RIETVLEI VIEW OWNERS ASSOCIATION (RVOA)

ESTATE RULES &
BUILDING GUIDELINES

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.
It is the responsibility of 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.

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).

Rules & Building Guidelines

1. NO boreholes (water) to be drilled. This is applicable to all of Rietvlei View and not to certain areas only. Underground water is checked for pollution {sewerage) and level. Owners contravening pollution and/or sinking of boreholes guidelines, will be immediately prosecuted by DWAF (Department of Water Affairs and Forestry).
   Refer to "Clause 18(2) of the Tshwane Town Planning Scheme, 2008 (Revised 2012):
   (d) No wells or boreholes may be sunk on any Erf except with the Permission of the Municipality and subject to such conditions as the Municipality may impose."
2. Subdivision of stands are not allowed.
3. Only 1 dwelling per 1ha stand. {A dwelling is considered as the main house with an additional structure for a garage or workers' quarters or combined.)
4. The main dwelling should be greater than 100m^2, excluding workers' quarters.
5. No steel, prefabricated structures or wooden structures are allowed. (This includes SABS approved wooden homes.)
6. 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.
7. Sewerage systems will be closed loop systems that will be maintenance free and water to be spray irrigated over at least 1 000m^2 area. No french drains ore allowed, not even in shale areas. Sewerage systems to be approved by Local Council.

8. No industrial, small- or large-scale commercial businesses are allowed. Properties to be used for small scale agricultural activities only.
9. All rules and guidelines of NHBRC to be followed. (See NHBRC guidelines hereunder.)
10. No mobile or other {tents, shacks, builders' huts etc) dwellings are allowed, with exception of builders' huts during the construction phase. To be removed within 1 month after completion of construction.
11. No dumping allowed.
12. No littering.
13. No speeding. Speed limit restricted to 25km/h on gravel roads and 40km/h on tar roads.
14. No loud music or noise after 22:00 on weekdays and 24:00 on weekends. Report complaints to Tshwane Law-Enforcement Centre.
15. No burning of refuse and garden rubble.
16. Animals (also refer to CoT Bylaws on animals)
    - Pets not allowed to roam the streets. Pets that roam the street continuously, will be handed over to the SPCA, where owners can collect them.
    - Owners walking or jogging with dogs shall leash their dogs.
    - Animals shall not cause a disturbance or nuisance to neighbours.
    - Owners to chip/tag their pets.

NHBRC Guidelines

- 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.
- The following steps ore required when an application for enrolment is lodged at NHBRC:

1. Fill in the enrolment application form Ef003(vi).
2. Fill in the Appendix B1 form.
3. Submit Geological report (D1 – D4). All designated stands at Rietvlei View are 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 done 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, plus cost of the stand are payable. (For this reason, do not add finishes and other non-structural costs 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 your building plans.