

SEATON ESTATE
DEVELOPERS AND CONTRACTORS PROTOCOL

A. Definitions

- “Sherpa”** - being Sherpa Trade and Invest 31 Proprietary Limited, the primary land developer
- “Association”** - being the Seaton Management Association (RF) NPC
- “Developer”** - being the developer of a Site within Seaton who may award building contracts to a third party
- “Contractor”** - being the building contractor appointed by the Developer to undertake building works within Seaton, and is deemed to include all agents and subcontractors of the contractor
- “Open Spaces”** - being the open spaces and conservation areas
- “Owner”** - being the owner of a Site within Seaton who may award building contracts to a third party
- “Site”** - being the Developer’s/Owner’s property
- “EMP/S”** - being the Environmental Management Plan/s for Seaton, site dependent as amended and/or issued from time to time
- “Municipality”** - being the KwaDukuza Municipality

B. Preamble

This document forms part of the Contract of Sale and must be read in conjunction with the EMP/S.

All construction related work will visually impact upon the environment. Each Contractor must, therefore, take care to control this impact and comply with both the EMP/S and any reasonable requests made by Sherpa or the Association from time to time.

C. Prior to the commencement of construction

The following conditions are to be fulfilled prior to the commencement of construction:

1. A damage deposit to be paid to the Association by the Developer/Owner of individual Sites. This amount may be adjusted annually, and the onus is on the Developer/Owner to obtain the latest damage deposit fee.
2. A construction levy will become payable to the Association by the Developer/Owner. These amounts will become due and payable monthly from commencement of construction until the issue of a completion certificate by the Association. This amount may be adjusted annually, and the onus is on the Developer to obtain the latest construction levy amount.

3. A letter from Council confirming the approval of the architectural plans and the stormwater management plan is to be provided to the Association.
4. A copy of the approved plans (architectural and stormwater) to be provided to the Association.
5. The Contractor is to be briefed on the terms and conditions of this document.
6. The Contractor shall be obliged to take contractors all risks cover with the Association's insurer which cover shall be in place at Site handover and proof thereof submitted to the Association's representative at Site handover
7. A Site handover meeting will be required prior to the contractor moving onto Site or storing any materials or soil on Site. The meeting is to be attended by the Association's representative, Owner/Developer/Contractor, and principal agent.
8. The name of the safety officer is to be provided to the Association.
9. The name and contact number of the Principal Agent appointed, is to be provided to the Association. The appointment letter is to be signed by the Principal Agent.
10. A copy of the ECO's letter of appointment, if an ECO is required for the Site, is to be provided to the Association.
11. Approval of the landscaping plan from the Design Review Committee.
12. Proof that the contractor is NHBRC registered and has registered the development/dwelling with the NHBRC.
13. Security access arrangement for all workers are to have been made in accordance with the Security Protocol.

D. Introduction

The way a Site is prepared prior to the commencement of actual building work will have more impact on the state of the environment than at any other stage of the development. For this reason, Sherpa and the Association require the following procedures to be strictly adhered to.

E. Procedure

1. The Developer/Owner must give Sherpa or the Association at least 14 days' notice of his intention to start building or to clear the Site, and at that stage provide the name of the Contractor who has been appointed to either supervise or carry out the Site preparation work and other work. This record is to be kept at the Association office.
2. All communication regarding the building work will be done through the Principal Agent. Day to day communication regarding the Site will be with the main Contractor.
3. The location of the driveway, as indicated on the Site development plan, must be clearly marked and this will be the only access used on to the Site. A PUD Site can apply for a second entrance.
4. No street furniture will be removed without the express written consent of the Estate Manager. The cost hereof will be for the Developer's account.
5. Fences around the construction Site must be 1,8m high. The fence must be covered with

green shade cloth of 80% density equaling 20% visibility in factor must be used to fence off the Site prior to any construction taking place. The shade cloth must be 3m in length wrapped around both sides of the fence. Poles must be treated and cut of equal length. Upright poles must be 75/100mm poles and stays posts 50/75mm. Econo weld mesh must be placed on the inside of the 80% green factor shade cloth. Three strains of 3.15 wire must be used to secure the mesh to the fence. Flat batons must be used to secure the fence on the outside attached to each pole. The batons must be painted green. Only new materials may be used when installing a fence.

6. The location of the footprint, actual foundations and the driveway between the Site boundary and the footprint must be marked by a qualified land surveyor before any clearing may be done. Whilst the pegs will be pointed out to the owner by Sherpa earlier on, it is very likely that these pegs may have been moved/lost over a period of time and hence the necessity of re-pegging the Site and footprint. Co-ordinates of the peg numbers can be obtained from the Association offices or Sherpa. The cost of re-pegging will be borne by the Developer/Owner.
7. Only that portion of the allowed footprint which is required for building work and the driveway may be cleared of vegetation during the construction phase.
8. The Site must be closed after hours with a suitably constructed gate (covered in green 80% factor shade cloth). External batons are to be painted dark green.
9. Only forest green or grey containers will be allowed on Site to be used for storage of materials or Site offices. No caravans, park homes or wendy houses will be permitted.
10. Regular inspections will be carried out during the building operations to ensure that there is no encroachment on to the open spaces or adjoining Sites. Should any damage occur to the vegetation it is to be repaired as soon as possible at the Developer's/Owner's expense.
11. The speed limit on Seaton is 40km/hour.
12. Trucks no longer than 10m in length and not weighing more than 15 tons will be allowed in. No more than 10 truckloads per development will be allowed onto Seaton per day. As a rule of thumb, no trucks will be allowed onto Seaton if they are restricted from use on national and provincial roads. The driver of the truck is to provide a tally to the security personnel reflecting the tonnage of his truck.

The following items pertain directly to building Sites and should be specifically noted by Developers and their Contractors:

13. Wherever possible all Contractor's yards and camps will be located in disturbed areas, which will be agreed by Sherpa or the Association prior to work commencing. These must be screened with 80% factor green shade cloth.
14. No Contractor will be permitted to extend their activities beyond the boundaries of their Site. The necessary precautions to prevent pollution, contamination, or nuisance to adjoining areas must be taken.
15. Contractors must make adequate provision for screened temporary chemical toilets situated for the use of their employees on the Site and these are to be kept neat, clean, and hygienic at all times.

16. Storage and removal of Site refuse, litter and rubbish must be very carefully controlled throughout development. Ad hoc rubbish pits and the burying of building rubble will not be permitted. All refuse must be removed from Site and disposed of at the Municipality's refuse Site (or similarly approved Sites) on at least a weekly basis. Builder's rubble may not be retained on Site but is to be removed weekly.
17. No trees or shrubs may be removed without prior written permission of the Association.
18. Contractors must take great care to avoid the introduction of any alien plant species to the Site.
19. The Contractor must exercise special care with the storage, handling and transport of all materials which could adversely affect the environment or damage the roads and verges.
20. No trees or shrubs may be removed, disturbed, or pruned within the open spaces. Any breach of this will be treated most seriously and a fine of R10 000 per tree, shrub or per any other related offence may be imposed.

The following points are stressed:

21. The Developer must take specific notice of the steepness and soil characteristics of the Site and must familiarize himself with the potential problems of erosion when working on Site.
22. Gravel is to be placed on at least 3m to the entrance of the Site to minimize the amount of soil "driven off Site" by vehicles during construction.
23. Sandbags are to be placed at the entrance to the Site at the close of business each day to prevent soil wash away.
24. Contractors or their staff involved in the development Sites may not enter the open spaces at any time.
25. Contractors are requested to consider adjoining landowners especially where adjoining Sites have been developed. This has specific reference to working hours, noise, changing of clothes and tidiness.
26. Construction noise must be kept to a minimum wherever possible both from the nuisance factor to adjoining landowners and the detrimental impact upon the natural fauna. In particular, the use of sirens and hooters will not be permitted.
27. By the end of the building phase, the Developer will be required to implement an approved landscape plan of their Site.
28. No fires will be permitted, and Developers must make adequate alternative arrangements.
29. All Developers/Contractors are to ensure that the roads and verges alongside their Sites are kept neat and tidy.
30. Developers must make provision in a responsible manner to prevent direct or indirect contamination of the water or pollution of the Site. Adequate precautions to prevent run-off water and spillage from reaching roads and the open spaces must be made.
31. Measures are to be implemented to control stormwater run-off from Site and are to be approved by Sherpa and/or the Association and the Municipality prior to the

commencement of work on Site in accordance with Annexure "C" hereto.

32. The development can become vulnerable to water and wind erosion and Contractors must ensure that proper and adequate precautions are taken at all times to control erosion through the use of cut-off drainage, vegetative retention methods or whatever other approved methods the Contractor deems necessary.
33. Washaways or erosion must be contained by acceptable stormwater control methods. Careful monitoring of the stormwater management during construction will be undertaken by the Association.
34. All retaining wall systems should be put in place without delay and in accordance with an engineer's design and approved by the aesthetics committee, being designed as per the requirements of the Design Code. Retaining walls should be planted up as soon as possible. All engineer designed banks and retaining wall systems will require a certificate from an appointed engineer prior to a final building completion certificate being issued by the Municipality.
35. All construction at Seaton must comply with the requirements of the Occupational Health and Safety Act and, more specifically with the New Construction Regulations and the Compensation for Injuries and Diseases Act. Copies of the toolbox meetings are to be kept on Site for inspection.

F. Staff Control

It is the responsibility of the Developer/Contractor to always maintain control of the staff employed on Site and in this regard, staff is deemed to include agents and subcontractors and the following shall apply, which will be subject to change from time to time to accommodate future technology:

1. Access control will be as follows: having registered on the biometric system or having obtained an access card for all workers, the Contractor's vehicle and driver will enter through the vehicle entrance boom by the driver presenting his access disc or using the biometric system. The passengers will enter through the pedestrian access by each presenting their access disc or using the biometric system. They must then get back into the vehicle and be driven to their Site. No person may walk on the road.
2. An administration fee will be payable annually per staff member that is registered to the Association. The registration of every staff member will be deactivated annually. The company will need be required to re-register all employees in the new year. The administration fee may be adjusted annually by the Association.
3. The Developer/Contractor shall maintain a register of staff employed on Site (whether permanent or temporary) which register may be inspected by Sherpa or the Association from time to time.
4. Days and Hours of work – construction work shall be limited to the time between 07h00am and 17h00pm Monday to Friday and 07h00am to 14h00pm on Saturdays. Once residents have taken occupation, construction work on a Saturday will eventually fall away. Saturday work will be limited to no machinery use. No work will be allowed on a Sunday or public holiday.
5. Arrangements are to be made for staff to be collected at a designated point some

distance from the gatehouse/s and taken by vehicle to Site and the opposite is to apply at the end of the working day. No collection of staff is to occur at the entrance/s or in the vicinity of the entrance/s to Seaton.

6. No staff may wander around the streets or open spaces of Seaton. They must remain on Site.
7. Workers can only leave a Site if transported by vehicle. No workers will be allowed to walk between Sites or to the exit gates.
8. In the case of construction on more than one Site, movement of personnel between the Sites is restricted to vehicles fit for transport.
9. Contractors may allow a maximum of 1 security guard to stay overnight on Site if they use the security company used by the Association. This Association must be informed in advance.
10. Contractors are responsible for the conduct of all the sub-contractors on Site. It is the main Contractor's responsibility to ensure that all sub-contractors are made aware of and abide by the EMP, Security Protocol, the rules, and this document.
11. The Contractor shall provide Sherpa or the Association with the 24-hour contact details of its representative authorized to respond to any emergency calls.
12. All construction workers are expected to behave in a workmanlike manner. Behavior shall not disturb other residents or activities on Seaton. The Estate Manager or the Security Manager shall have the right to control behavior and noise generated by construction workers and to ban disruptive or disrespectful workers from Seaton.
11. No worker employed by the Contractor shall be entitled to be on the Site other than during the hours as stipulated above unless the prior written consent of the Estate Manager or the Security Manager is given.
12. No after hours' work is permitted unless with the prior consent of the Estate Manager or the Building Control Manager.
13. A supervisor or foreman shall be appointed to control the Site. No such supervisor/foreman will control more than three Sites on Seaton at any one time. He is to be on Site or immediately available during working hours and will be deemed to be representing the contractor in that person's absence.
14. All Sites are to ensure that they have a people allocated to sweeping the roads outside their Site to maintain the road in a clean state throughout the day.
15. No consumption of alcohol is permitted on Site unless there is a specific occasion (i.e., a roof wetting) in which case prior written consent is to be obtained from the Estate Manager. Fines will be issued for non-compliance.
16. Hard hats are essential and must be by any person who enters a construction Site. No open shoes will be allowed on a construction Site, only closed steel tip when necessary. A Site will be deemed a construction Site until such time a completion certificate is obtained from council.

G. Connection to Services

Applications for connection to all services (sewer, water, and electricity) and the communication system is to be made with the Building Control Manager when arranging a Site handover.

H. Environmental Management Plan

Seaton is governed by the EMP/S which is/are to be strictly adhered to. The Contractor shall ensure that the provisions of the EMP/S are implemented and adhered to and shall request advice from their appointed Environmental Control Officer (ECO), if applicable.

Cement mixing will only be allowed to be carried out in mixing trays, wooden box or on a completed cement floor area. Cement mixing on open ground is a violation of the EMP principles, and the Developer/Owner will be fined without warning. Contaminated soil as a result of concrete or cement spills must be removed from Site.

I. Responsibility for damage to property

The Developer will ultimately be held responsible for any damage resulting from the negligence of any parties in their employ.

J. Meetings

Sherpa or the Association may from time to time call upon the Developers/Contractors to attend meetings to address matters of mutual concern. It is incumbent upon the Developers/Contractors to ensure that a qualified representative attends such meetings.

K. Fines

Contraventions of this Protocol will attract letters of warning and if the problems persist Sherpa or the Association will be entitled to impose fines on the Developer/ Contractor. A list of fines is attached to this document as Annexure B.

L. Signage

The Contractor may only erect a construction sign in the form approved by Sherpa, The Homeowner Association, and the Local Authority.

The sign shall accommodate the street address, lot number, architect's name, engineer's name, builder's name and if approved by the Owner, the Owner's name.

The developer may erect limited marketing/advertising signage which must have the approval of Sherpa or the Association.

No other signs of Contractors, sub-contractors, suppliers, financing companies or any other party may be erected on Site.

The construction sign must be in accordance with the design and dimensions as shown in Annexure "A". The sign is to be erected within 7 days of Site handover and at a position agreed at the Site handover meeting.

M. Parking

Construction vehicles shall not be parked in any area other than on the building Site. Parking on the road verge will not be permitted as this will damage the pop-up sprinkler system. No construction vehicles are to park on any verges. Vehicles shall be parked with due consideration for other users of the road. Any damage caused by parking of

construction vehicles will be repaired by the Developer or Contractor at his expense.

N. Storage of Materials

All construction materials shall be stacked neatly behind the shade cloth at the Site.

O. Final Clean-up

At the conclusion of the construction work, the Contractor shall restore all pavements, roadways, verges, ditches, and drainage channels to their original condition save for the instances where the approved design calls for an amendment. Where necessary, verges are to be levelled to their original condition. Sherpa, or the Association will only sign off the As-built plans once the completion inspection reveals that the Site and the affected verges are in a neat, safe condition. The damage deposit fee will only be refunded once Sherpa or the Association are satisfied that the verges are in a satisfactory condition, that all fines are paid, and the building has been built as per the as-built plans.

P. Adjacent Sites

No encroachment onto the neighboring Sites will be permitted without the prior permission of the owners of such Sites and Sherpa or the Association.

Q. Deviation from approved plan

The Contractor shall not deviate from the approved plans without being in possession of amended plans approved by Sherpa or the Association and the Local Authority.

R. Approved Plans/Site Handover and deviation from approved plans:

Construction may only commence on production of plans approved by the Association and the KwaDukuza Municipality's Planning Department, and presentation of these plans at Site handover.

S. Breach

In the event of the Contractor being in breach of any obligations in this Protocol, Sherpa or the Association shall be entitled to one or more of the following remedies: -

- a) Give written notification to the Contractor to remedy the breach within 24 hours;
- b) Suspend the Contractor's access to the Site until the breaches have been remedied;
- c) Insist on rectification of the breach at the cost of the Contractor;
- d) Issue a written warning;
- e) Imposition of a fine or other sanction as determined by Sherpa or the Association.



SEATON
 NEW RESIDENTIAL DWELLING
 ON LOT XXXX
 FOR MR & MRS XXXXXXXX

ARCHITECT XXXXXXXXXXXXXXXXXXXX	XXX XXX XXXX
BUILDING CONTRACTOR XXXXXXXXXXXXXXXXXXXX	XXX XXX XXXX
PRINCIPAL AGENT XXXXXXXXXXXXXXXXXXXX	XXX XXX XXXX
STRUCTURAL ENGINEER XXXXXXXXXXXXXXXXXXXX	XXX XXX XXXX
QUANTITY SURVEYOR XXXXXXXXXXXXXXXXXXXX	XXX XXX XXXX
LANDSCAPER XXXXXXXXXXXXXXXXXXXX	XXX XXX XXXX
EMERGENCY CONTACT : XXXXXXXXXXXXXXXXXXXX XXX XXX XXXX	

DANGER

**DEEP EXCAVATION
WORKERS OVERHEAD**



**NO UNAUTHORISED
PERSONNEL**

**SAFETY INDUCTION MUST BE
OBTAINED PRIOR TO ENTERING SITE**

**BOBCAT & HEAVY
MACHINERY OPERATING**

ALL VISITORS TO REPORT TO SITE OFFICE

ANNEXURE A: DEVELOPER/CONTRACTOR SIGNBOARD

INSTRUCTIONS:

- 1) Typeface to be used shall be Helvetica Medium. It is recommended that the standard Helvetica Medium letters are used.
- 2) Sizes of lettering and dimensions are indicated as per diagram below and shall be strictly adhered to.
- 3) All professional services involved on the project are to be shown.
- 4) Project name and owner shall be white lettering on Plascon B5-7 Warhol background. Surrounding border and lines under professional titles shall be black.
- 5) Professional titles and company names shall be black on white background.
- 6) Midnight Navy R:3 / G:22 / B:44 – C:100 / M:87 / Y:49 / K:69
- 7) Champagne R:162 / G:142 / B:120 – C:32 / M:37 / Y:48 / K:18
- 8) The client has an option to add a render to the sign board approved by the Association

ANNEXURE B: PENALTY PROTOCOL

The following procedures will be followed should any Contractor, service provider, sub-contractor or any of their employees/agents be in breach of any Rules and Regulations as set out by the Association.

1. Written or verbal notification will be given to the Contractor, service provider, sub-contractor, or individual employee to remedy the breach within 24 hours as per the Schedule below.
2. A fine will be imposed as listed below or as decided by the Association's Directors with an administration fee of R 200.00 charged per invoice issued. If the offence is repeated following the initial fine, fines will be imposed on a daily basis until such time as the fines are paid in full and the transgression rectified.
3. Rectification of the breach will be made at the cost of the Owner should this breach not have been rectified within 24 hours.
4. If need be, and depending on the nature of the breach, the Contractor's access to the Site may be suspended. Any contractual delay claims will be for the Contractor's expense.
5. The Contractor, Service Provider, Sub-Contractor, or employee may be banned from the Site should the offence continue to be committed.
6. The principal contractor is responsible for his sub-contractors working on the Site and to ensure they are properly inducted, and aware of the Seaton protocols.
7. The last resort will be a permanent banning from Seaton.

All fines are to be paid within FOURTEEN DAYS of issue. The fine can only be appealed once the fine has been paid in full.

Where any costs are incurred to effect repairs due to the above offences, the owner/purchaser of the Site will be responsible to pay for such repairs. Failure to pay the fine or for the repairs within the period specified by the Association will result in access to Seaton being suspended until such payment is received.

The Association reserves the right to revise the guideline of fines from time to time without notice.

The list below is not exhaustive, and any breaches of any protocols not listed will be dealt with accordingly.

	OFFENCE	FIRST OFFENCE	SECOND OFFENCE	REPEATED OFFENCE
1	Unroadworthy Vehicle	Verbal Warning	R500.00	R5,000.00
2	Dangerous, negligent and tailgate driving / speeding	R1,000.00	R2,000.00	R5,000.00
3	Parking in gardens / vegetation	R250.00 + costs	R500.00 + costs	R2,000.00 + costs
4	Parking – Causing an	R250.00	R500.00	R1,000.00

	obstruction			
5	Dangerous loads – Goods and people	R500.00	R1,000.00	R3,000.00
6	Spillage on roads	R1,000.00 + costs	R2,000.00 + costs	R5,000.00 + costs
7	Damage to verges / roads / vegetation / trees / curbing	R5,000 + costs	R10,000.00 + costs	Banned from Site
8	Littering	Written warning	R2,000.00	R5,000.00
9	Interfere with Game / poaching	R50,000.00	R50,000.00 + Banned	
10	Possession and selling of alcohol and drugs	R2,000.00	R5,000.00	Banned from Site
11	Failure to use washroom / toilet area	Written warning	R1,000.00	R2,000.00
12	Walking on foot outside of the building Site	R5,000.00	R20,000.00	R30,000.00
13	Damage to street facilities – Light poles & fittings	R2,000.00 + costs	R5,000.00 + costs	R10,000.00 + costs
14	Damage to services	R2,000.00 + costs	R5,000.00 + costs	R10,000.00 + costs
15	Use of main entrance while transporting labour and goods	R1,000.00	R2,000.00	R5,000.00
16	Failure to secure Site when not in use	Verbal warning	R2,000.00	R5,000.00
17	No toilet or Insufficient services on Site	Written warning	R2,000.00	R5,000.00
18	Inadequate litter area or non on Site	Written warning	R2,000.00	R5,000.00 + closure of Site until rectified
19	Burning / open fires on Site	R500.00	R2,000.00	R5,000.00
20	Storage of equipment / materials on verge or adjacent Site	R1,000.00 + costs	R2,000.00 + costs	R5,000.00 + costs
21	Deviation from plans without approval	R5,000.00	R10,000.00	Banned from Site
22	Building without approved plans / Not adhering to estate rules & regulations	R10,000.00	R20,000.00	Banned from Site
23	No foremen / Supervisor on Site	Written Warning	R1,000.00	R2,000.00
24	Labour not properly clothed – no hard hats / harness / safety shoes	R1,000.00	R2,000.00	R5,000.00

25	Incorrect signage	R500.00	R1,000.00	R5,000.00
26	Failure to comply with written notice / instructions	R2,000.00	R5,000.00	Banned from Site
27	Failure to install signage timeously	R1,000.00	R2,000.00	R5,000.00
28	Tampering with services	R5,000.00 costs +	R10,000.00 costs +	Banned from Site
29	Encroachment of building line and or services	R5,000.00 costs +	R10,000.00 costs +	R20,000.00 costs +
30	Failing to comply with EMP – Mixing of cement on open ground is illegal	R5,000.00	R10,000.00	R20,000.00
31	Failing to install and maintain stormwater controls	R5,000.00 costs +	R10,000.00 costs +	Banned from Site
32	Failure to install stormwater attenuation tank	R5,000.00	R10,000.00	R15,000.00
33	Failure to rehabilitate areas on instruction	R2,000.00 costs +	R5,000.00 costs +	Banned from Site
34	Pollution	R2,000.00 costs +	R5,000.00 costs +	Banned from Site
35	Failure to erect and maintain shade cloth	R1,000.00	R2,000.00	R5,000.00
36	Unauthorised removal of trees or vegetation	R5,000.00 costs +	R10,000.00 costs +	Banned from Site
37	Recruiting of casual labour at the gate or vicinity thereof	R2,000.00	R5,000.00	Banned from Site
38	Unauthorised weekend work	R5,000.00	R10,000.00	Banned from Site
39	Damage to roads	R2,000.00 costs +	R5,000.00 costs +	R20,000.00 costs +
40	Loffelstein not planted up	R1,000.00	R2,000.00	R5,000.00
41	Illegal water / electrical connection	R2,000.00	R5,000.00	R10,000.00
42	Failure to remove building rubble from Site	R2,000.00	R5,000.00	R10,000.00 costs +
43	Compromising security – swopping of access cards / non swiping / no declaring of staff	R10,000.00	R20,000.00	Banned from Site
44	Failing to produce ECO / H&S reports	R2,000.00	R5,000.00	Banned from Site
45	Driving with no licence	R10,000.00 and banned from		

		Site		
46	Speeding	R1,000.00	R2,000.00	R3,000.00
47	Begin build without a Site handover	R2,000.00	R5,000.00	R10,000.00
48	Allow a client to move in without a completion / handover certificate from the HOA	R2,000.00	R5,000.00	R10,000.00

ANNEXURE C: ON-SITE STORMWATER POLICY

The stormwater drainage system in Seaton has been designed to the requirements of the KwaDukuza Municipality. The developers and residents of Seaton must ensure that all runoff from hardened areas is properly directed to this system.

It is important to note that the soils within Seaton are highly erodible sandy soils and this must be considered when addressing on Site Stormwater control.

It is a requirement of the development that each Site must prepare its own Stormwater Management Plan and have its own Stormwater Attenuation Tank (SAT). The Stormwater Management Plan must be submitted along with the Architects submission drawings in the form of a drawing prepared by a Registered Professional Engineer identifying Stormwater Control during and after construction. All concentrated flow from the Site is to be detained in the SAT. The SAT will form part of the Stormwater Management plan for each Site.

Further, all runoff from grassed areas which may concentrate against a boundary fence or similar obstruction must also be directed to the municipal system, via the SAT or must be spread such that the discharge does not create erosion downstream from the point of discharge.

The SAT that will accept the stormwater runoff from the Site and attenuate the flow of a 1 in 50 year storm to that expected during a 1 in 10 year storm.

The SAT is also intended to function as a silt trap and must be in place prior to any other construction work taking place on the Site.

The stormwater entering into the SAT should discharge into the chamber furthest from the stormwater manhole that the discharge pipe will tie into. Care must be taken to ensure that silt is cleaned from the chambers as often as is necessary to keep the system functioning. In this regard it will be the property owner's responsibility to ensure that this occurs to the satisfaction of the Local Authority and the Estate Manager.

It is the Developer's responsibility to employ a competent Professional Engineer to design the stormwater management plan and SAT appropriate for the construction activities to be undertaken on the Site. Such system must however be able to function in the manner that the above principles provide for and must be certified as such by the Engineer.

No development will be permitted on any Site unless such a system has been designed for and constructed in accordance with the above guidelines and in accordance with the stormwater management plan.

We do always hereby accept the terms and conditions of the Management Association's Developers and Contractors Protocol and undertake to abide by the rules and regulations of these.

We also undertake to pass these rules onto our sub-contractors entering Seaton from time to time.

All fines will be paid timeously irrespective of whether it is the main contractor or one of his sub-contractors that have committed the transgression.

We hereby also acknowledge the Environmental Management Plan/s (EMP/s), undertaking to adhere to the requirements of this EMP/s throughout the construction process.

Signed at _____ on _____ day of _____ 20__.

..... DEVELOPER / OWNER

..... CONTRACTOR

..... PRINCIPAL AGENT

..... REPRESENTATIVE OF ASSOCIATION