

ADDENDUM A

INFOGOLD (PTY) LTD

BUFFELSPOORT DAM ECO-TOWNSHIP

(THIS ADDENDUM TO FORM PART OF ALL BUILDING CONTRACTS)

1. DEFINITIONS

- 1.1. Developer – Owner of a property who undertakes to develop a registered township and will sell stands to Purchases.
- 1.2. Residential Architect – Agent of the Developer who is the professional person to approve all documentation at the request of the Developer.
- 1.3. Owners Architect – Registered member of a recognized Institute and who is appointed by a member of the Home Owners Association.
- 1.4. Designer – A registered member of an Institute of Draughtsman appointed by a member of the Home Owners Association.
- 1.5. Clerk of Works – Inspector of works who shall be empowered by the Developer to inspect the work of a Builder or Contractor. He is an agent of the Developer and shall report directly to the Developer any damages to the Township infrastructure. The Clerk of Works shall not be held responsible for inferior work executed by the Owners Builder.
- 1.6. The Owner – Registered Owner of a property with in the Township and a member of the Home Owner Association.
- 1.7. Builder – (Contractor) An approved person or company appointed by an Owner and who qualifies to build as laid down in the requirements of the Home Owners Association and the Developer.
- 1.8. Home Owners Association – A constituted body elected in terms of the constitution and regulations of the Township.

2.0 GENERAL

- 2.1 The developer of the Township is concerned about the aesthetic quality of the residences to be built, as well as the standard of workmanship achieved by the various Building Contractors employed on the various sites.
- 2.2 In an effort to ensure that all the dwellings conform to the requirements set out in the HOME OWNER ASSOCIATION manual, the following norms are to be adhered to by all owners.
- 2.3 The Developer therefore reserves the right to have buildings inspected from time to time. This will be done by the Developers Clerk of Works, and will be required in addition to the Owners' own Architect, Engineer or Supervisor.

- 2.4 The Developer shall levy a compulsory charge of 5% of the Project Cost. The Developer having already provided the Townships roads, services and infrastructure will utilize these incomes to maintain the roads and services which become damaged by Owners trucks and related equipment. The 5% levy shall be allowed in the Builders price (the Preliminary and General Clauses) and to be paid out in the Builders first payment certificate.
- 2.5 The Developer shall not be held liable, nor the Resident Architect or Clerk of Works for failure by the Owners' Contractors, or Sub-Contractors due to non-compliance with the National Regulations or these Township regulations.
- 2.6 The responsibility of repairing damages to the Township infrastructure shall remain with the Builder who shall pay all charges for making good all such damage.
- 2.7 The Owner of a dwelling once having commenced building shall notify the Developer and submit his tender price. This shall be checked by the Residential Architect for assessment of the 5% levy stipulated in Para 2.4 above. The levy (Before VAT) shall be paid over by the Owner to the Developer by means of a Bank guaranteed cheque.

3.0 DESIGN CRITERIA

- 3.1 As all plans are to be approved by the RESIDENT ARCHITECT to ensure that they conform to the requirements, it is recommended that plans be prepared by: -
 - 3.1.1 An Architect in practice and a member of the S.A. COUNCIL FOR ARCHITECTS.
 - 3.1.2 A Draughtsman who is a member of the S.A. INSTITUTE FOR DRAUGHTSMEN.
 - 3.1.3 Any other qualified person being a member of a recognized INSITUTE, which is itself recognized by the S.A. INSTITUTE OF ARCHITECTS.
 - 3.1.4 Where plans are drawn up by other than the above these plans will be required to pass the scrutiny of the RESIDENT ARCHITECT as well as the RUSTENBURG LOCAL AUTHORITY who will also approve all plans.

4.0 CONSTRUCTION AND SUPERVISION

4.1 OWNER BUILDS FOR CASH - NO BOND FINANCE - CATAGORY A

- 4.1.1 This owner will not be required to have inspections carried out by inspectors of the NHBRC (National Home Builders Registration Council).
- 4.1.2 This Owner's Architect or Draughtsperson shall be required to carry out full supervision of the project from start to completion and to submit copies of site inspection reports to the developers RESIDENT ARCHITECT.
- 4.1.3 Under no circumstances may an owner or builder proceed with building works unless the building is under the supervision of an Architect or Draughtsperson at all times.

4.2 OWNER BUILDS WITH BOND FINANCE – CATEGORY B

- 4.2.2 This Owner's plans will have to have been submitted to the Finance organization who will also require the Owner to pay the 1,3% of the contract price for statutory inspections by the NHBRC, which include the foundations and roof construction. The Contractor is to submit a copy of his registration certificate to the Residential Architect.
- 4.2.3 The Finance company will also require inspections by the Owner's Architect or Draughtsperson and their internal Building Inspector in terms of the loan granted.

5.0 QUALITY CONTROL AND ADHERENCE TO SPECIFICATIONS

5.1 In addition to the requirements of the HOME OWNERS ASSOCIATION manual, all houses are to comply with the statutory regulation laid down by: -

- THE NATIONAL HOME BUILDERS REGISTRATION COUNCIL
- THE S.A. NATIONAL BUILDING REGULATIONS
- THE RUSTENBURG LOCAL COUNCIL
- THESE ARCHITECTURAL SPECIFICATIONS AND GUIDELINES

5.1.1 WALLS EXTERNAL

All Face bricks will be A-grade that is to say 1st grade FACE Bricks.

Supplier: Corobrik

These can be purchased from the Developers yard providing stocks are available. Only 3 coloured Bricks will be considered. The Code numbers will be:

- 35 NETBEFB (Nebraska Travertine) - 26 CLTRDAA (Classic Blend FBS)

- Clay stock-Burnt Bricks

Please note: No cement bricks will be allowed in structure of houses.

5.1.2 ROOFS

All roofs to be designed and approved in terms of the NHBRC and National Building Regulations.

Marley Modern Antique Terracotta MDANTC

5.1.3 EXCAVATION WORKS FOR FOUNDATIONS

All excavations for foundations, before concrete is poured, will be checked by the or the Clerk of Works for approval, in addition to any others such as the Council Inspector or Bank Inspector.

The Council authorities will also approve / check all excavation works for foundations before the concrete is poured and the NHBRC or Council Inspector has been notified by the Builder.

The Architect will specify the mPa strengths of concrete for floors and footings.

Termite treatment will be required before the pouring of concrete.

5.1.4 POURING OF CONCRETE

Only Ready-Mix concrete will be considered.

Sample cubes must be handed to the Owners Architect for testing.

The Builder can only commence building work once the Owners Architect has given his approval in writing.

The concrete must be poured to the NHBRC or Council Inspector standards.

The builders should have all manuals on site and all builders should have the approval from the NHBRC or Council Inspector in writing to the Owners Architect.

5.1.5 **ALL BRICK WORK TO PLINTH LEVEL**

All brickwork to plinth level will be checked by the Owners Architect for squareness. All masonry must be cleaned. It must be face bricks or stone work. All bricks to be 1st grade bricks and the labour will be of a high standard. Brickforce is to be applied and all dagga mixing must be thoroughly worked through in a concrete mixer. Sample cubes must be given to the Owners Architect or Engineer for testing. Recess jointing and all perps jointing will be vertically straight. All bricks will be watered down to have bonding between the bricks and dagga.

All backfilling and compacting: There will be no clay filling. The compacting will be done in 200mm layers with a cement screed to the MPa compaction specification laid down by the Owners Architect. In the compaction of soil there must be termite treatment. After the compaction has been done, an mPa test will be conducted by the Builder in the presence of the Owners Architect, NHBRC or Council Inspector, Architect or Engineer (the Engineer may be present, if not the Clerk of Works will take preference). The Builder, for inspection, must contact The NHBRC or Council Inspector. The Builder may not pour any slabs, if the Owners Architect or Engineer has not received approval.

5.1.6 **POURING GROUND LEVEL SLAB**

The Builder may only cast slabs after all electrical, plumbing, Telkom or any service conduits have been laid and have been inspected by the Owners Architect, the NHBRC or Council Inspector.

5.1.7 **BRICK WORK**

Brickwork must be done at the utmost high standard and must be vertically straight, horizontally level and must be done strictly in accordance with the NHBRC standards of building. No rusted brick force will be allowed.

The brickwork must continue to roof height and only 1st grade materials will be allowed. All chasing for electrical piping and plumbing can only be executed with electrical cutting machines. No chasing will be allowed where cuttings are not made. Chasing will only be conducted between the cutting portions. No straight joints will be allowed. The Owners Architect, the NHBRC and Council Inspector will inspect the

brickwork. Any inferior works that is condemned, will be for the account of the Builder.

5.1.8 **WINDOWS AND DOORS**

All windows will be vertically and horizontally level and will be built into the wall with total depth of side ties that are solid between the wall and the window. All steel doorframes to be square. Between the frame and the door, wooden wedges to be installed so as not to allow the door to go out of squareness as building work takes place. The doorframes must be solid and regular grouting with dagga must be thrown into the doorframe cavity. When symptoms, occur the doorframe will be removed and no less than R500-00 fine will be imposed on the Builder. All tiebacks from doorframe into the wall, and all works as ascribed must be to the NHBRC working manual.

5.1.9 **FASCIA BOARDS**

Only SABS fascia boards will be considered (equal or similar). No wooden fascia boards will be accepted. Asbestos cement may not be used.

Only brass screws to be used to secure the Fascia boards to the trusses. Nails will not be accepted. Work will be done to the Owners Architect approval and the NHBRC's standards.

5.1.10 **CEILINGS**

Ceilings to be constructed with Rhino board/Rhinolite or Herculite Finish Timber feature ceilings will be considered.

No ceilings will be erected until all electrical, plumbing; Telkom and TV services have been completed. Only thereafter may the ceilings be installed and completed.

5.1.11 **PLASTERING**

Plastering must be completed before the ceilings are installed. Before plastering is applied, the walls must be thoroughly watered down for bonding to take place. The walls must be cleaned with trowels so that no loose dagga is present on the walls. After plaster has been applied, it shall be smoothed off with a steel trowel and all corners smoothed off using a rounding tool. All windows and doors to be worked off square.

The Walls will be measured for squareness and the rooms will be plastered to the same measurement length and breadth. If such materials have to be removed, the Builder shall be liable for all costs for labour and material. The Builder must submit samples of the sand that he uses for testing purposes before work commences. This to be approved by the Owners Architect on site.

In Bathrooms and Kitchens or any portions where wall or floor tiles will be used, if the Tiler does not receive square walls, the Plasterer will return to rectify the problem concerned. A R 500-00 fine will be applied to the Builder who will rectify the problem for the Tiler.

5.1.12 **TILES**

Only 1st grade tiles will be accepted throughout. When tiles are installed, a Golf Ball test will be conducted. If any tiles are found to be hollow, the Builder shall carry all costs of replacement. If the Tiler is a sub-Contractor reporting directly to the Contractor, the Tiler will be charged a fine of R and shall replace all inferior works – labour and material.

5.1.13 **ELECTRICAL**

All electrical works will be completed before the final painting is completed, and the Builder will be held responsible for touch ups or repairing, if necessary. Work will be inspected by the Owners Architect and a certificate of approval on Completion will be handed over. A fee will be charged for the installation of a site electrical connection by the Developer.

A provisional charge of R 2000-00 will be charged for the pre-meter type.

5.1.14 **PLUMBING**

All plumbing works must be completed after painting and finishing off has been done. On approval, the Owners Architect or Council Inspector will issue a certificate to be Architect who will give final approval. A fee will be charged for the installation of a site water connection by the Developer.

A provisional charge of R 1 500-00 will be charged for a temporary meter.

5.1.15 **PAINTING EXTERNAL**

The Painter may only use SABS approved paints to the satisfaction of the Architect, s and Developer. The application of all paints must be in accordance with the Manufacturer's manual. The Painting Contractor can only use colour codes, which are laid down by Plascon or an approved SABS manufacturer. Before such paints can be used, they must be approved by the Owners Architect. It must be noted that all steel must have the approved undercoating and all woodwork must have the approved protection on such materials so as to prevent the swelling of doors and windows. Oil is to be absorbed by the wood, so that there is no dryness of the timber.

5.1.16 **INSURANCES**

The Builder must submit documentary evidence to the Owners Architect for his insurances as follows:

1. Workmen's Compensation for workers.
2. Public liability no less than R2 million.
3. Registration of the NHBRC and his certificate.
4. Proof of Industrial Council registration.
5. Registration of Company name (cc or Pty Ltd or similar).
6. Proof of how many years' business has been conducted as Builder.
7. Proof of dwellings where works have been executed for the Clerk of Works or Residential Architect.
8. Vat Certificate & Registration.

5.1.17 **PAYMENT CERTIFICATES**

The Builder will qualify for Payment Certificates as laid down by the Banks where the home loan was approved. The Banker may have certain options to make use of the Residential Architect.

The procedures will be:

- a) The Owners Architect will approve the building works by way of the banks laid down specification.
- b) After these works have been approved by the Owners Architect, the Certificate will be given to the Residential Architect to be endorsed. If a Bank Representative is present, the Certificate will also be endorsed by the Bank Representative.

The Builder will then qualify for a Progress Payment to be made. The Builder will then make his own arrangements for his money to be paid into his account. The Developer, the Residential Architect or the Clerk of Works are not responsible if late payments are made.

To qualify for payments, it is the responsibility of the Builder to notify the Owners Architect 14 days in advance to have the approvals of the Owners Architect for site inspections. The Developer will not entertain any building program that has been stopped due to faulty construction works or Payment Certificates, which have not been paid by Banks.

The Builder undertakes to complete his works and will have sufficient capital to take him through if such inconveniences may arise. There will be a Program of works and a Tender price and if the building works exceed the program time allowed and there are no substantial reasons in writing, reported to the Owners Architect, a penalty of R1 000- per day will be applicable.

5.1.18 **FACILITIES**

The Builder will make his own allowances for toilets (the chemical removal type only on (7) seven days – 'long drops' will not be allowed), refuse dustbins and only (1) one Security will be allowed on site and under no circumstances will the Builder's workers

be able to sleep on site. The Builder's site must be kept clean and all his building refuse must be removed from site and be done on a weekly basis and be at the Builder's own costs. If the builder does not comply with this arrangement, the Owners Architect will inform the Builder in writing. The Builder will receive 3 warnings and the Developer will make arrangements to have these facilities put in place and provided for. The Builder will be charged R 5 000-00 per month or fined accordingly at no less than R 1 000-00 per fine.

If it is found that the water meter is bypassed or tampered with, the guilty party will criminally be charged, the water point will be removed and the Builder will be responsible for supplying his own water to site and shall bear the costs of re-installation.

5.1.19 **THE BUILDER'S BANKING DETAILS REQUIRED**

- c) Name of the Banking institution.
- d) Account Number.
- e) Type of Account.
- f) Branch Manager's name.
- g) Branch Manager's telephone number.
- h) Branch Manager's cell number.
- i) Builder's ID number.
- j) Builder's telephone number.
- k) Builder's cell number.

6.0 **MAXIMUM HEIGHTS OF BUILDINGS**

All stands have height restrictions, which are measured from the median ground level (the average height on the ground line as measured between the rear and the front of the building) to the highest point of the roof ridge. Maximum roof pitch is to be 30⁰.

ON STANDS RESTRICTED TO:

- 6.1 One storey – 5.5 meter.
- 6.2 One and a Half storeys – 6.5 meter
- 6.3 Two storeys – 8.5 meter.

No elevation of the ground floor on piers or pillars will be permitted.

7.0 DECLARATION

7.1 The Owner hereby declares that he has familiarized himself with the above requirements.

Signed by Owner

Signed by Developer

Date:/...../.....