



GUIDELINES BUILDING & CONSTRUCTION **HOMEOWNERS ASSOCIATION**

The following document acts as a guideline to owners, interested parties and prospective buyers to set a minimum set of rules which governs Rietvlei View Country Estate. These are rules and guidelines that are set in the title deeds of your property and also influenced by local authority, NHBRC and other organisations.

Please adhere to these guidelines to avoid frustration, delays, unnecessary expenses and possible prosecution. It is the responsibility of all owners to be acquainted with the contents of their title deeds, NHBRC and Local Authority guidelines and any other regulation pertaining to construction or ownership of stands at Rietvlei View.

The information below serves as a very basic overview of the key guidelines applicable at Rietvlei View. This document should be read in conjunction with:

- Title deed of property
- Summary report on Geotechnical and dolomite stability investigation for consolidation and subdivision of agricultural land – Report UP/RE/RVCE/05 of 2 December 2002 as done by Prof. A van Schalkwyk (Pr.Sci.Nat) and Mr Anton. M. Bester (Pri.Sci.Nat)

Basic Guidelines General Information: Building and Construction

1. Sub division of stands are not allowed.
2. Only 1 dwelling per 1Ha stand. (A dwelling is considered as the main house with an additional structure for a garage or servants quarters or combined)
3. The main dwelling should be greater than 100 Sqm excluding servants quarters
4. No steel, prefabricated structures or wooden structures are allowed. (This includes SABS approved wooden homes)
5. No material, machines or equipment will be stored on stands other than material, machines or equipment that is used during a building project. On completion of the project the equipment must be removed.
6. Sewerage systems will be closed loop systems that will be maintenance free and water to be spray irrigated over at least 1000sqm area. No French drains are allowed. (Not even in shale areas) Sewerage systems to be approved by Local Council.
7. No industrial, small or large scale commercial businesses are allowed. Properties to be used for small scale agricultural activities only.
8. All rules and guidelines of NHBRC to be followed. (See NHBRC guidelines) .
9. No mobile or other (tents, shacks, builders huts etc) dwellings are allowed. (With exception of builder's huts during the construction phase. To be removed within 1 month after completion of construction).
10. No boreholes (water) to be drilled. (This is applicable to all of Rietvlei View and not to certain areas) Underground water is checked for pollution (sewerage) and level. Owners contravening both pollution and sinking of boreholes guidelines, will be immediately prosecuted by DWAF (Department of Water Affairs and Forestry)
11. No dumping allowed.
12. No littering.
13. No speeding.

Building and Construction

1. All building plans must be approved by the Local Council
2. Builders are subject to the rules and guidelines of the NHBRC (National Home Builders Regulatory Council - Randburg) It is advisable that your builder should be registered at the NHBRC as an accredited NHBRC builder. (This is mandatory if you are building with a building bond from a bank)
3. Some areas in Rietvlei View are designated Dolomite areas. This means that a geological report must be done prior to any construction taking place. The geological report lays down regulations in terms of foundations designs, water and waste water management. The lack of a geological report could lead to potential sinkhole formation and subsequent loss of property and in severe cases loss of life. However, through proper planning and the use of some design techniques houses can be built in Dolomite areas without much concern.
4. An enrolment certificate is required by your bank if you are building with a Building bond. This is acquired at the offices of the NHBRC. (See NHBRC)
5. A building inspector must sign off various stages of the construction process. This is arranged at least 2 days prior to actual inspection. (No owner shall construct any foundation until the trenches or excavations have been inspected and approved by the local authority.)
6. Inspections required:
 - Foundation
 - Floor level
 - Damp course
 - Roof constructed
 - Open drain
 - Completed drainage
 - Final Inspection (Occupancy certificate)
7. No erection of a building may start prior to toilet and water connections on the building site.
8. Chemical toilets are required. No pit or "long drop" toilets are allowed
9. No unnecessary damming of water.
10. Pollution of natural environment (smoke, spillage, littering, and noise) should be prevented as far as possible.

NHBRC Guidelines

The following steps are required when an application for enrolment is lodged at NHBRC:

1. Fill in the enrolment application form Ef003(v1)
2. Fill in Appendix B1 form
3. Submit Geological report (All D (D1 -D4) designated stands at Rietvlei View is subject to a dolomite investigation by a certified geologist)
4. Submit Builder quotation
5. Submit Engineer foundation design (Mandatory for all constructions whether dolomite or not)
6. Submit Builders NHBRC registration document (Mandatory if the building is performed using a bank bond)
7. Submit a copy of your title deed
8. Submit a cost breakdown of your construction project (structure only, without finishes) An enrolment fee of 1.3% of the total cost of your project + cost of the stand are payable. (For this reason do not add finishes and other non structural cost to the breakdown submitted to NHBRC. This will only escalate the enrolment fee payable unnecessary) The enrolment fee is very much like an insurance premium that covers poor workmanship for up to 5 years. For this reason the builder should be registered at NHBRC
9. It is not required to submit a copy of you building plans
 - Allow for 2-5 days for application to be processed. If no problems are encountered the enrolment document will be issued.
 - It's not advisable to start any construction without an enrolment certificate unless you are a cash builder. NHBRC will send an inspector to your site to ensure that all standards are kept and imposed.
 - If construction has started, it will be deemed as a late enrolment and a fine will be issued. Also, construction will be stopped by NHBRC until an enrolment certificate is issued. This could bring unnecessary costs and delays.