy duty with a minimum thickness of 115mm and 176kg
- Liaison with various service providers is recommended
- Location of the manhole is preferred on the boundary of properties

50.2 Telephones

- The installation of a telephone manhole is mandatory irrespective of whether or not the Homeowner intends installing a landline

51 ELECTRICITY

The electrical boxes at Prince's Grant are designed for single-phase power supply and are fitted with one circuit breaker per Lot. Where a Homeowner requires three phase power supply, three circuit breakers are necessary and a separate electrical

box is required, the cost of which will be for the account of the Homeowner. Contact the Kwa-Dukuza Electrical authorities to make the necessary arrangements

52 ENERGY SAVING SYSTEMS

Systems need to be put in place to ensure that all building adhere to SANS 10400 XA. Report to be submitted for Prince's Grant records prior to final plan approval

- Every home is required to have an energy saving system
 - solar panels
 - gas geyser or
 - heat pumps
- The location of such system must be clearly indicated on the building plans
- Units must not be visible from any road, common ground, neighbouring property or the golf course and screened if not housed in the service yard

53 GENERATORS AND ALTERNATIVE POWER SUPPLIES

53.1 Generators

- Any installation of a generator (gas, diesel, petrol or any other power source) must be submitted for approval to the PG Building Committee
- Petrol and diesel generators are required to be silent with a maximum noise level of 60 decibels over 5m
- Petrol and diesel generators must be housed in an enclosed, well ventilated area and not be visible from the road, golf course, common ground and/or neighbouring properties
- In the event of an additional enclosure being required to house such a facility, it must comply with the PGBC and must be approved by the PG Building Committee
- Gas generators are silent and can therefore be free standing, as long as they are not visible from the road, golf course, common ground and/or neighbouring properties. Screens similar to those currently used for air-conditioning units will be acceptable in the event of a gas generator being installed.
- Battery back-up systems are preferable, although they have limitations in terms of power output. These systems must be placed in the respective units, garage and/or store room

All alternative power supply systems and installations must comply with local, provincial and national legislative regulations. Prior to commissioning a certificate of compliance by a certified electrician must be submitted and signed off by the Compliance Officer.

53.2 Alternative Power Supplies (Wind, Sun, etc.)

Any alternative power supply system must be submitted for approval to the PG Building Committee with detailed information of:

- the size of the system
- visual impact that it will have from other areas on the Estate

- safety for residents and neighbours
- power converter systems

54 HOUSE ALARMS

Homeowners are allowed to install a silent house alarm which must be linked to the Prince's Grant Control Room. The installation to be indicated on building plans.

PART D - CONSTRUCTION PROCEDURES AND STANDARDS

55 CONSTRUCTION PERIOD

Construction of any house, once commenced shall be completed within 13 months, save with the express consent of the PGHOA Compliance Officer. The duration of any improvements or alterations shall be confirmed with the PGHOA Compliance Officer at site handover. Failure to complete construction within the designated time frame, will result in a triple levy penalty being effected. The PGHOA shall be entitled to remove, repair or complete the project at the cost of the owner, should the standard of workmanship and materials or time period not be met

56 CONSTRUCTION SIGNS

The builder shall erect a construction sign as per the PGBC requirements.

The sign shall accommodate the following information:

- Lot number
- Owner or Project name (with consent of owner)
- Contractor's details
- Architect's details
- Engineer's details
- Principal Agent's details

The construction sign must be no greater than 1.25m in height and 1.05m in width. The background colour shall be white with a maximum of 2 other colours allowed including the printing.

Contractor to comply with safety regulations and signage.

No other signs of sub-Contractors, suppliers or financing companies may be erected on the site

57 SITE ESTABLISHMENT AND EROSION CONTROL

The site must be fenced off according to PGBC requirements prior to being cleaned.

Site fence requirements:

- 1.8m high, 80% factor dark green shade cloth
- Shade cloth is to be supported by a bonnox type (Square Mesh) fence on the internal side of the shade cloth
- Mesh fence supported by wooden poles spaced at maximum of 3m intervals
- Corner poles to be stabilized in concrete
- The whole structure is to be supported in such a manner as not to sag or come adrift
- Fence need to be maintained and shall remain neat and tight at all times

Site gate requirements:

- Single 4m gate

- To be closed and adequately locked after hours by means of a chain and a padlock
- Cladded with the same shade cloth
- Ensure no gap under the gate or between the leaves for a small child to crawl through

The following needs to be confirmed with the PG Compliance Officer at site handover:

- Fence position
- Material storage area
- Builders refuse collection area (fenced)
- Site WC (fenced)
- Temporary construction access
- Erosion control measures (as per Engineer)

Silt fences, straw bales and other erosion control methods must be installed immediately upon the site being cleared. All control measures must be undertaken to minimize erosion damage.

58 LITTER CONTROL

All construction sites must control litter and wind-blown litter by the following methods:

- The site must be cleared of litter and building scraps regularly, particularly on a Friday afternoons. The PG Compliance Officer may call upon the Contractor to clear the site at any stage if, in their opinion, the site is untidy
- No rubble of any description, may be dumped anywhere on the Estate by a building Contractor. If there is any uncertainty on the disposal of rubble, a Contractor shall consult the PG Compliance Officer
- Burning or burying of litter, rubbish or building material on site is strictly prohibited

59 WORK HOURS

Unless otherwise approved by the PG Compliance Officer, construction works shall be limited to:

- 07h00 - 18h00, Monday to Fridays
- 07h00 - 14h00, the day before a public holiday and the day before a long weekend

No construction will be allowed on Saturdays and Sundays except with the special consent of the PG Compliance Officer

60 BEHAVIOUR

- On site behaviour shall not disturb other residents or activities at Prince's Grant
- The PG Compliance Officer reserves the right to control behaviour and noise generated by construction workers and ban disruptive or disrespectful workers

from Prince's Grant

- No workers may leave the building site at any time other than in the exercise of their duties
- Workers must be transported to and from their work sites
- No recruiting of labour is permitted on site or at the entrance to the Estate

61 ACCESS TO PRINCE'S GRANT

- All construction traffic must enter the main gate and construction vehicles shall be limited to a maximum axel load of 6 tons and concrete vehicles to a maximum load of 4 cubes of concrete
- A designated loading area at the entrance shall be identified for the storing of all heavy materials
- Care shall be taken when transporting materials to the site and the Estate speed restriction of 40km/hour shall be adhered to. Any drivers speeding or not exercising due care may be banned from access to Prince's Grant
- Should any of the road edgings, Telkom and electricity manholes, sewer rodding eyes or any other services on the property or Estate be damaged by said vehicles, the Contractor shall be responsible for repairing such damage at the Contractor's own cost
- Contractors and their labour, upon entering or exiting the Estate, are required to comply with the procedures laid down by the PG Compliance Officer with respect to identification, vehicle and body searching. A copy of these procedures is available. The Contractor will be levied the sum of R100,00 for every Contractor access card lost by him or his labour
- The Contractor is to notify the Homeowners office of the names of all sub-Contractors working on site, with their dates of commencement and completion

62 PARKING

Construction vehicles shall not be parked in any area, other than on the building site or on the street bordering the site. Vehicles shall be parked with due consideration for users of the streets

63 STORING OF CONSTRUCTION MATERIAL

All construction material shall be stacked neatly within the site fence

64 TOILET FACILITIES

The Contractor shall provide adequate portable toilet facilities, the colour of said facilities to be green. Rubbish bins to be provided for use by construction workers during construction. The location of such facilities must, wherever possible, be put in a position to minimize the impact on the users of Prince's Grant Estate

65 FINAL CLEAN UP

At the end of the construction period, the Contractor shall:

- restore all roads, ditches and drainage ways
- assure drainage with no standing water
- clean the entire site of all construction debris
- remove all temporary fencing, equipment and unused material
- restore verges and / or open adjacent land to similar state as prior to construction

66 NON-COMPLIANCE WITH REGULATIONS

Compliance with construction procedures is obligatory. **NO BUILDING WORK OR DEVIATIONS MAY COMMENCE PRIOR TO PLAN APPROVAL.** If the site or works is at any time unsatisfactory, in the opinion of the PG Compliance Officer, PGHOA shall be entitled to implement one or more of the following actions in an effort to correct any such failures, namely:

- Give written notice to the Contractor to remedy the non-compliance within 24 hours
- Shut down access to the site temporarily, until the offending breaches have been rectified
- Undertake to correct the Contractor's failure to adhere to the building plan, by rectifying the non-compliance at the cost of the Contractor and, if necessary, take legal action on behalf of the PGHOA
- PGHOA reserves the right to implement fines

PART E (i) - APPLICATION FOR APPROVAL TO BUILDING COMMITTEE
SUBMISSION FORM BUILDING COMMITTEE PLAN APPROVAL – NEW DWELLING

This section to be filled in by ARCHITECT / AUTHOR OF PLANS

Details required		PG Use Only
Lot No. & Street Name:		
Architect / Author of Plans:		
SACAP No.		
Contact No. of Architect / Author of Plans:		
Owners:		
Contact No. of Owner:		
Description of Submission:		
Scaling of drawing to be at least 1:100 and to be A1 in size	Yes/No	
Adjacent site details (i.e. developed or vacant)	1	
	2	
Opposite site details (i.e. developed or vacant)	1	
	2	
	3	
Have Plan Submission fees been paid to PGHOA?	Yes / No	

**The plan submission fee payable will only cover three PG review meetings. Should the submission require further referral, the full plan submission fee will be payable, prior to further review meetings*

Planning & Urban Controls			PG Use Only
Building Lines:	Front:		
	Back:		
	Sides:		
Zoning (clause B12):			
Areas:	Site:		
	Coverage:		
	Total Building Area:		
Height Restrictions:			
No. of Bedrooms:			
No. of Parking Bays provided:			

We the undersigned hereby undertake to accept:

1. That the Building Committee's decision is final & that the dwelling to be constructed at the above address will be built strictly in accordance with the APPROVED PLANS
2. That the details provided on this form are correct. Incorrect information that has been knowingly provided could result in the PGHOA refusing to allow the Architect to undertake any further work on the Estate
3. In the event of any deviations that may arise during the course of construction, DEVIATION PLANS to be submitted for approval, prior to executing the change on site
4. Any deviations built without approval, may attract penalties or further action by PGHOA
5. If any changes were made to approved drawings, AS BUILT PLANS to be submitted to PG Building Committee, prior to the issuing of an Occupation Certificate by the PG Compliance Officer
6. Approval by PGHOA in no way implies that Local Authority approval will be granted

Signed at Prince's Grant on

.....
Homeowner

.....
Architect

.....
PGHOA representative

Building Code Compliance:

Aspect	Clause		PG
Are you aware of any aspects of the proposed development / building that might Be in contravention of the Prince's Grant Building Code?		Y / N	
Contour Plan provided on Site Plan?		Y / N	
Do Ground Lines on elevations accurately reflect Contours?		Y / N	
Street Level / Verge relationship indicated?	B9 / B10	Y / N	
Corner Beacon Levels provided?		Y / N	
Site Plans & Elevations of neighbouring & opposite buildings provided?		Y / N	
Number of Parking Bays provided in respect of number of bedrooms?	B19		
Storm water Control?	C32	Y / N	
Sewer / Drainage System acceptable?	C49	Y / N	
Fat trap provided?	C41	Y / N	
Plan for Swimming Pool provided?	B20	Y / N	
Soakaway for swimming pool backwash?	B20	Y / N	
Fencing to Swimming Pool provided?	B20	Y / N	

Aesthetics	Clause		PG
Architecture: character & language adhered to?	A3	Y / N	
Principle Volume adhered to?	B18	Y / N	
Secondary space adhered to?	B18	Y / N	
Street Edge adhered to?	B9	Y / N	
Habitable Room / Connection with street?	B10	Y / N	
Building Lines adhered to?	B11	Y / N	
Does street frontage attach with Side Boundaries?	B12		
Context adhered to?	B14	Y / N	
Area & Coverage adhered to?	B15	Y / N	
Privacy / Views in respect of neighbours compromised?	B16	Y / N	
Height of house & verandahs above NGL adhered to?	B17	Y / N	
Interactive Space / Courtyard to street? (homes under 200m ²)	B21	Y / N	
External Walls adhered to?	C30	Y / N	
Window proportions correct? Schedule attached?	C31	Y / N	
Roof Pitch acceptable?	C32	Y / N	
Lean to Roof design, pitch & location acceptable?	C32	Y / N	
Verandahs, Balustrade design & materials comply?	C34	Y / N	
Awning, Pergola & Sun Control compliance?	C34 / C37	Y / N	
Garden / Boundary Walls, Gates, Screen walls, Copings & Trellis compliance?	C35	Y / N	
Is Paving adhered to?	C38	Y / N	
Service Yard provided?	C39	Y / N	
Satellite dish, Antennae and Reception devices comply?	C42	Y / N	
Access to Bin Area for refuse removal?	C40	Y / N	
Does location & housing of Air-Conditioning comply?	C43	Y / N	
Does location of solar panels / heat pumps / gas geyser comply?	B52	Y / N	
Access to Property for Garden Maintenance?	B12	Y / N	
External Lighting adhered to? Schedule attached?	C45	Y / N	
Service sleeves provided?	C50	Y / N	
Is there provision for house alarm? Connected to Control Room?	C54	Y / N	
SANS 10400 report attached?	C52	Y / N	

Building Committee Recommendation / Comments:

PART E (ii) - APPLICATION FOR APPROVAL TO BUILDING COMMITTEE
SUBMISSION FORM BUILDING COMMITTEE PLAN APPROVAL – AMENDED PLANS

This section to be filled in by ARCHITECT / AUTHOR OF PLANS

Details required		PG Use Only
Lot No. & Street Name:		
Architect / Author of Plans:		
SACAP No.		
Contact No. of Architect / Author of Plans:		
Owners:		
Contact No. of Owner:		
Description of Submission:		
Scaling of drawing to be at least 1:100 and to be A1 in size	Yes/No	
Adjacent site details (i.e. developed or vacant)	1	
	2	
Opposite site details (i.e. developed or vacant)	1	
	2	
	3	
Have Plan Submission fees been paid to PGHOA?	Yes / No	

***The plan submission fee payable will only cover three PG review meetings. Should the submission require further referral, the full plan submission fee will be payable, prior to further review meetings**

Planning & Urban Controls		PG Use Only
Building Lines:	Front:	
	Back:	
	Sides:	
Zoning (clause B12):		
Areas:	Site:	
	Existing Coverage:	
	Proposed Coverage:	
	Existing Total Building Area:	
	Proposed Total Building Area:	
Height Restrictions:		
No. of Bedrooms:		
No. of Parking Bays provided:		

We the undersigned hereby undertake to accept:

1. That the Building Committee's decision is final & that the dwelling to be constructed at the above address will be built strictly in accordance with the APPROVED PLANS
2. That the details provided on this form are correct. Incorrect information that has been knowingly provided could result in the PGHOA refusing to allow the Architect to undertake any further work on the Estate
3. In the event of any deviations that may arise during the course of construction, DEVIATION PLANS to be submitted for approval, prior to executing the change on site
4. Any deviations built without approval, may attract penalties or further action by PGHOA
5. If any changes were made to approved drawings, AS BUILT PLANS to be submitted to PG Building Committee, prior to the issuing of an Occupation Certificate by the PG Compliance Officer
6. Approval by PGHOA in no way implies that Local Authority approval will be granted

Signed at Prince's Grant on

.....
Homeowner

.....
Architect

.....
PGHOA representative

Building Code Compliance:

Requirements for submission	Clause		PG
Are you aware of any aspects of the proposed development / building that might Be in contravention of the Prince's Grant Building Code?		Y / N	
Previously approved drawings attached?		Y / N	
Proposed drawings for affected area attached?		Y / N	
Corner Beacon Levels provided?		Y / N	
Do Ground Lines on elevations accurately reflect Contours?		Y / N	
Site Plans & Elevations of neighbouring and opposite buildings provided?		Y / N	
Do the proposed changes affect the following?			
Room designations / usage?		Y / N	
Parking requirements?	B19	Y / N	
Sewer / Drainage requirements?	C49	Y / N	
Ground levels?		Y / N	
Height of building out of ground?	B17	Y / N	
Increased Coverage?	B15	Y / N	
Increased Building Area?	B15	Y / N	
Has increased area changed Small Home classification ?	B21	Y / N	
Are changes only internal?		Y / N	
Approved elevations?		Y / N	
NBR, SANS 10400, Local Authority By-Laws or Fire regulations?	C52	Y / N	
Access to property for garden maintenance?	B12	Y / N	
Access to bin area for refuse removal?	C40	Y / N	
Privacy of neighbours?	B16	Y / N	
Neighbours' views?	B16	Y / N	
Neighbours' access to parking?		Y / N	

Aesthetics	Clause		PG
Architecture: character & language adhered to?	A3	Y / N	
Principle Volume adhered to?	B18	Y / N	
Secondary space adhered to?	B18	Y / N	
Street Edge adhered to?	B9	Y / N	
Habitable room / connection with street?	B10	Y / N	
Building Lines adhered to?	B11	Y / N	
Context adhered to?	B14	Y / N	
Height above NGL adhered to?	B17	Y / N	
Interactive Space / Courtyard to street? (homes under 200m ²)	B21	Y / N	
Window proportions correct?	C31	Y / N	
Roof Pitch acceptable?	C32	Y / N	
Lean to Roof design, pitch & location acceptable?	C32	Y / N	
Verandahs, Balustrade design & materials comply?	C34	Y / N	
Awning, Pergola & Sun Control compliance?	C34 / C37	Y / N	
Garden / Boundary Walls, Gates, Screen walls, Copings & Trellis compliance?	C35	Y / N	
Is Paving adhered to?	C38	Y / N	
Does location & housing of Air-Conditioning comply?	C43	Y / N	
Does location of solar panels / heat pump / gas geysers comply?	C52	Y / N	
Is there provision for a house alarm? Connected to Control Room?	C54	Y / N	
Is professional supervision necessary?	5	Y / N	
Is insurance necessary?	H3.2.12	Y / N	
SANS 10400 report attached?	C52	Y / N	

Building Committee Recommendation / Comments:

PART F - SITE HANDOVER FORM FOR COMMENCEMENT OF CONSTRUCTION

This section to be filled in by CONTRACTOR
Check List of Requirements for Site Hand Over:

Details required		PG
Lot No. & Street Name:		
Architect / Author of Plans:		
Contact No. of Architect / Author of Plans:		
Principal Agent:		
Contact No. of Principal Agent:		
Owners:		
Contact No. of Owner:		
Contractor:		
Contact No. of Contractor:		
Date of Plan Approval:		
Contractor in possession of copy of original PGHOA & KDM approved plans or letter from KDM authorising construction work?		
Completion date for construction:		

Details required	PG Action	Contractor Action	PG
Proof of Principal Agent's Professional Reg.		<input type="checkbox"/>	
Copy of Engineer's appointment form		<input type="checkbox"/>	
Contractor's NHBRC Reg.		<input type="checkbox"/>	
Development NHBRC Reg.		<input type="checkbox"/>	
Beacon Certificate		<input type="checkbox"/>	
Proof of Insurance:		<input type="checkbox"/>	
Works Risk		<input type="checkbox"/>	
Lateral Support		<input type="checkbox"/>	
Public Liability		<input type="checkbox"/>	
Builder's Deposit paid to PG	<input type="checkbox"/>	<input type="checkbox"/>	
Owner's Deposit paid to PG	<input type="checkbox"/>	<input type="checkbox"/>	
Builder's Obligation Agreement signed		<input type="checkbox"/>	
Datum level determined	<input type="checkbox"/>	<input type="checkbox"/>	
Neighbour's permission for use of site obtained	<input type="checkbox"/>		
Building lines determined	<input type="checkbox"/>	<input type="checkbox"/>	
Construction sign information confirmed		<input type="checkbox"/>	
Position of:			
Shade cloth determined	<input type="checkbox"/>	<input type="checkbox"/>	
Materials store determined	<input type="checkbox"/>	<input type="checkbox"/>	
Refuse store determined	<input type="checkbox"/>	<input type="checkbox"/>	
Site toilet determined	<input type="checkbox"/>	<input type="checkbox"/>	
Access to site determined	<input type="checkbox"/>	<input type="checkbox"/>	
Water meter determined	<input type="checkbox"/>	<input type="checkbox"/>	
Telephone manhole determined	<input type="checkbox"/>	<input type="checkbox"/>	
Electricity supply determined	<input type="checkbox"/>	<input type="checkbox"/>	

This section to be filled in by CONTRACTOR AND OWNER, OR ARCHITECT ON OWNER'S BEHALF

LOTNUMBER:

We the undersigned hereby undertake that the dwelling to be constructed at the above address shall be built & used strictly in accordance with the APPROVED PLANS and agree to the following:

1. Approval shall be obtained for any deviations from the approved plans, that may be requested or deemed necessary, from the PG Building Committee
2. Approval of such deviations shall be required from the PG Building Committee, before such deviations are effected on site
3. The PGHOA have the authority to instruct any builder to demolish any unapproved deviations irrespective of the extent or degree of completeness of such work
4. The PGHOA have the authority to instruct any builder to cease building operations due to breach of any aspect of this agreement
5. The PGHOA shall have the authority to impose an appropriate weekly fine on all parties to this agreement at the sole discretion of the PGHOA, by way of penalty, until unapproved deviations have been corrected to the satisfaction of the PG Building Committee / PGHOA
6. At any stage the PGHOA shall have the right to request minor changes to the building, regardless of whether the changes have been previously approved or not
7. If any changes were made to approved drawings, AS BUILT PLANS to be submitted to PG Building Committee, prior to the issuing of an Occupation Certificate by the PG Compliance Officer. Non-compliance with the PG Building Committee's requirements for approval of these plans could result in the suspension of services to the property
8. For new dwellings a LANDSCAPING PLAN is to be submitted for approval within a month of the building reaching wall plate level to the Prince's Grant Landscaping Consultant

Signed at Prince's Grant on

.....
Homeowner Contractor

.....
Principal Agent PGHOA representative

PART G – COMPLETION CLEARANCE CERTIFICATE REQUIREMENTS

Items required	PG Action	Contractor Action	PG
Landscaping Plan approved by Landscaping Consultant	Y / N	<input type="checkbox"/>	
Instant turf and flower beds established (including verge)		<input type="checkbox"/>	
Stormwater disposal complete		<input type="checkbox"/>	
Driveway as per approved plans		<input type="checkbox"/>	
AS BUILT PLANS approved by PG Building Committee		<input type="checkbox"/>	
All certificates as required for Local Authority's Occupation Certificate			
Signage indicating Lot Number		<input type="checkbox"/>	
Service sleeves as per plan in place		<input type="checkbox"/>	
External lighting compliant		<input type="checkbox"/>	
Confirm External paint colour		<input type="checkbox"/>	
Contractor's Evaluation Form			

PRINCE'S GRANT HOMEOWNERS ASSOCIATION AGREEMENT

PART H - CONTRACTOR'S OBLIGATIONS

1. PARTIES

1.1 Prince's Grant Homeowners' Association No
94/00721/08 "the PGHOA"

1.2
.....
.....
"the Contractor"

2. RECORDAL

2.1 The Contractor has been contracted by the Homeowner to carry out building work on the Homeowner's property on the Prince's Grant Estate. The Contractor is obligated to abide by the relevant Regulations and Acts governing the building process including, but not limited to the following:

- 2.1.1 National Building Regulations and Building Standards Act
- 2.1.2 Occupational Health and Safety Act
- 2.1.3 SANS 10400

2.2 The Contractor has accepted this mandate subject to the obligations in favour of the PGHOA, as set out in this agreement.

3. RELATIONSHIP

3.1 The Contractor at all times remains an independent Contractor. PGHOA and the Contractor, record that no employment and/or agency contract or relationship is intended to be established by virtue of them contracting in accordance with the terms of this agreement. The Contractor and/or its agents or employees shall at no time be deemed to be agents or employees of the PGHOA.

3.2 The Contractor shall have no authority to bind the PGHOA in any way whatsoever. The PGHOA shall not be liable for any acts or omissions of the Contractor or of the Contractor's agents, employees or representatives. At all times, the Contractor is contracted by and/or remains an agent of the Homeowner.

The Contractor shall carry out the mandate to undertake building construction work on the property controlled by the PGHOA namely, Prince's Grant Golf Club & Country Estate "the Estate" as follows:

3.2.1 CONSTRUCTION PERIOD

Construction of any house, once commenced shall be completed within 13 months, save with the express consent of the PGHOA Compliance Officer. The duration of any improvements or alterations shall be confirmed with the PGHOA Compliance Officer at site handover. Failure to complete construction within the designated time frame, will result in a triple levy penalty being effected. The PGHOA shall be entitled to remove, repair or complete the project at the cost of the owner, should the standard of workmanship and materials or time period not be met

3.2.2 CONSTRUCTION SIGNS

The builder shall erect a construction sign as per the PGBC requirements.

The sign shall accommodate the following information:

- Lot number
- Owner or Project name (with consent of owner)
- Contractor's details
- Architect's details
- Engineer's details
- Principal Agent's details

The construction sign must be no greater than 1.25m in height and 1.05m in width. The background colour shall be white with a maximum of 2 other colours allowed including the printing.

Contractor to comply with safety regulations and signage.

No other signs of sub-Contractors, suppliers or financing companies may be erected on the site

3.2.3 SITE ESTABLISHMENT AND EROSION CONTROL

The site must be fenced off according to PGBC requirements prior to being cleaned.

Site fence requirements:

- 1.8m high, 80% factor dark green shade cloth
- Shade cloth is to be supported by a bonnox type (Square Mesh) fence on the internal side of the shade cloth
- Mesh fence supported by wooden poles spaced at maximum of 3m intervals
- Corner poles to be stabilized in concrete
- The whole structure is to be supported in such a manner as not to sag or come adrift
- Fence need to be maintained and shall remain neat and tight at all times

Site gate requirements:

- Single 4m gate
- To be closed and adequately locked after hours by means of a chain and a padlock

- Cladded with the same shade cloth
- Ensure no gap under the gate or between the leaves for a small child to crawl through

The following needs to be confirmed with the PG Compliance Officer at site handover:

- Fence position
- Material storage area
- Builders refuse collection area (fenced)
- Site WC (fenced)
- Temporary construction access
- Erosion control measures (as per Engineer)

Silt fences, straw bales and other erosion control methods must be installed immediately upon the site being cleared. All control measures must be undertaken to minimize erosion damage.

3.2.4 LITTER CONTROL

All construction sites must control litter and wind-blown litter by the following methods:

- The site must be cleared of litter and building scraps regularly, particularly on a Friday afternoons. The PG Compliance Officer may call upon the Contractor to clear the site at any stage if, in their opinion, the site is untidy
- No rubble of any description, may be dumped anywhere on the Estate by a building Contractor. If there is any uncertainty on the disposal of rubble, a Contractor shall consult the PG Compliance Officer
- Burning or burying of litter, rubbish or building material on site is strictly prohibited

3.2.5 WORK HOURS

Unless otherwise approved by the PG Compliance Officer, construction works shall be limited to:

- 07h00 - 18h00, Monday to Fridays
- 07h00 - 14h00, the day before a public holiday and the day before a long weekend

No construction will be allowed on Saturdays and Sundays except with the special consent of the PG Compliance Officer

3.2.6 BEHAVIOUR

- On site behaviour shall not disturb other residents or activities at Prince's Grant
- The PG Compliance Officer reserves the right to control behaviour and noise generated by construction workers and ban disruptive or disrespectful workers

from Prince's Grant

- No workers may leave the building site at any time other than in the exercise of their duties
- Workers must be transported to and from their work sites
- No recruiting of labour is permitted on site or at the entrance to the Estate

3.2.7 ACCESS TO PRINCE'S GRANT

- All construction traffic must enter the main gate and construction vehicles shall be limited to a maximum axel load of 6 tons and concrete vehicles to a maximum load of 4 cubes of concrete
- A designated loading area at the entrance shall be identified for the storing of all heavy materials
- Care shall be taken when transporting materials to the site and the Estate speed restriction of 40km/hour shall be adhered to. Any drivers speeding or not exercising due care may be banned from access to Prince's Grant
- Should any of the road edgings, Telkom and electricity manholes, sewer rodding eyes or any other services on the property or Estate be damaged by said vehicles, the Contractor shall be responsible for repairing such damage at the Contractor's own cost
- Contractors and their labour, upon entering or exiting the Estate, are required to comply with the procedures laid down by the PG Compliance Officer with respect to identification, vehicle and body searching. A copy of these procedures is available. The Contractor will be levied the sum of R100.00 for every Contractor access card lost by him or his labour
- The Contractor is to notify the Homeowners office of the names of all sub-Contractors working on site, with their dates of commencement and completion

3.2.8 PARKING

Construction vehicles shall not be parked in any area, other than on the building site or on the street bordering the site. Vehicles shall be parked with due consideration for users of the streets

3.2.9 STORING OF CONSTRUCTION MATERIAL

All construction material shall be stacked neatly within the site fence

3.2.10 TOILET FACILITIES

The Contractor shall provide adequate portable toilet facilities, the colour of said facilities to be green. Rubbish bins to be provided for use by construction workers during construction. The location of such facilities must, wherever possible, be put in a position to minimize the impact on the users of Prince's Grant Estate

3.2.11 FINAL CLEAN UP

At the end of the construction period, the Contractor shall:

- restore all roads, ditches and drainage ways
- assure drainage with no standing water
- clean the entire site of all construction debris
- remove all temporary fencing, equipment and unused material
- restore verges and / or open adjacent land to similar state as prior to construction

3.2.12 INSURANCE

The Contractor shall take out at his / her own expense, public liability insurance, in such amount as may be required by PGHOA, for any claim for damages arising from the acts or omissions by his / her employees or agents. The Contractor hereby indemnifies PGHOA against payment of any such damage claims

4. NON-COMPLIANCE WITH REGULATIONS

Compliance with construction procedures is obligatory. **NO BUILDING WORK OR DEVIATIONS MAY COMMENCE PRIOR TO PLAN APPROVAL.** If the site or works is at any time unsatisfactory, in the opinion of the PG Compliance Officer, PGHOA shall be entitled to implement one or more of the following actions in an effort to correct any such failures, namely:

- Give written notice to the Contractor to remedy the non-compliance within 24 hours
- Shut down access to the site temporarily, until the offending breaches have been rectified
- Undertake to correct the Contractor's failure to adhere to the building plan, by rectifying the non-compliance at the cost of the Contractor and, if necessary, take legal action on behalf of the PGHOA
- PGHOA reserves the right to implement fines

5. DEPOSIT

The Contractor is obliged to place a deposit of R15 000 with the PGHOA, as security for any breach of this contract. This deposit will be refunded in full, assuming no breach of contract has occurred, upon the satisfactory completion of the final clean-up and upon the Homeowner being issued with a Certificate of Occupation from the Local Authority. The Compliance Officer is to ensure that there is no damage to adjoining or Estate property that has not been remedied, before releasing the deposit. This deposit will attract a monthly interest rate equivalent to that earned by the PGHOA on their 32 day call account

6. GENERAL

6.1. CONTRACTOR'S EVALUATION FORM

This form is to be completed by the Homeowner and / or Principal Agent, after the completion of the project

6.2. NON-WAIVER

No indulgence, which any party may give to the other party in terms of this agreement, shall constitute a waiver by the former of any of its rights under this agreement

6.3. VARIATION

No agreement varying, adding to, deleting from or cancelling this agreement and no waiver of any right under this agreement, shall be effective unless reduced to writing and signed by or on behalf of the parties

Signed at Prince's Grant on

.....

Witness

Contractor

Signed at Prince's Grant on

.....

Principal Agent

PGHOA representative

PART J – PRINCE’S GRANT COLOUR PALETTE

The exterior colour range that can be used at Prince’s Grant were specifically determined for the Estate to engender an African ambience.

1. Wall Colours

- Refer to the PG Colour Chart that is available from the PGHOA Offices
- Colours on the chart marked by an * may only be used on minor proportions e.g. window reveals, feature columns etc. of a building and may not be the dominant colour of a building
- Wedgewood Blue and Victoria Red which were previously approved to be used on minor proportions
- of a building have been removed from the approved list of colours however homes that have utilised these colours prior to being precluded from the PG colour chart may continue to maintain their exterior walls using these colours Umhlotaan Green may only be used by the PGHOA
- The use of colour oxide in plaster is not permitted

2. Roof Colours

- Roof colours are confined to a range of grey from a light grey through to charcoal
- Colour finishes may be powder coated or painted with a good quality paint

3. Rainwater Goods

- Only pre-painted or powder coated aluminium gutters matching the roof, windows or walls may be used
- Downpipes to match roof, gutters or walls

4. Window, Door and Shutter Colours

- Painted wood in accordance with PG Colour Chart or to match approved aluminium colours
- Varnished and / or stained wood
- Powder coated aluminium colours limited to:
 - dark bronze
 - white
 - charcoal
 - greys

5. Balustrades

- Balau timber – untreated, treated, stained or painted in accordance with PG Colour Chart

- Powder coated aluminium colours limited to:
 - dark bronze
 - white
 - charcoal
 - greys

- Horizontal infill elements limited to Marine grade stainless steel horizontal cabling

ANNEXURE A – SECURITY PROCEDURES

TO ALL HOMEOWNERS, CONTRACTORS, SERVICE PROVIDERS, GUESTS AND VISITORS

The complexity of efficient security on an Estate like Prince's Grant, demands a vigilant and comprehensive approach and the following measures ensure our security remains uncompromised

1. GOALS

The purpose for the additional security measures at the Prince's Grant gate is two-fold:

- To know who is on the Estate at any given time
- To know the background of people working on the Estate at any given time

2. POLICY

To achieve the above goals PGHOA, in consultation with our security service provider, have drawn up a number of categories of people entering and exiting Prince's Grant on a daily basis. These categories are:

- Contractors and their Employees
- Sub-Contractors and their Employees
- Casual Workers (People working at Prince's Grant for less than 5 days per month)
- Domestic Workers
- PGHOA, Lodge and Prince's Grant Service Providers' Staff
- Delivery Personal
- Visitors
- Golfers and Lodge Guests

3. METHOD

Each of the above categories will be dealt with as follows:

3.1 CONTRACTORS

- All Contractors and their employees will be enrolled on the Estate's biometric access system and will be required to scan their fingerprints at the access / exit control point, to register electronically that, the individual has entered or left the Estate
- All Contractors and their employees are to complete a detailed background information form. They will also be required to produce their original identity document for identification verification purposes, of which a copy be taken. This information will be supplied to our security company, who will do a comprehensive background check on each person, to establish whether any

individual has a prior criminal record. The cost of the above enrolment will be R100.00 per individual

- All Contractor employees shall wear branded company clothing

3.2 SUB-CONTRACTORS

- People who only work for a specific period of time at Prince's Grant will be required to follow the same procedure as detailed for Contractors as per the above. The cost of the enrolment is R100.00 per individual
- All Sub-Contractor employees shall wear branded company clothing
- Should branded clothing not be worn when entering the Estate, employees will be issued with a coloured bib to wear whilst working on the Estate. These items need to be returned daily upon exiting the Estate. The rental cost of these bibs are R10.00 each / per day

3.3 CASUAL WORKERS

- Any Contractor who wishes to employ Casual Workers is required to follow the same procedure as declared for Contractors and Sub-Contractors as per the above. The cost of the enrolment is R100.00 per individual
- All Casual Workers shall be issued with a coloured bib to be worn at all times whilst on the Estate. The rental cost of these bibs are R10.00 each/ per day.

3.4 DOMESTIC WORKERS

- All Domestics are required to have their fingerprints captured on the biometric access system. A full background information check will be undertaken. A cost of R100.00 will apply for each enrolment
- Domestics shall be issued with a coloured bib to be worn whilst walking on the Estate. They do not have to wear this attire while working

3.5 PGHOA, LODGE AND PRINCE'S GRANT SERVICE PROVIDERS' STAFF

- All permanent staff shall have their fingerprints captured on the biometric access system of the Estate and will wear an identifiable uniform
- All casual staff employed on a temporary basis will be issued with a coloured bib to be worn at all times whilst working on the Estate. All casual staff shall have their fingerprints captured on the biometric access system to ensure a record of when they have entered and exited the Estate

3.6 DELIVERY PERSONAL

Delivery Personal are required to sign in, on arrival and sign out when exiting the

Estate. Any delivery must have a confirmed destination. The procedure in this regard, would be that should an individual expect a delivery, they are to inform the gate of the date, time and delivery address. In the event of no confirmation being received by the gate, the security personnel will attempt to contact the individual and confirm the delivery. In the event of no confirmation being possible, access will not be permitted to Prince's Grant

3.7 VISITORS

Visitors are required to sign in, on arrival and sign out when exiting the Estate. Any visitor must have a confirmed destination. The procedure in this regard, would be that should an individual expect a visitor or guest, they are to inform the gate of the date, time and address. In the event of no confirmation being received by the gate, the security personnel will attempt to contact the individual and confirm that the visitor is expected. In the event of no confirmation being possible, access will not be permitted to Prince's Grant

3.8 GOLFERS AND LODGE GUESTS

- Golfers and visitors to the Lodge are to sign in when entering the Estate and sign out when exiting
- Golfers and Lodge Guests are restricted to park in the designated Lodge parking area