



NUM-NUM BUILDING CODE

APPLICABLE ANNEXURE

Annexure B: NUM-NUM Architectural Development Code

1.	The owner remains responsible for all building and delivery contractors etc. to conform to the House Rules, other rules and regulations of the Num-Num Estate.
2.	<p>Before any excavation and building activity can commence the following requirements must be met:</p> <ol style="list-style-type: none"> 1. Owners must sign Architectural Development Code Annexure B. 2. Owners must sign Building Code Annexure D and the Building Contract. 3. Payment of a non-refundable service fee as determined by the Management Committee. 4. Payment of a building deposit as determined by the Management Committee. 5. A building site inspection by the Management Committee. 6. A laminated copy of the Municipal approved plans must be available on site at all times. 7. A full set of Mossel Bay Municipal approved plans must be given to the Chairman of the Aesthetics Committee 8. A portable toilet.
3.	<p>The main entrance access gates are to be controlled by cell phone only (contractors will not be provided with remotes). Contractors will be allowed access by cell phone for the duration of the building period. Owners must complete and submit the Gate Access Form. Activation will be valid for the duration of building period – not to exceed 12 months.</p>
4.	<p>Excavation and building activities and the use of any equipment that creates a noise will be limited to:</p> <ul style="list-style-type: none"> • between 07h00 and 18h00 from Mondays to Fridays; and • between 07:00 to 14:00 on Saturdays.(Amended May 2024) <p>None of the above activities will be allowed on Sundays or Public Holidays. None of the above activities will be allowed from around the 15th of December for 3 weeks. Building activities can resume in January of the following year, only after at least three weeks have elapsed since the start of the official Builders Holidays. (Amended May 2024)</p>
5.	The area on the erf to be disturbed during construction must be enclosed with a robust and durable diamond mesh fence or similar of between 0.9m and 1.8m in height approved by the Aesthetics Committee. This fence must be maintained in good condition throughout the building period and can only be removed with permission from the Management Committee.
6.	<p>No materials must be offloaded or stored outside the fenced area. All deliveries must be off-loaded inside the fenced area:</p> <ul style="list-style-type: none"> • portable toilet – To be on site before any work can commence • container – storage, office, etc. • any building materials • any building rubble • any excavated soil

7.	Vegetation outside of the fenced area must not be disturbed.
8.	The speed limit on all the Num-Num roads is 30km/h and must be adhered to at all times.
9.	<p>Contractors must refer to the information board at the entrance gate for restrictions on maximum loading for vehicles entering the Estate. (Detailed explanation added Sept 2022)</p> <p>The maximum load may not exceed 6,000 kg (6 tons). In short this amounts to: 6 Pallets of building or paving bricks 3,000 in total 1,100 Roof tiles 3 Pallets of cement or 120 x 50kg bags 230 Terrace blocks</p> <p>Any combinations of the above or any other material may not exceed 6,000 kg Pre-mixed concrete max 4.0m³ per load</p> <p>When a crane is utilized to off-load material a 400mm x 400mm x 50mm thick block of solid material must be placed under the outrigger where it makes contact with the road. The same applies to the concrete pumps and vehicles delivering and collecting skips.</p> <p>When a ramp is used to load or off-load equipment a 400mm x 400mm x 50mm thick block of solid material must be placed under the ramp where it makes contact with the road.</p> <p>Overloaded deliveries will result in a fine of 200% of the monthly levy per transgression and any damage to the road will be for the owner's account.</p>
10.	Contractors and their employees must remain within the fenced building site at all times and are not allowed to walk around in the Estate.
11.	The making of any fire within the Estate is strictly prohibited.
12.	No animal may be disturbed or harmed.
13.	Direct instructions must not be given to employees of the Estate. Any request for assistance must be arranged with the Estate Manager or a member of the Management Committee.
14.	Failure to comply with any House Rules, codes or other rules of the Estate will result in fines as determined by the Management Committee and/or deactivation of access facilities. Fines will be deducted from the building deposit.
15.	The Builder shall comply with all the Municipal inspection requirements as supplied and must apply as such in a reasonable timeframe to prevent penalties.
16.	All health and safety requirements required by law must be adhered to at all times.

APPROVAL – MANAGEMENT COMMITTEE:

Office	Full Name	Date	Signature
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Chairman J J Krige _____ _____

Vice Chairman H J Reyneke _____ _____

Member G J J De Wet _____ _____

Member E F Loubser _____ _____

Member J R Croucamp _____ _____