

INGWELALA BUILDING REGULATIONS

Version: November 2018

SECTION 1. INTRODUCTION

1. INTRODUCTION

The Ingwelala Building Regulations serve to maintain an acceptable building standard which complies with the aesthetic standards of Ingwelala Share Block (Pty) Limited, the Local Government Affairs Council Department of Planning and Development Control building by-laws.

The objective of these Building Regulations is to provide limitations on the extent of the building alterations and extensions as well as the maintenance of aesthetic standards in order to preserve the character of the development and the value of the individual properties.

All buildings are to be constructed in a style that is in keeping with the surrounding buildings. The predominant style is single story rondavel, rounded or curved or circular building in exterior appearance.

The concept of Ingwelala in its existing form is uniform simplicity, with the emphasis on the rights of every member to enjoy all that Ingwelala has to offer without undue structural and aesthetic encroachment on fellow member's living areas.

Ingwelala is committed to being environmentally responsible. Building activities, materials and maintenance must be environmentally sensitive and the Ingwelala Environmental Management Plan must be adhered to in all construction and maintenance.

Re-build design should be in harmony with the site and vegetation in preference to altering the site to fit a building design.

It may periodically become necessary to amend these Regulations so as to meet the aspirations of the Members as well as statutory building by-law amendments. These will be originated by the Building Committee and approved by the Board of Directors and the Members at an Annual General Meeting.

These regulations apply to all buildings on Ingwelala and the Board of Ingwelala Share Block Limited reserves the right to overrule these Regulations if in special circumstances the overruling is considered to be in the best interests of the Members of Ingwelala. These regulations may be overruled for special purpose buildings constructed for the operation and management of Ingwelala.

While the Board of Directors of Ingwelala Share Block (Pty) Ltd. accepts that all structures on the property belong to the company, it also shares the general acceptance that the Members have the

Approved AGM November 2018



sole and exclusive use of the bungalows that have been allocated to them in terms of the Share Block scheme and that these bungalows therefore effectively “belong” to and are the responsibility of the Members concerned regarding maintenance and improvement thereof to required standards at the cost of the member.

These regulations have been developed over many years and all changes have been presented and accepted by Members at the many AGM's. Feedback through the Members surveys also confirmed that the traditional style of the bungalows is what the majority of members would like. Newer and more practical space efficient oval and rectangular shapes have been accommodated in the regulations by ensuring that the external appearance remains true to the traditional style by having rounded corners on external walls.

While the Building Committee accepts that the current regulations reflect the wishes of the majority of the Members and the regulations have evolved through approvals by Members, there could be instances where the regulation would need to be adjusted to cater for external compliance. This could be as a result of insurance requirements, new Certificates of Compliance, Legislation, NEM:PA status, etc.

**By order of the Board of Directors
And approved by General Meeting**

DATE: 20 November 2018

SECTION 2. BUNGALOWS (MAIN STRUCTURES)

2.1 DEFINITION

- 2.1.1 All free-standing principal structures existing on allocated sites or to be constructed on allocated sites must be in accordance with the Use Agreement and Building Regulations. All alterations and re-builds must conform to the current building regulations.
- 2.1.2 Buildings will be single story, rondavel, rounded, curved walls, rectangular (with rounded corners) or circular in exterior appearance.

2.2 GENERAL

- 2.2.1 No building works of any description may be conducted or undertaken unless conforming fully to these Building Regulations and the Building Committee of the Company may halt construction should it become apparent that the work deviates from the approved plans.
- 2.2.2 No building works of any description may commence unless written approval has been obtained from the Building Committee.
- 2.2.3 Written consent of any alterations or construction is to be obtained from all the immediate visible neighbours and at least two neighbours. This consent is to be by means of signature on the site plans which clearly shows the “old” and proposed new footprint on the site (including the distances to the affected neighbours in meters), submitted through the Reserve Manager for Building Committee Approval.

(Information note: Internal alterations that will not change the footprint or any external walls may not require neighbour approval – at Building Committee's discretion)

2.3 AREA

- 2.3.1 The maximum permissible building area for the bungalow as determined by the area under the single roof structure, including open verandas but excluding areas under eaves, shall not exceed:
 - 2.3.1.1 110 m² for bungalows with a share allocation of 6 shares.
 - 2.3.1.2 120 m² for bungalows with a share allocation of 7 shares.
 - 2.3.1.3 130m² for bungalows with a share allocation of 8 shares.
 - 2.3.1.4 140 m² for bungalows with a share allocation of 9 shares.
 - 2.3.1.5 150 m² for bungalows with a share allocation of 10 shares.

- 2.3.2 The maximum permissible area for mezzanine floors shall not exceed 50% of the bungalow area as provided for in clause 2.3.1 above.
- 2.3.3 The maximum permissible area allowed for patios, paved walkways, steps, free standing fire pits and pathways to such fire pits or outside showers or any other pathways shall not exceed 50% of the bungalow area as provided for in terms of clause 2.3.1 above.
- 2.3.4 The maximum permissible area for a covered gazebo, which shall form part of the patio area, shall not exceed 2m² for every share held by the member in the company and relating to the bungalow.
- 2.3.5 The 'apron' must extend 100mm beyond the roof drip-line, so the eave overhang will determine the allowable size of the apron. The apron may not exceed 1.5 meters from the external building wall. In calculating the patio area, an apron size of 1m under the roof drip line can be excluded from the allowable patio area of the bungalow, assuming the apron is more than 1 meter. If less than a meter then the actual area of the apron can be excluded from the patio area.
- 2.3.6 Measuring guidelines
- 2.3.6.1. Areas contemplated in 2.3.1 and 2.3.2 are measured from the internal surface of the external walls, ignoring for the purposes of the calculation the space used up by the internal dividing walls. The length, thickness and height of any internal dividing walls are of no consequence in determining compliance with 2.3.1 and 2.3.2.
- 2.3.6.2. The measurement of areas 2.3.3 and 2.3.4 (patio and gazebo) shall exclude the area under the building eaves. When a gazebo is attached to the building, the area under the eaves shall be taken to be 1 meter wide.
The gazebo area is measured from the outside of the supporting poles and a 1-meter overhang is permitted. If the Gazebo is West facing or there are privacy issues with neighbours, there may be an exception to the 1-meter limit on the overhang with Building Committee permission.
- 2.3.7 Areas contemplated in 2.3.3 are measured according to the actual space used up by these installations, including any surrounding walls on patios, balustrades, outside showers, or similar structures.

2.4 BUILDING ACCOMMODATION

To comply with the existing management rule of Ingwelala that no member shall permit the number of persons accommodated at any one time in any bungalow constituting the premises, or part of the premises, of a member, to exceed the number of shares allocated to that Members share block plus

2 persons (i.e. a member of the share block comprising 6 shares may accommodate a maximum of 8 persons at any one time), this being read in conjunction with the use agreement which provides that the directors of the company shall, in their sole discretion, be entitled from time to time to restrict the number of persons who may occupy the premises at any one time provided however that such number shall not be less than double the number of rooms (excluding bathrooms and kitchens) in the premises, the permissible number of rooms of a bungalow shall therefore not exceed:-

- 2.4.1 1 (One) Gazebo, whether free standing or attached to the Bungalow.
- 2.4.2 4 rooms for Members who hold 6 or 7 shares in the company relating to the Bungalow.
- 2.4.3 5 rooms for Members who hold 8 or 9 shares in the company relating to the Bungalow.
- 2.4.4 6 rooms for Members who hold 10 shares in the company relating to the Bungalow.

A room may include any habitable and physically definable area (whether on ground or mezzanine floor) such as: bedroom, dining room, sitting room, enclosed veranda, but will exclude the kitchen, bathroom, toilet, windowless storeroom, and passages. A mezzanine without walls or divisions is considered "a Room"

2.5 HEIGHTS, DORMER WINDOWS AND SKY-LIGHTS

- 2.5.1 No bungalow shall be higher than 8,5m from ground floor level to top of ridge without prior written approval from the board of directors of the company.
- 2.5.2 Windows or skylights accessible from a mezzanine level and the placing of and positioning of Dormer Windows or Skylights are subject to the specific consent of all affected neighbours. No Bungalow will be permitted to have more than three such windows.
- 2.5.3 No external walls may be higher than 3 meters from the ground floor level without prior written approval from the Building Committee of the Company.
- 2.5.4 Only where the Gazebo is attached in a single roof structure to the main bungalow can this external wall extend above 3 meter limit in 2.5.3
- 2.5.5 The floor height shall be no greater than 200 mm above the natural ground level measured at the highest part of the natural ground under the Building Footprint, except that the Building Committee may make exceptions where there is a risk of flooding or risk to human injury or in circumstances where a height greater than 200mm above natural ground level is otherwise warranted for good reason peculiar to the site and in such circumstances the maximum floor height shall be no greater than 500 mm above the natural ground level measured at the highest part of the natural ground under the Building Footprint.

2.6 SEWERAGE

- 2.6.1 Details of all drains and septic tanks shall be clearly shown on all drawings submitted for approval.

- 2.6.2 All septic tank and soakaways must conform to, or exceed, the specifications in drawing Annexure 1 (AGM 2013 Version).
- 2.6.3 Grey-water (showers and hand basins) may bypass the septic tank and be fed directly to the soak-away.
- 2.6.4 Black-water (toilets and kitchen sink) must be directed to a septic tank. Grease traps may be fitted to kitchen sink waste.

2.7 ROOFS

- 2.7.1 Roofs shall be constructed with tanalith or **CCA** treated poles and laths.
- 2.7.2 Roofs shall be covered in natural thatch and in accordance with the Regulations as set out below.
- 2.7.3 External thatch cover
 - 2.7.3.1 The thickness of the thatching shall not be less than 150mm at any part of the roof.
 - 2.7.3.3 Ridging should be of a suitable cement or prefabricated moulded fibreglass.
 - 2.7.3.4 All thatch roofs shall be covered with 25mm galvanized wire netting.
 - 2.7.3.5 Other than the Gazebo the bungalow must be covered by a single roof structure
 - 2.7.3.6 Concrete slabs cannot be used for roof structures/supports or mezzanine levels

2.8 ROOF SLOPES

- 2.8.1 All roof slopes are measured in degrees from the horizontal.
- 2.8.2 As regards the "Witch Hat" type of construction where the roof slope of the upper portion should be greater than 40 degrees and the lower portion may be less than 40 degrees but still more than 30 degrees, this lower portion of thatching should be no less than 200mm thick.
- 2.8.3 The slope of the main roof should not be less than 40 degrees, and if a dormer is incorporated, the dormer roof slope should not be less than 30 degrees, and the thatching over this dormer window should not be less than 200mm.

2.9 WALLS

- 2.9.1 All bungalows shall be cement plastered externally and all external corners shall be rounded with a minimum external radius of approximately 1.5m and walls shall be painted in accordance with clause 2.13.
- 2.9.2 Where extensions or alterations affecting more than 30% of the external walls are made to bungalows that are presently not plastered externally, the alterations or rebuild must be finished in plaster and paint to align with the standard bungalow wall as per 2.9.1.

2.10 WINDOWS

Steel, wood or bronze anodized aluminium frames shall be used. All glass shall be clear glass other than for bathrooms and toilets, where non-coloured frosted glass may be used.

2.11 WINDOW SILLS

Window sills shall be cement plastered precast concrete or cement or matching tiles

2.12 EXTERNAL DOORS

External doors shall be solid hardwood, to receive varnish or sliding doors made of wood or aluminium. All door glass shall be shatterproof.

2.13 PAINT

2.13.1 Roof caps shall be painted to match weathered thatch.

2.13.2 The building shall be painted internally and externally with a water soluble environmentally friendly paint. Paint with a high pure acrylic value (and not 'super acrylic') and high amounts of titanium dioxide should be chosen to reduce painting frequency, improve colouring and reduce fading.

2.13.3 The external wall colour must be Plascon D14-5 "Stuffing"

2.13.4 A splash line (dado line) may be painted to a maximum height of 300mm at the base of the walls, steps and external cupboard tops and on window sills and external cupboard tops. The colour must be Plascon D13 -7 "Polynesia"

2.13.5 External wooden doors may be varnished.

2.13.6 For steel window frames and steel doors, a quality enamel paint may be used. The colour shall be Plascon G375 "Mushroom" or Plascon D13 -7 "Polynesia"

2.13.7 External steel cupboards and external cupboard doors, a quality enamel paint may be used. The colour shall be Plascon G375 "Mushroom" or Plascon D13 -7 "Polynesia"..

2.13.8 The choice of paint manufacturer is not specified, but checks must be conducted to ensure the supplier mix is consistent with the colours specified.

2.14 BURGLAR BARS

Intruder proofing on doors and windows is encouraged. Internal proofing is preferred.

Any external measures must be flush with the building (i.e. 'Spanish' type bars are not permitted).

For baboon proofing, apertures must be less than 80mm.

Building committee approval is required for any external intruder proofing.

2.15 EXTERNAL EMBELLISHMENTS

No embellishments of any kind shall be permitted to the exterior of the bungalows, without neighbour and Building Committee approval. This shall include, where permitted by the Building Committee,

flowerpots, planted gardens, lawns, exotic plants, awnings, solar water heaters, solar panels, “Whirly-Bird” roof venting systems, TV aerials, lightning conductor masts and chimney stacks, satellite dishes, antennae for any purpose, transmitters, receivers or similar apparatus.

SECTION 3. OUTDOOR STRUCTURES

3.1 DEFINITION

All structures not forming part of the main bungalow and including the following:

Braais
Boma fences
Outdoor showers
Patios and patio walls
Gazebos

Are subject to the building regulations and processes.

3.2 BRAAIS

- 3.2.1 Sketch plans to a suitable scale clearly showing the position related to the bungalow and dimensions of proposed structures and location shall be submitted to the Building Committee for approval.
- 3.2.2 Construction shall be of face brick, semi-face brick or stock brick, plastered cement or stock brick or natural stone or such other material as approved of in writing by the Building Committee.
- 3.2.3 Braai places are to be positioned so as not to create a fire hazard. Indoor fire and braai places are not permitted. The design and type of construction, materials to be used and position chosen outside the unit are subject to the approval of the Building Committee.
- 3.2.4 A built in braai is part of and included in the allowed patio area.

3.3 LATTE SCREENS

- 3.3.1 Latte screens shall be constructed from 32-50mm vertical tanalith laths with 75mm tanalith support poles between 100/125mm vertical tanalith columns with a maximum centre to centre spacing of 2m. The height of the boma fence shall be a minimum 1,8m and a maximum of 2,0m above ground level, except where there is direct line-of-sight from any single window to a neighbour's window (measured at the top of the window) in circumstances where the Building Committee is satisfied that a height higher than 2.0m above ground level is warranted.
- 3.3.2 A sketch plan to a suitable scale clearly showing the position and distances of the latte screens in relation to the bungalow concerned and to the neighbouring bungalow shall be

submitted to the Building Committee for approval. All existing latte screens and outdoor structures shall be included on the sketch.

- 3.3.3 A latte screen between two bungalows is deemed to be owned by both Members, regardless of who paid for the original installation. If repairs or formally approved alterations are required to the screen and the work is not done by mutual consent between the owners, or by some of the owners, the Building Committee may make a binding decision, reviewable on appeal to the Board.
- 3.3.4 The use of latte screening, whether between bungalows or in other circumstances, shall be minimized and when required it should be for the sole purpose of screening off specific areas for privacy. All of the affected neighbours and the Building Committee must approve the position of any latte screening, whether for a boma or other position. Where the neighbours are unable to agree on location of the screen, 3.3.3 will apply.

(Information note: attention is drawn to point 7.3 of these Regulations in siting fences)

3.4 OUTDOOR SHOWERS

- 3.4.1 Outdoor showers should be constructed from 32-50mm vertical tanalith laths with 75mm tanalith support poles between 100/125mm vertical columns with a maximum centre to centre spacing of 2m. Any brick wall at the base of the vertical laths shall be a maximum of 500mm high. The total height of the shower wall (including any base wall) may not exceed 2m. The base of the structure is to be concrete with suitable drainage of the water away from the structure to the French drain or by pipe to drain on the surface of the ground. The outlet of any such surface drain is to be at least 1,5m from the shower. If there are privacy issues due to the proximity of neighbours a lath clad brick wall (cladding on both sides) will be allowed.
- 3.4.2 A sketch plan to a suitable scale clearly showing the position of the shower in relation to the bungalow must be submitted to the Building Committee for approval. The method of drainage from the shower must be shown as well as a brief description of the building materials to be used.
- 3.4.3 An outside shower shall not have a footprint of more than 4 square meters.
- 3.4.4 Only one outdoor shower will be permitted.

3.5 PATIOS AND WALLS

- 3.5.1 Patios shall be constructed from concrete, tiles, slasto, standard local clay brick or brick pavers or decking, or natural stone or other material as approved of in writing by the Building Committee.

- 3.5.2 Patio walls and internal facing surfaces on the patio must be constructed in unplastered clay brick or natural stone or other material as approved of in writing by the Building Committee.
- 3.5.3 A sketch plan to a suitable scale clearly showing the position of the paved area and patio walls and total area paved shall be submitted to the Building Committee for approval. If the patio wall is to be built on sloping ground, a cross-section to a suitable scale shall be prepared, clearly showing the slope of the ground together with the proposed elevation of the patio wall.
- 3.5.4 Benches built into patio walls shall be considered part of and be within the allowed braai area contemplated in 3.11. The height restriction on the bench back rest, from patio level to the top of the back rest cannot exceed 1m.

3.6 GAZEBOS

- 3.6.1 Gazebos shall be constructed tanalith or CCA treated gum poles with thatch cover or closed battened roof slopes with thatch cover or bare Tanalith poles 32 to 50 mm in width.
- 3.6.2 A sketch plan to suitable scale clearly showing the position of the structure in relation to the bungalow and other outdoor structures, together with a cross-sectional elevation of the structure, shall be submitted to the Building Committee for approval.
- 3.6.3 The gazebo shall always be part of the patio area and the area of the gazebo shall not be in addition to the patio area as provided for in clause 2.3.3 above.
- 3.6.4 The gazebo may be attached to the bungalow. Attached gazebos or awnings may be considered as part of the bungalow area, as provided for in clause 2.3.1 above and if they fall into the allowed area, an additional gazebo may be permitted by the Building Committee of the Company.

3.7 BOMAS

- 3.7.1 Bomas are only permitted where privacy is otherwise severely compromised. Fully enclosed bomas shall not be permitted.
- 3.7.2 A sketch plan to a suitable scale clearly showing the position of the structure in relation to the bungalow and other outdoor structures with a cross-sectional elevation of the structure shall be submitted to the Building Committee for approval.
- 3.7.3 Boma walls must comply with specifications in regulation 3.4

3.8 CAR PORTS

The erection of any structure for the housing of vehicles shall not be permitted.

3.9 EXTERNAL LIGHTS

3.9.1 Scale drawings showing proposed details of solar panels and external lighting of any description, showing exact positions, heights, power etc. are to be submitted to the Building Committee for approval.

3.9.2 Any external light shall be placed under the eaves and shall otherwise be shielded in such a manner that the naked light is not visible. (*Information Note: To avoid visible point light source and encourage use of indirect lighting.*)

3.9.3 Temporary lighting should preferably be solar type lamps or other non-combustible fuel sources rather than paraffin 'hurricane' type lamps or gas of any capacity or other safely paraffin lamps. Temporary electrical lights must be shielded so that the naked light is not visible to neighbours or passers-by. No such lights shall exceed 450 Lumens (approximate equivalent 4W LED, 8W CFL, 40W Incandescent).

3.9.4 Down lighting fixed in patio walls for the sole purpose of floor lighting must shine downwards, be fixed no higher than the third brick line from ground level (or base of such light less than 300mm) and each globe shall/must not be brighter than 220 Lumens (approximate equivalent 3W LED, 6W CFL, 25W Incandescent).

3.9.5 No external lights may be on a timer or motion sensitive device.

3.9.6 All buildings, irrespective of construction date, must comply with all parts of regulation 3.9 by December 2018.

3.10 EXTERNAL CUPBOARDS

External cupboards must be attached to the unit; under the roof eaves or patio to the following maximum dimensions: 2.5m high, 0.9 m deep. There may be more than one cupboard, and the total length of all cupboards may not exceed 4 m measured horizontally. Gas storage cupboards and ventilated solar battery storage units are not included in this length.

Doors shall be of solid wood or steel, painted in accordance with Regulation 2.13.

The maximum dimensions of built-in braais shall be 1.2 m high x 0.9 m deep x 3 m long (including the braai) and must be within the patio area. The braai should be a functional braai and cupboards used for braai related storage.

Free standing external cupboards are not permitted.

Approved AGM November 2018

The maximum size for gas enclosures is so as to accommodate a maximum of three 48kg gas bottles.

The maximum size for battery cupboards is 1.8 m high x 0.9 m deep x 2 m long, all measured externally.

Battery cupboards should provide for separate ventilated compartments for the batteries and the inverter including other apparatus e.g. security panels and radios, battery monitors, ventilator fans, etc.

The dimensions for the separate compartment for the Inverter should not exceed 1000 mm wide x 700 mm deep x 700 mm high and ideally be situated on top of the battery cupboard.

If possible, battery cupboard and gas storage enclosures must be constructed on straight walls and not the rounded ends of bungalows. Battery cupboards can also be constructed below the panels with neighbour approval.

3.11 FIRE PITS

Fire pits must be incorporated in the area allowed for patios

3.12 EXTERNAL TOILETS

No external toilets are permitted.

3.13 WATER SUPPLY

Water supply must be controlled by a functioning main stopcock, which must be closed when not in residence.

SECTION 4. THE BUILDING PROCESS

The following procedures shall apply in respect of any intended building operation which a member wishes to carry out:

4.1 Approval of Building Plans

Application shall be made on the prescribed form, which is available from the Reserve Manager.

- 4.1.1 The application form together with 3 (three) paper print copies (minimum size of A2) of the building plans plus an electronic copy shall be submitted to the Reserve Manager and a copy thereof forwarded to the Chairman or acting Chairman of the Building Committee.

(Information note: forms can be downloaded from www.ingwelala.co.za or obtained from the reserve manager)

- 4.1.2 The building plans shall be of the standard required for local authority approval for any of the major Municipal Authorities in the RSA, and shall be suitably coloured and to scale. Should this not be the case, approval from the Building Committee is likely to be delayed until such time as clarity is reached. Building plans shall clearly show:

4.1.2.1 A location site plan clearly indicating the old footprint with the overlay of the new building footprint. The plan must indicate the position of the neighbours with distances to the closest wall in relation to the new footprint and also show the North Point.

4.1.2.2 Building plans to a scale of 1:100 and fully dimensioned.

4.1.2.3 A minimum of 2 cross sections through the bungalow and indicating the height of the main components and a full description of finishes (Walls & Structure).

4.1.2.4 Minimum of three Elevations to a scale of 1:100, clearly showing windows, including dormer windows, skylights, doors and roof.

4.1.2.5 All external elements such as patio area, gazebo, braai, shower, cupboards, septic tank, soak away and solar installation must be shown on the site plan.

4.1.2.6 Written consent of the proposed building operations shall be obtained from all the affected neighbours or at least two of the nearest neighbours most likely to be affected, by way of signature on the site plan or on a clearly readable identical electronic version thereof or by means of electronic communication (sans plans) sent directly from the affected neighbours to Ingwelala Reception.

Where the latter option is utilised by the affected neighbour, the Building Committee needs to be satisfied as to the identification and clarity of the neighbours approval and the Building Committee reserves its right to reject such electronic communication should there, in its sole discretion, be any ambiguity.

The name and bungalow number of each neighbour shall also be shown. When consent is not indicated on the plans, then proof of submission of the plans to the neighbours is required (registered post to the last address given by the member will be sufficient) and the neighbours have 21 days to object in writing to the chairman of the Building Committee. Any such objection will be taken into account by the Building Committee in their decision to grant approval of the application.

- 4.1.2.9 A title block clearly showing the name of the owner, site and bungalow number and street name as well as the scale used for the details.

NOTE: It is suggested that Members who are not sure whether: a) their proposed alterations meet the building regulation requirements or; b) due to special circumstances deviate from the Regulations; may, to avoid unnecessary expense, first submit a sketch for approval in principle. Following approval in principle by the Building Committee, plans as described above shall be submitted.

- 4.1.3 Once the Building Committee is satisfied that all requirements have been complied with, the plans shall be signed and dated together with a letter of approval by a Building Committee member.

- 4.1.4 Copies of the "Approved for Building" plans together with written approval shall be distributed by the Building Committee as follows:

One copy to the bungalow owner

One copy to the Reserve Manager

One copy retained by the Building Committee

and building may not commence prior to the member having receipt of the signed and approved plans from the building committee.

- 4.1.5 On receipt of written approval the owner and prospective builder shall liaise with the Reserve Manager with regard to the implementation of the building works, the indemnities, contractors all risk insurance policy, access control, accommodation, site management, building material and rubble control.

- 4.1.6 No deviations from the approved building plans for whatever reason will be allowed.

4.1.7 In the event of a dispute arising over neighbour objections to proposed alterations, the Building Committee will refer the matter to the Board of Directors at a scheduled board meeting, for a decision.

4.1.8 Building is undertaken in compliance with the Ingwelala Environmental Management Plan.

4.2 Implementation of the building operation

The member will at all times be liable for the actions of the builder employed by the member to do the building works and shall indemnify Ingwelala against all and any claims arising out of or from the building operations. To facilitate the building works, the member shall submit to the Reserve Manager upon approval of the building plans and before the commencement of the building operations all information required by the Reserve Manager including but not limited to:-

4.2.1 Starting date

4.2.2 Anticipated date of completion

4.2.3 Name of builder and a short summary and accreditation of the builder

4.2.4 Number of workers (contract workers that will be brought onto the building site)

4.2.5 Accommodation arrangements

4.2.6 Transport arrangements

4.2.7 Method of maintenance and cleanliness of the building site

4.2.8 Method of removal of all rubble

4.2.9 Undertaking to arrange and maintain a Builders All Risk Insurance Policy with public indemnity insurance.

The applicant is to arrange with the Manager for the implementation of works.

(Information note: Furniture storage may be arranged with the Reserve Manager)

4.3 Contract Workers

4.3.1 Contract workers will upon entry to Ingwelala, register with the Reserve Manager and complete the Standard Indemnity form.

4.3.2 Contract workers are to display Identification document tags (IDT) that will be issued by the Ingwelala management when the Contract Worker enters Ingwelala. This IDT must be returned upon departure. The IDT will also be used to assist management.

4.3.3 All contract workers must be transported daily to and from the building site and no overnight accommodation facilities are available. No individual contractor / worker may walk around or be found at any place other than the building site, without explicit management approval.

4.3.4 No building work may be undertaken during weekends or public holidays. The reserve management may, from time to time, allow certain public holidays to be work days. In exceptional circumstances, written applications to work on weekends may be considered by the reserve management. Reserve management has the right to cancel any public holiday or weekend consent granted at any time if necessary and in the best interest of Ingwelala and its Members

4.3.5 Reserve management may from time to time prohibit work on certain work days associated with public holidays.

4.4 Owner builder

Owner builders will be subjected to the same Regulations that contractors working at Ingwelala are expected to adhere to. The exceptions to this are noted below.

4.4.1 Exception: If owner builder labour is to be accommodated at the unit or in a hired cottage, the owner is required to reside with the labour. Normal occupational numbers and rates will apply.

SECTION 5. GAS RETICULATION SYSTEM

All gas reticulation must comply with current legislation at the time of installation or alteration and have a valid Certificate of Compliance (COC).

The COC must be provided to Ingwelala management.

Gas cylinders are not allowed to be installed under the eaves of a thatched roof and must be located at least 3 meters away from the building. Long grass and any other combustible materials must also be kept away from the free-standing gas storage enclosure.

Any changes to the architecture of gas lines will require compliancy to the new regulations and a gas storage cupboard will need to be built 3m away from the unit and a new COC will be required.

Existing gas installations with gas storage against the units can remain. The new regulation is only applicable if any new changes are made to the gas lines.

Only qualified, SAQCC-Gas registered gas installers are allowed to work on the gas installation and the issuing of the COC.

SECTION 6. SOLAR & ELECTRICAL SYSTEMS

6.1 ESKOM and Ingwelala generated electrical power:

All dwellings and installations at Ingwelala that receive power from either ESKOM or the Ingwelala power generator shall comply with the requirements of the current regulations and standards in this regard and must maintain an electrical Certificate of Compliance.

6.2 **Solar generated power:**

All installations that operate on a 12v circuit only must comply with the safety standards and requirements for the installation of low voltage power systems. Attention should be paid to cable diameters, resistance and heat build-up. Cables carrying 220v current must not be installed within 1m of any thatch unless embedded into a plastered brick wall or be suitably shielded to the satisfaction of the Building Committee.

6.3 **Inverters:**

Inverters of more than 1000 watts normal cycle capacity must be run on a 24volt or higher DC voltage system.

6.4 **Batteries and charging:**

Batteries must be housed in an external cupboard that is ventilated to prevent the build-up of explosive gasses. The external cupboard should be lockable.

6.5 **Earthing of 220v inverters:**

Modern sophisticated inverters with full or modified sine wave are recommended. These inverters have sensitive electronics and as such usually need not be earthed. A 'floating' system is acceptable if the inverter has the necessary protection systems. Regardless of Earthed or Floating systems, new or upgraded installations must have a new Certificate of Compliance (CoC) from the Registered Electrical contractor issued, to be handed to the Ingwelala Reserve Manager.

6.6 **Solar panels:**

All solar panel installations must be approved by the Building Committee. In the placing of such panels, due consideration should be given to aesthetic impact on the area, neighbour inconvenience, security and safety requirements.

6.6.1 Approval:

Scale drawings showing proposed details of solar panels and mounting structure, showing exact positions, heights, cables etc. are to be submitted to the Building Committee for approval.

6.6.2 Neighbour approval:

Written consent for all solar panel installations must be obtained from all affected neighbours (minimum of 2) before any installation work may commence.

- 6.6.3 The total surface area of panels, including panel frames, may not exceed 8m². This is a standard size applicable to all bungalows which have 6,7 or 8 share allocations within the Share Block.
- 6.6.4 Share block bungalows which have 9 or more shares shall not exceed a total surface area of the panels, including panel frames, of 10 m²
- 6.6.5 Solar panels shall not be mounted higher than 5m off the ground and it is recommended that the panels are mounted on a steel frame which does not form part of the roof structure. The solar panel frames must be properly secured, earthed and painted in an approved Ingwelala colour (Plascon G375 "Mushhroom") or a matt black finish.
- 6.6.6 The cabling from the panels to the controller must be buried so they are not visible.
- 6.6.7 Generator installations are not permitted and portable generators cannot be used to provide power to the bungalow or to charge solar system batteries.

SECTION 7. GENERAL

7.1 Water

Responsibility for the maintenance of the water reticulation system from the stopcock to and within the bungalow rests with the owner of the bungalow.

7.2 Existing rights

Existing building structures shall not be required to be changed to comply with these Regulations, save insofar as it may be required in terms of any legal or safety requirement and the requirements of the insurers of Ingwelala.

All and any alterations or new structures shall comply with these regulations.

7.3 Removal of trees

In general, no trees or parts thereof may be cut down or moved or trimmed on any site. If, however, a specific tree is planned to be removed or trimmed to facilitate building alterations, the Building Committee and Reserve Manager must be notified in writing and the position of the tree clearly marked on the drawings submitted for approval.

Any nationally or provincially protected plant species tree or parts thereof (dead or alive) that may require trimming, moving, removal, transport onto or from Ingwelala, or use as building material must have the necessary permit from the relevant state authority, which must be tendered to Ingwelala for placement on the bungalow file

Where an authorised regulatory authority imposes a sanction on the Company for any non-compliance, the Company may seek redress from the relevant Member.

7.4 Access Roads to bungalows

Any changes required to bungalow access roads shall, after consultations with the Reserve Manager, be submitted to the Building Committee for approval and endorsed by the Board of Directors. The approval of all neighbours who may be affected by any changes to access roads shall be obtained by the applicant prior to approval.

7.5 Interior Alterations

No building works of any description may be conducted or undertaken to the interior of the bungalow unless written approval has been obtained from the Building Committee and duly drafted plans indicating the intended alterations shall be submitted for approval to the Building Committee.

7.6 Use of generators for building operations

As the use of generators in the building construction process can or may be a nuisance to neighbours, the hours of using a generator for such purposes shall be limited to:-

Approved AGM November 2018

Weekdays between 07h00 and 13h00 and between 14h00 and 17h00.

No person shall be allowed to use a generator during any other time or period without authorisation from the Reserve Manager.

7.7 Insurance

It is the Member's responsibility to ensure adequate insurance cover during building operations; in particular, all risks construction insurance must be obtained.

Advice can be obtained from the Reserve Manager.