

OLIFANTS NORTH DEVELOPMENT COMPANY

BUILDING REGULATIONS

The following notes comprise the Company's development regulations; any departure from these must be approved in writing, by the Board and will only be granted under special circumstances.

- 1 **Setting Out** Extent of new house, boma and carport to be located within 26m (metre) radius of peg; accommodation to fall within 16m radius.

- 2 **Dimensions**
 - **New Sites:** Maximum width of house 8m.
Maximum net floor area 160 sqm including all passages and walkways under the main roof (excludes carport and exterior store).
Maximum roof height 7m from floor to ridge (may not be exceeded).
Total deck 70 sqm of which 40 sqm may be roofed (excludes boma, apron and levelled-off areas).
Free standing carport no larger than nominal 10 x 3 metres. Maximum area 30 sqm.
No enclosed garages allowed.
Maximum 8 beds per house.
No two storey structures allowed (including loft spaces, mezzanines, etc.)
External storeroom - maximum net area 6 sqm (may not be used as accommodation).
The ridge of the garage may not be higher than the ridge of the house, unless approved by ONDC.

 - **Rondawels:** Maximum net floor area 75 sqm, and roof height not to exceed existing roof level.
Decks 20 sqm to project no more than 5m from any wall.
Central rondawel theme means that extensions may only project in two directions; extent of development envelope as defined on site layout.
No two storey structures allowed (including loft spaces, mezzanines, etc.)

3. **Approval** All building plans to be submitted to ONDC Board for approval through the office of the project architect, Architecture Coop.
All building plans to be approved by appropriate Municipal authority.
Construction work to be carried out by approved Contractor, who must comply with the Management Rules and Requirements of the farm.

4. **Building Levy** 8% of contract price payable to Olifants North Game Reserve Share Block Ltd in two parts; one at completion of roof , and the other on Practical Completion.

5. **Quality Control** Termite proofing beneath floor slab to SABS Code of Practice 0124.
Masonry brickwork to SABS 0400, section 3, part K: structure to SABS 0164.
All materials and workmanship to comply with Model Preambles for

Trades (ASAQS 1995) and with contract documents (including brickwork reinforcement, p.c., lintels etc.).

Roof structure to comply with SABS Code of Practice 082-1975.

Septic tanks to be above the 50 year flood line and to comply with Water Act, 1956 (No.54).

No building materials (stone, river sand, fallen trees etc.) to be used from farm except where authorised.

6. Finishes

Real stone cladding at least to screed level, and may be used for up to 20% of the area of the external walls.

All retaining walls to be stone clad and to be no higher than 1.5 metres unless site conditions make this untenable.

Use of stone from within 50m radius of site peg only, otherwise from approved sources outside farm.

All chimneys above roof level to be stone clad.

External plastered brickwork to be painted with Plascon Micatex Safari Tan fef D13-4.

Thatched roofs throughout including free standing carports, all to nominal 45° pitch.

No gable roofs allowed.

Roofing to be coated with fire retardant for 2 sq. metres above open Flames (gas geysers only).

Thatch roofing to be baboon proofed using chicken mesh or "Dutch Crooks".

Ridge capping to be approved charcoal colour.

75mm thick concrete apron slab or stonework under eaves to project beyond eaves, on relevant elevations as necessary for erosion control.

External doors, windows and frames to be of hardwood, but in basement storerooms may be painted steel.

Sliding doors to be of timber or 'bronze'-finish anodised aluminium.

Externally visible door and window furniture to be in brass.

Mosquito netting to be fitted to opening windows and main sliding doors

Hinged fly screens to doors to incorporate hydraulic closer to combat door slamming.

7. Landscaping

No planted (and watered) lawns.

No alien vegetation (only trees and shrubs that are endemic to the area may be planted if approved by the Warden).

8. Vegetation

All vegetation to be protected.

9. Appliances

Appliances (dish washers, washing machines, air-conditioning) may be allowed subject to approval by ONDC after the Manufacturers specifications been submitted to them by the owners.

Noise pollution reported by any neighbours will result in the owner being required to remove the appliance at the owners cost, regardless of prior approval by ONDC.

No wall or window mounted air conditioners will be allowed.

Any satellite dishes and TV aerials installed are to be positioned out of view and further screened so that they are not visible from any other unit or roadway.

Satellite dishes are to be painted Safari Tan.

If gas appliances are used, separate insurance to be provided to ONDC approval.

- 10. Lighting** "Fairy" lights, floodlights, and electrical lighting in bomas are not permitted.
All internal lighting to be concealed from outside view through windows.
External lighting permitted only under eaves pointing downwards with pool of light extending not more than 3 metres from external wall, or ground level location type luminaires to approval.
No external lights to be left switched on after retiring.
- 11. Power** Single phase 40 Amp supply only; installation of load-shedding relay switches required.
Maximum demand installed at construction time (to specification; Nominal 10 KVA)
Conduit to be used for all electrical cable embedded in walls.
- 12. Plumbing** Electric geysers to SABS 151 to be concealed.
Water softening required.
Solar water heating panels are not permitted on thatched roofs.
Copper piping to SABS 460, and all plumbing to suit mineralised water.
Water taps may be installed at boma and furthestmost point of exclusive area.
No swimming pools, nor external jacuzzis.
No bird baths and drinking troughs in exclusive areas.
Use of water saving devices are encouraged (eg twin lever cisterns).
- 13. 50 Year Floodline** No portion of any house or carport may be constructed below the 50 year floodline. Any deck projecting over this line may not be connected to the house in any way.
Bomas may be constructed on the flood plain, but not in the riverbed.
The riverbank must not be disturbed in any way.
All structures below the 50 year floodline are done at owner's risk.
- 14 Other** No lightning protection masts are allowed.
Three fire extinguishers per house are required. They must comply with section 3 of SABS 0400.
- 15 Alterations** Any amendments, alterations or additions must be approved by the ONDC writing, prior to the commencement of work.
- 16 Compliance** The Architect/Owner is to comply with the above regulations and requirements, and approved drawings as any changes to make the buildings comply, will be for the owners' account.

Signed at _____ on the _____ day of _____ 2001

Rondawel/Site number _____

Owner/Representative Member