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GAMTOOS MOUTH
HOMEOWNERS ASSOCIATION
NPC



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At Nature-lovers Paradise

GAMTOOS MOUTH DEVELOPMENT STANDARD SITE INSTRUCTIONS – FOR BOTH BUILDERS/CONTRACTORS AND HOMEOWNERS.

Date Reviewed January 2020.

1. Building plans must be passed and stamped by both the Architectural Committee and the Kouga Municipality before any site work begins. (Exception. See No. 5 Foundations below). A copy of the Kouga submission fee receipt, must be sent to the GAMHOA Building Inspector for record purposes. The Homeowners Association's Building Inspector is to be notified prior to commencement. Please contact him on telephone (042) 286 0819 to set up a meeting.
2. An authorised site toilet is to be placed on the site before commencement of building operations.
3. The building layout is to be passed by the Kouga Building Inspectorate before excavating begins. It is also the builders' responsibility to arrange this with the Gamhoa Building Inspector. The excavated soil is to be trucked away to an approved tip site. If requested the Inspector will let you know where the current tip site is.
4. The site rubble management is the responsibility of the appointed contractor. This building rubble must be removed monthly during the last week of each month and taken to an approved tip site by the contractor.
5. Foundations must be passed by the Kouga Municipality and the GAMHOA Building Inspectorate prior to laying of the concrete. The digging of foundations will be allowed after GAMHOA has approved the plans, but before Kouga Municipality has. This at the builder's own risk.
6. All buildings must meet the requirements of the Kouga Municipality, the GAMHOA Building Code and the National Building Regulations, including SANS 10.400, A – W, and SANS 10.082 regulations/specifications for timber constructed buildings. All material to be SANS approved and treated.
7. All septic tanks to be polyethylene or brick as per the approved drawings and as per the Kouga requirements.
8. Builders are not to deviate from drawings unless amendments are approved and stamped. Owners & builders will be held responsible, both jointly and severely, for transgressions of the Building Code.
9. Information for builders and any other contractors and their workers. (This includes any work done on buildings, structural works, painting, paving and concrete work etc).
 - 9.1 Builders, labourers, domestics and other workers shall not be permitted to reside or overnight in a dwelling or in or on common property of the development. This is so, unless they are given proper and adequate accommodation on the premises and permission from the Exco, the Architectural Committee or the Board has been obtained.
 - 9.2 All workers and contract workers entering and exiting the resort are to wear ID discs, obtainable by the homeowner, from the GAMHOA Office.
 - 9.3 The Homeowners/Builders must transport their contracted workers from the gate to the building sites. Also, transport them back to the gate or shop when this needs to be done. No loitering or wandering around or sight-seeing by any workers is allowed.

9.4 Homeowners/Builders when terminating contracts or services of labourers employed, must take back the GAMHOA ID tags from their labourers/employees and return these to the GAMHOA office.

9.5 Homeowners/Builders must not make the pedestrian gate code available to any builders, labourers, domestics nor any other workers.

10. None of the workforce is allowed to sleep over on site. Only one security guard is allowed to remain and stay on site through the night, during the construction process.
11. Portable free standing sheds, hokke, site offices, storerooms, containers and caravans that are not unsightly will be allowed and must be removed on completion of the building project.
12. Only qualified builders, electricians and plumbers are to be used.
13. Building hours are between 07h00 and 17h00 Monday to Friday. No building is allowed on Saturdays and Sundays or Public holidays. No work outside these hours will be allowed. The Building Industries Christmas period shut down, which usually starts on 15 December, is to be strictly observed. No contractors are allowed on site over this 4week holiday period.
14. After purchasing an Erf, only 20% of the undergrowth of the plot can be cleared, in order to give access to the owner and the architect, to establish the contours of the Erf. No indigenous trees are to be removed. This is for planning purposes only.
15. Only after the stamping of the plans by the ArchComm (and only then) can the owner remove all the vegetation within the footprint of the plan. The other trees and bushes are to remain as per clauses 3.16.8 and 4.13.7 of the Building Code. Clause 3.16.8 indigenous vegetation shall be retained and propagated over not less than 40% of the area of each erf (excluding the footprints of all approved structures). Clause 4.13.7 the above also applies to this clause except the percentage increase to 50% on these bigger Chalet erven.
16. Water and electricity are to be supplied from your building site only. This is a temporary connection for building purposes only. Temporary Water and Electrical connections must be arranged in co-operation with the GAMHOA Building Inspectorate.
17. A certificate of electrical compliance is to be obtained on completion. The electricity connection will only be activated on the payment of the prescribed connection fee.
18. ArchComm members and Directors have the right of access to the property to do on site inspections. Notification to enter upon the Erf must and will be given on site and it will not be necessary to make any appointments for outside inspections. However, an appointment must be made if the inspection is an inside / internal inspection and the premises are secured / locked.
19. Homeowners may not occupy their premises unless an occupation certificate has been supplied by the Kouga Municipality. This is on completion. Only then will full services be allowed to be connected and the process ratified by the Gamtoos Mouth Homeowners Association.
20. Homeowners will be held liable for any damage caused by their building or their delivery vehicles to pavements or streets during the building process. If any street furniture has to be moved, then it will be for the account of the Homeowner.
21. ArchComm plan fee. This plan fee must be paid before building operations will be allowed to commence.
22. Swimming pool water. The discharge of swimming pool water onto the verges, roads or private open space is prohibited. The excess water must be accommodated on your own property.
23. All builders to adhere to the above instructions or work will be stopped and site services discontinued.
24. Building Advertising Boards. Each contractor and sub-contractor is only allowed one signboard per plot per street, whilst he is working on the Erf. Thereafter, the signboards must be removed.

SIGNED:

Print Name **Signed**

HOMEOWNER

Print Name **Signed**

BUILDER

BUILDING INSPECTOR (042 286 0819) **Signed**

PS Definition of temporary structures.

Temporary structures which are assembled on site, knocked together there, and which are considered an "eye-sore" are not allowed.

January 2020
