

PEARL VALLEY

— HOME OWNERS ASSOCIATION —

BRR Annexure C – Penalty Chart / Revised Oct 2023

SG number: _____

No	TRANSGRESSIONS	Penalty
1	BUILDING CONTRACTOR COMMENCING PROJECT WITHOUT A SHOC	
a	Builder commencing new build without a SHOC	R 10 000
b	Builder commencing alteration (addition) without a mini SHOC	R 5 000
c	Netting must be completed before any work can commence	R 1 000
d	Commencing of work prior to Acknowledgment of Services (Annexure H) being signed	R 8 000
2	SITE REPRESENTATIVE / SITE FOREMAN	
a	No site representative / competent person / foreman on site	R1000
3	BUILDING CONTRACTORS BOARD / OTHER BOARDS	
a	Contractors board not displayed / kept neat / in an acceptable standard / not well secured	R 500
b	Contractors board displayed other than the one supplied by the HOA	R 500
c	Contractors site gate other than approved by the HOA Building Office	R 500
4	ENVIRONMENT	
a	Unauthorised encroachment onto neighbouring erven or public space	R 1 000
b	Machinery / vehicles not serviceable / leaking fuel or oil onto soil or road	R 1 000 + cost
c	Making of fire or burning waste	R 2 500 + cost
d	Not controlling invasive plant species on site and verge	R 500
e	Soil erosion not prevented or controlled	R 1 000 + cost
f	Sand piles not covered adequately to prevent dust	R 500
g	Hazardous materials not effectively contained / stored	R 500
h	Solid waste / rubble not effectively contained / no container present	R 1 000
l	Liquid waste not effectively contained / running off site	R 1 000
J	Concrete/ mortar / cement powder / paint contaminating soil	R 1 000
k	Excessive noise / noise outside work period	R 1 000
l	Damaging / interfering with or polluting fresh water or agricultural water supply or bodies	R 2 500 + cost
m	Disposing of building material / contaminated water / rubbish into sewer or storm water system	R 2 500 + cost
n	Delivery vehicle dropping material on public road or other erven / verges	R 2 500 + cost
o	No chemical toilet on site / dirty / unhygienic (only green & blue toilet allowed)	R 1 000
p	Workers relieving themselves in any area other than site toilet	R 2 500 + expulsion
q	Unauthorised entrance into or driving through biodiversity / wetland area	R 10 000 + expulsion
r	Skips not adequately covered after hours.	R 500

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5 SERVICES (ROADS)						
a	Road verges and road not kept neat and clean					R 1 000
b	Damage to adjacent services / kerbs / roads (fine excludes reinstatement cost)					R 1 000 + cost
6 ACCESS CONTROL / CONTROL OF LABOUR / HEALTH & SAFETY						
a	Not adhering to the Access Control Rules of the Estate					R 1 000
b	Contractor employee walking around away from site / has a minor on site					R 1 000 + expulsion
c	Threatening or abuse of any Security / Estate personnel					R 2 500 + expulsion
d	Not wearing a reflective vest					R 500 + expulsion
e	Contractor's employee's substance abuse					R 1000 + expulsion
f	Vehicles found left parked on Estate outside of permitted working hours without HOA permission					R 1 000
g	Gates not secured and locked after hours / weekends.					R 1 000
h	Not adhering to general health & safety rules endangering public.					R 1 500
7 TRAFFIC CONTROL						
a	Kilometers/hour	1 st Transgression	2 nd Transgression	3 rd Transgression	4 th Transgression	
	40 - 45 km/h	R500.00	R1000.00	R2000.00	R10000.00	
	46 – 50 km/h	R1000.00`	R2000.00	R4000.00	R10000.00	
	Above 51km/h	R2000.00	R4000.00	R5000.00	R10000.00	
b	Reckless driving (not abiding by traffic rules)					R 1 000
c	Cutting the Traffic Circle					R 500
d	Illegal parking / driving / walking (between 07:00 – 19:00), e.g. verges, golf cart paths, open areas, private parking lots, private farms, including the Club House Porte Cochère					R 500
e	Verbal abusing, disrespecting or challenging the Speed Control Officer					R 1 000
f	Overloading / passengers not contained within vehicle					R 500
Note: Traffic Control Rules						
The Contractor has the option to accept the contravention and penalty; or						
The Contractor will be put off the Estate, his/her access removed, and contravention cancelled. The Estate will not consider appeals for Traffic Rule violations.						
8 ROADS, NEIGHBOURING ERFS & VERGES						
a	Not immediately cleaning sand / stone / mud / diesel / oil / other building material in front of erf					R 500 + cost
b	Kerbs / paving / manhole covers / irrigation valve boxes in front of building site not properly protected					R 500 + cost
c	Storing of building material on neighbouring erf / outside of erf boundaries					R 500
e	Storing material / skip / equipment in road and obstructing flow without permission.					R 2 500
f	Obscuring traffic flow without flagmen dressed in Health & Safety gear.					R 500

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9	DELIVERIES	
a	Delivery vehicle not leaving the Estate immediately after delivery	R 1 000 + expulsion
b	Delivery vehicles not fully informed of destination address / arriving outside allowed hours	Deny Access
c	Mixing of building material not taking place on inside of erf	R500
d	Vehicles larger than triple axle or double trailers need to uncouple at gate	Deny Access
e	Damages caused by delivery trucks / spillage of concrete on roads / washing off concrete outside erf	R 1 000 + expulsion + repair
f	Concrete trucks washing off concrete outside erf / not cleaning concrete spillage before leaving site	R 2 500 + expulsion + cleaning cost
10	BUILDING HOURS	
a	Working late without permission outside the set working hours of the Estate / 07h00-18h00	R 5 000
11	SITE NEATNESS / NETTING	
a	Netting not 1.8m high / not green / or black / not minimum density of 80%	R 500
b	Poles not level / not straight / not equidistant / not planted deep enough to prevent sag & lift	R 500
c	Netting not tight / torn / not clean / no cross support at top / supports towards outside of netting and secured to ngl.	R 500 / day
d	Not getting permission from HOA Building Office before removing netting	R 1 000
12	WATER METERS	
a	Water meter not properly protected / tampered with / bypassed	R 2 500 + cost
b	Water meter not properly accessible / visible for reading	R 1 000
13	RUBBLE & EXCAVATION	
a	No waste bin / no paper camp / no litter control / not keeping these neat, tidy & screened	R 1 000
b	Refuse dumped in Estate skip / on other places within the Estate	R 2 500 + expulsion
c	Erf not kept in an acceptable tidy state e.g. papers, building rubble, excess material laying around, etc.	R 1 000
d	No washing of vehicles / equipment will be allowed on the Estate	R 2 000
14	CONTAINERS	
a	No signage / no dents / no rust / no scratches allowed on container	R 500
b	Colour to be green or grey	R 500
c	Not placed level / not on erf / building material stored against or on top of container	R 500
d	Shed / site office not in a neat condition	R 500

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15	STREETS, VEGETATION, PUBLIC LANDSCAPING	
a	Damage to road and/or verge / disturbance to landscaping / parking on neighbours or Estate verges	R 1 000 + cost
b	Illegal removing of any tree	R 10 000
16	ILLEGAL OCCUPATION	
a	Illegally storing furniture or moving into the property before Drakenstein Municipality and HOA occupation was granted.	R 5 000 per day + Forfeit of Builders Deposit + Reserving our right to take further action
17	DESIGN GUIDELINES / PLANS / DRAWINGS	
a	No approved and stamped HOA plans on site	R 2 500
b	No approved and stamped Local Authority plan on site.	R 2 500
c	Deviating from HOA approved plans aesthetically and structurally without approved Rider Plans.	Up to R 20 000
d	Changing landscaping to non-approved standards without HOA approval.	R 7 500

Notes: Where needed the cost will be determined and forwarded to the Builder despite any penalties issued.

Workers, Sub-contractors, Suppliers & Professionals related to a project will be the responsibility of the specific Main Contractor / Builder.

Signed at _____ on _____ 20_____.

Name of builder (representative)

Signature

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