

**Chaminuka Wildlife Estates**

**ANNEX TO “CWE HOME OWNERS RULES”**

**ARCHITECTURAL GUIDELINES AND  
BUILDING SPECIFICATIONS**

**Incorporating Architectural and Aesthetics Guidelines, "Control of Building Activities" and Rules of Conduct for Contractors, Sub-contractors & Suppliers"**

**TABLE OF CONTENTS**

1.	<b>INTRODUCTION .....</b>	<b>1</b>
2.	<b>PHILOSOPHY.....</b>	<b>2</b>
3.	<b>INTERPRETATION .....</b>	<b>3</b>
4.	<b>THE APPROVAL PROCESS .....</b>	<b>3</b>
5.	<b>THE BUILDING PERFORMANCE DEPOSIT.....</b>	<b>5</b>
6.	<b>COPIES REQUIRED .....</b>	<b>6</b>
7.	<b>INFORMATION TO BE PROVIDED ON DRAWINGS SUBMITTED FOR STAGE 1 AND 2 APPROVALS.....</b>	<b>6</b>
8.	<b>PLANNING CONTROLS.....</b>	<b>8</b>
9.	<b>SERVICES .....</b>	<b>10</b>
10.	<b>BUILDING DESIGN AND ARCHITECTURAL GUIDELINES.....</b>	<b>10</b>
11.	<b>BUILDING REQUIREMENTS .....</b>	<b>12</b>
12.	<b>PROHIBITED BUILDING MATERIALS .....</b>	<b>15</b>
13.	<b>ENVIRONMENTAL CONTROL AND LANDSCAPING.....</b>	<b>15</b>
	<b>ANNEXURE A: Control of Building Activities .....</b>	<b>18</b>
	<b>Annexure B – Contractor Rules .....</b>	<b>20</b>
1.	<b>ACCREDITATION OF BUILDERS BY DEVELOPER.....</b>	<b>21</b>
2.	<b>DISCIPLINE AND CONTROL OF LABOUR.....</b>	<b>21</b>
3.	<b>ACCESS CONTROL &amp; DRIVING ON THE RESERVE.....</b>	<b>23</b>
4.	<b>FINES WILL APPLY AS FOLLOWS:.....</b>	<b>24</b>

## **CHAMINUKA WILDLIFE ESTATES AGREEMENT – PHASE 1**

### **1. INTRODUCTION**

- 1.1 The purpose of these Architectural Guidelines and Building Specifications for the Chaminuka Wildlife Estates (“CWE Estates”) and its first phase development of plots/homes, amenities and facilities “Phase 1”, is to encourage individual creativity, and a harmonious sensitively constructed environment that will be sympathetic to the existing natural beauty of the CWE Estate through unity of materials and finishes, whilst ensuring a high quality aesthetic and attention to individual privacy.
- 1.2 No vacant property in “Phase 1”, shall be developed and no existing improvement on a property shall be extended or altered in a manner or style inconsistent with the Architectural Guidelines as detailed herein.
- 1.3 Certain aspects of the Architectural Guidelines and Building Specifications vary for each of the development nodes within the CWE Estates. Those detailed herein are specific to “Phase 1”
- 1.4 These Architectural Guidelines and Building Specifications are published for the benefit of the home owners, and can only be amended by the Chaminuka Wildlife Estates Ltd (“Developer”) at his sole discretion. No amendment may be made retrospectively.
- 1.5 The Developer shall create an Architectural and Aesthetics Committee (the AAC) consisting of the following portfolios and members with a mandate to control the execution of all aspects relating to the Architectural Guidelines and Building Specifications to ensure high quality standards.
  - 1.5.1 A Director of the Developer
  - 1.5.2 The Developer’s General Manager of “Phase 1” and or the CWE Estates
  - 1.5.3 A Developer appointed local architect
  - 1.5.4 A Developer appointed consultant or other Developer representative
  - 1.5.5 Other consultants may be employed as and when their services are required.

- 1.6 The functioning of the AAC is to be co-ordinated by the Developer and it has the maintenance of the living standard of the whole CWE Estate community as its objective, including the overall master plan for the entire CWE Estate.

## 2. **PHILOSOPHY**

- 2.1 No styles or themes have been adopted as they only go in and out of fashion, and the Developer has chosen to celebrate the landscape of the area, spirit of place, materials and climate. The vision for this development can be described as sophisticated modern African design embracing crisp, warm modern architecture with strong graphic qualities and honesty in the selection of materials. The aesthetic emphasis of the buildings erected on the CWE Estate will be large wall openings and flexible door and glazing systems. The use of fake materials is discouraged, except for natural looking cladding as approved by the AAC.
- 2.2 The combining of architecture with nature utilising materials which will blend with the landscape is encouraged so that eventually, buildings will be overwhelmed by the indigenous surroundings forming an integral part of the environment.
- 2.3 Owners should also consider the option of making use of solar energy, passive cooling systems and optimal use of building openings for maximisation of cross ventilation. Cavity walls on Western facades are also recommended.
- 2.4 Landscaping and treatment thereof should be sensitively planned and designed to alleviate excessive heat penetration as much as possible, kept as natural as possible making use of similar indigenous materials, and utilising elements that reduce the risk of pollution. Rehabilitation of the rural space around the building site is mandatory and will receive priority.
- 2.5 Artificial means of lighting will be closely monitored and must be designed to reduce excessive heat emission and generally reduce light pollution. Height of external light fittings must be indicated on plan. Lower light fittings or bollards are recommended.
- 2.6 The design of individual dwellings should be done in a sensitive manner taking the natural vegetation and trees into consideration, thus reducing the potential of damaging individual trees. Trees may only be removed in terms of clause 10.4.

- 2.7 All architects appointed by home owners will have to comply with passive design principles such as cavity walls, natural and cross ventilation, orientation, colour schemes and any other passive designs principles which the AAC might introduce from time to time. The AAC reserves the right to conduct a passive audit on any design presented to the AAC before any approval is granted.

### 3. **INTERPRETATION**

- 3.1 Unless the context otherwise indicates, these terms shall have the meaning assigned to them hereunder:

#### 3.1.1 **Building area**

the area of the building footprint to be approved by the AAC in its sole discretion. Any buildings must avoid any trees with a stem diameter in excess of 60mm and be within 5 metres from the boundaries of the property. The siting of the footprint has been set to protect the amenities of other members on their properties and will be subject to final approval by the Developer;

#### 3.1.2 **Improvement/s**

any and all improvement/s of a permanent nature to be erected within the building area, and which may be used solely for residential purposes;

#### 3.1.3 development nodes:

3.1.3.1 the properties situated on "Phase 1";

3.1.3.2 the properties situated on Phase 2 of the CWE Estates;

3.1.3.3 the CWE Estates Amenities and Facilities;

### 4. **THE APPROVAL PROCESS**

- 4.1 The procedure to be followed for the approval of building plans is as detailed hereunder:

- 4.1.1 No building plans submitted for approval by the AAC will be accepted and/or processed unless payment of levies by the member is fully up to date as well as the said scrutiny fee.
- 4.1.2 Only architects registered with the Zambian Institute of Architects (ZIA) may submit drawings for development within the CWE Estate and all engineers must be registered with the Engineering Institute of Zambia (EIZ). The architect's ZIA registration number must be indicated on the title block of each drawing.
- 4.2 STAGE 1.
- 4.2.1 A site development plan and sketches of the proposed floor plans, elevations and the sections of buildings shall be submitted to the AAC for its consideration of the proposed siting of the improvements within the building footprint and the conceptual design principles. An inspection of the property will then be undertaken which may require the position of the building area to be amended.
- 4.2.2 The stage 1 plans shall be accompanied by the scrutiny fee of ZMK 1,500.00 payable to the Developer and by a certificate from the architect who prepared the plans, confirming that the plans comply with these architectural guidelines. The plan scrutiny fee will escalate annually by 10% with effect from January 2014.
- 4.3 STAGE 2.
- 4.3.1 Detailed design drawings shall be prepared so as to comply with the conditions of approval issued by the AAC in respect of Stage 1 plans. These stage 2 drawings shall also be submitted to the committee for consideration. Where alterations or amendments are required, these too shall be shown on revised drawings.
- 4.3.2 Stage 1 and 2 submission could be undertaken in one step.
- 4.4 STAGE 3
- 4.4.1 After the AAC has approved the detailed drawings, the appointed architect shall submit the approved drawings, together with the prescribed plan fees to the local authority for its consideration.

- 4.4.2 Plans are to be submitted with all the required documentation including engineering certificate(s), detailed working drawings, roof plan and any other structures etc. Title deed and ZIA schedule compliance certificate.
- 4.4.3 No plans should be submitted to the local council without prior approval by the AAC. The local authority will refuse to accept plans, submitted for approval without the necessary stamped approval of the AAC.
- 4.4.4 It is the responsibility of the home owner to ensure that all plans are submitted and approved by both entities prior to construction.

#### 4.5 COMMENCEMENT OF CONSTRUCTION

- 4.5.1 On receipt of the local authority's approval of the building plans, applicants may proceed with the construction of the improvements in accordance with the building regulations and the approved building plans.
- 4.5.2 The building contractor's data form / application for accreditation must be completed and the building contractor is to be issued with and sign for acceptance of a copy of the 'Rules of Conduct for Contractors, Sub-Contractors and Suppliers' (Annexure B hereto) PRIOR to the commencement of any building activities.
- 4.5.3 NO construction may make use of a fence, even if temporary. Contractor equipment and materials of value will need to be stored by Contractor on site, in AAC approved containers, or taken away at Contractor's option for overnight storage.

#### 5. THE BUILDING PERFORMANCE DEPOSIT

- 5.1 A fee of \$ 1000 shall be paid by each applicant upon submission of his Stage 2 drawings, to the Developer, which will be used for rehabilitation of the roads and areas surrounding the building site at the sole discretion of the Developer.
- 5.2 A deposit of \$ 1000 shall be paid to the Home Owners Association by each applicant or his Contractor upon submission of his Stage 2 drawings to be used in the event of non-performance, or make good any damage caused by the Contractor or his sub-contractors and suppliers, and includes the following:

- 5.2.1 rehabilitation of landscaping on the building site
- 5.2.2 removal of rubble or rubbish left on adjacent properties or the common property
- 5.2.3 repairs to any damaged services such as cable or pipes
- 5.2.4 repairs to irrigation
- 5.2.5 completion of improvements in accordance with approved plans
- 5.2.6 any outstanding spot fines
- 5.3 The deposit referred to in 5.2 above or un-utilised property thereof shall be released subject to the submission to the Developer of:
  - 5.3.1 Local Authority's certificate of completion and occupancy
  - 5.3.2 Practical Completion Certificate from the Appointed Architect
  - 5.3.3 Developer's appointed agent's certificate of completion
- 5.4 The deposit or un-utilised property thereof shall be refunded within 14 days once all the above documents have been correctly completed and submitted.

## 6. **COPIES REQUIRED**

Two copies of the sketch plan drawings (Stage 1) and three copies of the working drawings (Stage 2) shall be submitted to the AAC. One copy will be retained by the committee for its records, and the others returned with a stamped approval and/or comments to the applicant for submission to the local authority.

## 7. **INFORMATION TO BE PROVIDED ON DRAWINGS SUBMITTED FOR STAGE 1 AND 2 APPROVALS**

- 7.1 **SITE DEVELOPMENT PLAN, FLOOR PLANS, ELEVATIONS:**
  - 7.1.1 Area of dwelling, including patios, outbuildings and garages/carports;
  - 7.1.2 Open spaces (e.g. laundry yards and landscaping design);



- 7.1.3 Position of any tree or shrub with a stem diameter of more than 60mm or rocky outcrop higher than 300mm above natural ground level, and area to be cleared of natural vegetation indicating trees for which application will be made for removal;
- 7.1.4 Positioning of all improvements (different buildings must be easily identifiable);
- 7.1.5 Contours showing natural ground level prior to any excavation or earth moving on the property;
- 7.1.6 Building Area, servitudes and other restrictions;
- 7.1.7 Building lines - the building lines shall be 5m from the boundary on all sides of the property
- 7.1.8 Courtyard walls, fences, screen details, including elevations;
- 7.1.9 Storm water management;
- 7.1.10 Coverage (%) and height above original natural ground level;
- 7.1.11 Cadastral information i.e. north point etc.;
- 7.1.12 Dimensions to the nearest improvements on adjacent properties (if applicable);
- 7.1.13 Proposed floor levels & ground contours;
- 7.1.14 The property numbers or the properties adjacent to the property;
- 7.1.15 All external finishes including colour specifications;
- 7.1.16 Drainage and how it is concealed, as well as sewage details;
- 7.1.17 Layout of driveway from access road on boundary to improvements, plunge pool plan, gas bottles, pool pumps and backwash management;
- 7.1.18 External lighting plan; indicating height of fitting and fitting type
- 7.1.19 Mechanical equipment and plant such as wall mounted air conditioners, central air-conditioner compressors (and grilles), water tanks, ducts etc. must be shown on the plans. Application to install a generator on any

property must be made to the AAC, and if approved, the generator must comply with the specifications as laid down by the AAC;

7.1.20 All details normally required by the Local Authority in terms of the National Housing Authority Regulations;

7.1.21 Landscaping plan.

## 7.2 SIZE OF PLANS FOR SUBMISSION

As it is impractical to file large sized plans, all sketch and development plans shall be submitted on a maximum of A1 size paper to a 1:100 scale. All small-scale locality site plans shall be to a 1:500 scale.

## 8. PLANNING CONTROLS

8.1 The improvements on each property may not consist of more than 1 (one) dwelling-house which may consist of a number of separate structures around a main structure, together with the usual outbuildings, which minimum and maximum total floor areas ( including garages and outbuildings) is :

8.1.1 “Phase 1”: Minimum 120m<sup>2</sup> (One hundred twenty square metres)

8.1.2 Maximum 400 m<sup>2</sup>

8.1.3 (Maximum coverage 6% of property)

8.2 The dwelling and outbuildings may include some or all of –

8.2.1 a deck, which may not extend further than 2 m from the property limits;

8.2.2 a lounge;

8.2.3 a dining room;

8.2.4 a play room;

8.2.5 a TV room;

8.2.6 a guest bathroom;

- 8.2.7 a kitchen;
- 8.2.8 a pantry;
- 8.2.9 a scullery;
- 8.2.10 a laundry;
- 8.2.11 double garage / car port;
- 8.3 Subject to demand, consideration for staff accommodation will be in a defined area. And this site will be purchased separately.
- 8.4 Roofs.  
  
Roof lines must be hidden through the incorporation of parapet walls. Solar panel position is to be indicated on roof plan.
- 8.5 Maximum Height.  
  
Only single and two storey buildings will be permitted within “Phase 1”. The maximum height of a dwelling is 8 meters. Lofts are permitted but will be considered a second storey. The height of a chimney may not be more than 1m above the roof line.
- 8.6 Improvements may only be constructed within the approved building area.
- 8.7 Where two properties are consolidated, the maximum size referred to in clause 8.1.2 and number of rooms referred to in clause 8.2 may be increased in agreement and with the approval of the AAC.
- 8.8 It is hereby recorded that the property is zoned for rural occupation as a private dwelling, and will be used solely for that purpose. No agricultural or other enterprise of whatsoever nature shall be permitted and no business of whatever nature may be conducted on the property other than accommodation rental on an ad hoc basis, and not as a commercial enterprise, and other than the conducting of a professional business that does not require any employees or customers to be present or visit the dwelling house.
- 8.9 The erection of the dwelling house must be simultaneous with or before the erection of any outbuildings.

8.10 No fences may be erected around the boundaries of a property of “Phase 1”.

## 9. SERVICES

### 9.1 Water

Water for household use in the CWE Estates is supplied by the Developer. All properties in all development areas will be serviced for water supply. Application for a water connection on the property must be done when building plans are submitted.

### 9.2 Sewerage

The households will make use of individual septic systems which will be emptied per an approved schedule and service provider identified by the CWE Home Owners Association.

### 9.3 Electricity

Application for an electricity supply must be made to the Developer. After application and payment of the prescribed fee, consumption deposit and connection fee, a meter will be installed on the property. After installation of a meter and authorisation of a connection, a temporary builders power supply outlet with earth leakage, can be installed for use during construction. The electrical layout and reticulation should provide for future 3 phase upgrade at onset of construction. Allow conduits for future reticulation at planning and construction stages.

### 9.4 Swimming Pool

Swimming pools must not exceed 40,000 (forty thousand) litre in volume.

## 10. BUILDING DESIGN AND ARCHITECTURAL GUIDELINES

10.1 The design of the improvements should show a special sensitivity to the existing flora and topography, reducing the potential of damaging the existing natural features and environment, and the privacy and views of surrounding properties should be considered as a premium.

- 10.2 Landscaping and treatment thereof around improvements should be treated sensitively, kept as natural as possible, and make use of similar endemic indigenous materials.
- 10.3 A limited area not exceeding two meters on average around improvements may be cleared of vegetation other than trees with a stem diameter in excess of 60mm (sixty millimetres) for paving such as cobble stone. Paving material is to be approved by the Developer or the AAC.
- 10.4 Trees may not be removed without permission from the AAC. If trees have to be removed an application is required to the AAC motivating this removal, failing which, they are to be incorporated into the design of the building. It will be mandatory for any tree(s) removed to be replaced by one of the same or similar species, and of a similar size. Only trees indigenous to the relevant ecozone may be planted.
- 10.5 Any pools if approved, shall have Charcoal internal finish with a maximum size of 40,000L (forty thousand) litres, and be made safe for children as well as small game.
- 10.6 All outbuildings should match the design, elevation, materials and finishes used for the main dwelling.
- 10.7 No garden sheds or Wendy houses are allowed, and covered facilities for caravans, trailers, pumps and the like may not be visible from anywhere.
- 10.8 No solar panels or solar heating panels are to be used in a visible position and are to be indicated on the roof plan.
- 10.9 TV aerials, satellite dishes and other items must form part of the basic structure and their position is to be clearly shown on the approval drawings. Satellite dishes should be painted to match walls and should be concealed as well as possible.
- 10.10 External fixed or mobile awnings are permitted provided the cover sections are canvas or louvered aluminium in a colour matching the exterior colour of the dwelling, or wood. Where the fascia is visible on a louver deck a suitable detail is to be provided for approval. (The standard louver deck fascia is not permitted) Wattle pergolas (latte or poles) are permitted, and may also be used as screening elements.

- 10.11 Plumbing must be hidden in accessible ducts.
- 10.11.1 Washing lines should be fully screened inside court yards with 2.1m screens and not visible.
- 10.11.2 Mechanical equipment and plant such as air-conditioners, water tanks, ducts, pool pumps etc. must be designed into the buildings and/or adequately enclosed or screened off from view. Wall mounted air conditioners should be mounted on ground level and screened from view. Window mounted air conditioners are not permitted.
- 10.11.3 The light source to all external lighting may not be more than 1m above natural ground level and may not shine onto adjacent properties and be directly visible from the road – it must be indirect light, shining downwards. All internal and external lights must be of low wattage and the naked bulb may not be visible at eye level. The intention is that all lighting will be subdued and indirect.
- 10.11.4 No overhead cabling may be installed for any purpose.
- 10.11.5 Visual pollution will be controlled extremely sensitively, siting individual dwellings subtly, so that privacy to neighbours and surroundings can be achieved. This will be achieved by facades conforming to natural materials in colour and form which would blend into the indigenous landscape.
- 10.11.6 Earthy colours selected from the natural palette are to be used on the buildings and are to be approved by the AAC (colour samples will be requested). The use of natural stone is encouraged.

## 11. **BUILDING REQUIREMENTS**

- 11.1 Colour of Exterior Walls and wall finishes
- 11.1.1 Smooth, textured, or rough cast plaster or bagwash and painted in earthy colours to be approved by the Developer / AAC.
- 11.1.2 Dry stacking natural stone, Fieldstone & all natural stone cladding. Approved artificial rocks or cladding may be allowed.

11.1.3 Coloured, textured wall coatings such as plaster with oxide, Earthcote, or similar approved etc. may be also be used with colours approved by the developer / AAC.

## 11.2 Roofs and Gutters

11.2.1 Roofs, whether flat or pitched, must be hidden through the incorporation of parapet walls.

11.2.2 The following roof finishes are permitted:

11.2.2.1 Chromadek finished metal roofing / corrugated oxidised metal roofing in a charcoal colour (material and colour to be approved by the AAC).

11.2.2.2 Marley modern profile concrete tile or similar approved.

11.2.2.3 Gutters and down pipes must be concealed as far as possible, unless detail designed as an approved feature. No galvanised gutters or rainwater goods will be permitted. All exposed gutters and rainwater goods to be factory painted to match the facade.

11.2.3 Plumbing pipes must be concealed either within the walls, ducts, or an external screen.

11.2.4 Skylights are to be concealed.

## 11.3 Windows, Shutters and Doors

11.3.1 Sliding aluminium louver-door shutters, metal screens and drop down roller shutters in wood or earthy colours, approved by the AAC are encouraged. No pastel or bright colours are permitted.

11.3.2 No external burglar bars are to be used. If security is required, either internal burglar bars, or external timber, aluminium or internal roller shutters in approved colours, will be allowed.

11.3.3 No precast type windows such as Winblocks or Bertrams are to be used.

11.3.4 No glass bricks are to be used.

- 11.3.5 Expanding security doors are not permitted.
- 11.3.6 No cottage pane windows or cottage style bay windows will be allowed.
- 11.3.7 No dormer windows will be allowed.
- 11.4 No wrought iron railings will be allowed for verandah areas. Only timber balustrades shall be permitted subject to design approval by the AAC
- 11.5 Exterior walls must be cladded with approved river-stone and plastered or bag washed.
- 11.6 Construction should proceed without lengthy interruptions, and must be completed within 12 months from commencement.
- 11.7 No exposed surface services will be allowed. Care is to be taken to use correct quality of piping to cater for local pressure etc.
- 11.8 Visible marked stop valves will be provided to the outside of buildings to enable management to shut off the water supply if necessary.
- 11.9 All fireplaces and chimneys are to be provided with anti-spark fire screens.
- 11.10 Certificates of Compliance are to be issued, with copies to be given to the AAC for their files, for all electrical installations, concrete structures and other structural components.
- 11.11 Electrical supply cables shall not run in the same trench as the suppliers cable, nor the telecommunications or signalling cables, and shall not be within 150mm of services such as hot pipes and flues, and shall be buried at the minimum depth per latest construction codes in Zambia
- 11.12 A cable shall not be bent more than the manufacturer's specifications.
- 11.13 All buried cables shall be clearly marked with cable markers at the supply and terminating ends.
- 11.14 Should any archaeological artifact be exposed during foundation excavation, all construction work in the vicinity must immediately stop and the AAC advised as soon as possible.



- 11.15 Joints and termination of cables, flexible cables and cords shall be joined by using acceptable cable couplers or manufacturers joining kits.

## 12. PROHIBITED BUILDING MATERIALS

The following will be prohibited:

- 12.1 Unpainted plaster (excluding pigmented and sealed plaster), and un-plastered stock brick walls (selected bricks with flush joints will be allowed).
- 12.2 Unpainted or reflective metal sheeting;
- 12.3 Razor wire, devils fork, security spikes or similar features;
- 12.4 Shade Netting;
- 12.5 Externally fitted burglar bars unless they specifically form part of the design, and subject to the approval of the AAC;
- 12.6 Decorative beams protruding from building except pergolas and timber beams;
- 12.7 Glass bricks;
- 12.8 Face bricks other than if approved by the AAC;
- 12.9 Joints to brickwork other than flush joints;
- 12.10 Paint techniques, decorative plaster, except for simple tile patterns cut into plaster.

## 13. ENVIRONMENTAL CONTROL AND LANDSCAPING

- 13.1 All environmental and ecological aspects are controlled and managed by the Developer, and subject to the local environmental council. No member may make any changes of whatever nature without written approval having first being obtained from the Developer or aforementioned controlling entity in respect of:
- 13.1.1 Buildings, landing strips, roads and control of habitat;

- 13.1.2 Policing, water control, disease control, bush clearing, rural areas burning, eradication noxious and exotic plants;
- 13.1.3 Hunting, culling and capture of wildlife;
- 13.1.4 The creation of new waterholes, the supply and pumping of water to existing waterholes;
- 13.1.5 The restriction of pastures, licks or other forms of “man-made” feeding supplies;
- 13.1.6 Planting of trees or other plants except trees indigenous to the relevant ecozone;
- 13.1.7 To keep animals, birds, reptiles, insects whether wild or domesticated;
- 13.1.8 To remove or break down anything natural occurring including but not limited to rocks, trees, termite hills, fossils, animals, birds and the like;
- 13.1.9 To capture or kill any wildlife for any purpose whatsoever, provided that this shall not be construed as affecting any person’s right to take reasonable steps to prevent injury or death to himself or any other person.
- 13.2 Owners and their guests are urged to leave any open space they visit in a cleaner condition than that in which it was found. Owners should also develop the habit of picking up and disposing of any litter encountered in the open spaces.
- 13.3 No refuse may be caused or accumulated on the property.
- 13.4 No wood may be collected from the property or anywhere on the CWE Estates.
- 13.5 No holes, including bore holes may be drilled on the property with out the prior written consent of the Developer
- 13.6 Vacant properties must be kept free of alien weeds on a regular basis to the satisfaction of the CWE Estates Manager, failing which, the Home Owners Association CWE Estates the right to clean the property at the owner's expense.

- 13.7 Building contractors are required to use the garage areas plus the 5m surrounds for storage of materials and mixing of concrete etc.
- 13.8 Any pool not raised higher than 1.5m above final ground level must be protected by a balustrade to prevent animals from being trapped in the pool and afford safety to children. All ballast tanks to infinity edge pools must be covered with Mentis Grid, properly supported to prevent it from collapsing and covered with pebbles.
- 13.9 All landscaping is subject to the requirements and conditions of the Environmental Management Plan. No deviation from the submitted landscape plans will be permitted unless re-submitted and approved.
- 13.10 The use of trees and plants indigenous to the relevant ecozone is compulsory. No palm trees or exotic species may be planted. Owners are responsible for the removal of all alien plants/weeds from their property.
- 13.11 Driveways can be paved with grass-blocks, gravel, pebbles, clay brick pavers or broken bricks laid in tracks. No unpainted concrete or two concrete strips will be allowed as driveways.
- 13.12 Should the Developer and/or the AAC approve an application to remove a tree, it must be replaced by the same species, equal in size and structure.
- 13.13 The use and rehabilitation of natural rural grass is encouraged.
- 13.14 A minimum of two 100mm diameter sleeves are to be laid under driveways to accommodate future and current cabling and to prevent hacking of driveways.
- 13.15 Pre-designed house number signage drawings and typeface will be issued by the AAC.

## **ANNEXURE A: Control of Building Activities**

to Architectural Guidelines and Building Specifications

### **CONTROL OF BUILDING ACTIVITIES CWE Estates “Phase 1”**

1. All building activities are to be conducted in accordance with the Rules of Conduct for Contractors, Sub-Contractors and Suppliers operating within the CWE Estate and the Management Rules of the Home Owners Association.
2. The Rules governing building activities, referred to above, are rules adopted by the CWE Home Owners Association and the Architectural and Aesthetics Committee (AAC) and are therefore binding on all members. Furthermore, each member is obliged to ensure that his building contractor and all his sub-contractors are made aware of the rules and complies with them. The rules in their entirety therefore form part of any building contract entered into in respect of any property in the CWE Estates. The AAC and the Developer have the right to suspend any building activity in contravention of any of the rules and accept no liability whatsoever for losses sustained by a member as a result thereof.
3. No littering by any contractors or their staff, or any sub-contractors or their staff, or suppliers will be permitted.
4. If any contractor, sub-contractor or supplier fails to follow these rules, their activities on the CWE Estate can be suspended and/or access to the CWE Estate can be denied.
5. Any damage caused to any property in the estate by any contractor, sub-contractor or supplier will be repaired to the satisfaction of the Developer and/or the AAC. Failure to comply with instructions for repairs to be effected could lead to suspension of activities and/ or denial of access to the CWE Estates, and/or civil litigations for damages.
6. The Developer and/or the AAC reserve the right to institute further controls in respect to any building activities or supply of any products or services on the CWE Estates if they deem further controls necessary. These further controls will be in the form of written notification, and will be binding on all contractors, suppliers and

sub-contractors operating in the CWE Estates. Non-compliance will result in suspension of activities and/or denial of access to the CWE Estates.

7. Spot Fines will be imposed on the Contractor for any infringements of the Rules of Conduct for Contractors, Sub-Contractors and Suppliers operating within CWE Estates.
8. No concrete shall be mixed on bare ground. Water and Slurry from concrete mixing operations must be contained to prevent pollution of the ground surrounding the mixing point. Old cement bags must be placed in wind and spill proof containers as soon as they are empty, and removed from site daily.
9. No waste may be buried or burned on the building site or anywhere on the CWE Estates.
10. Contractors may only discharge clean, silt-laden water overland and allow this water to filter into the ground. However, this may not cause erosion.
11. A contractor's board may be erected on site provided it complies with specifications issued by the AAC. The board shall display the name and telephone number of the contractor but no advertising of any kind such as 'For Sale', 'To Let'.

## **Annexure B – Contractor Rules**

to Architectural Guidelines & Building Specifications

### **CHAMINUKA WILDLIFE ESTATES**

#### **RULES OF CONDUCT FOR CONTRACTORS, SUB-CONTRACTORS AND SUPPLIERS OPERATING WITHIN THE ESTATE**

This document and "The Control Of Building Activities" (Annexure A to the Architectural Guidelines and Building Specifications) is part and parcel of the Tender Documents to be given by all members to their building contractor, and the Contractor is required to sign a copy of this document as acceptance of each and every term and condition laid down herein as the responsible party who will ensure that their sub-contractors, staff and suppliers are also bound hereby in the same way the Contractor is bound.

Contractors, by their signature hereto, agree that they accept to be the responsible party who will ensure that they will have effective supervision of their building team however made up, and accept that from the date they go on site, they take over control of that site until the acceptance of the site by the member contracting them to build signing off once building operations are complete, and the Developer and the owner have signed off that the clean up of the site and the area around the site is 100% complete and acceptable to the Developer representative.

Contractors and all sub-contractors by their signature hereto acknowledge that they are completely up to date with, and acknowledge that they will continue to remain up to date with all payment to the relative authorities relating to Workman's Compensation payments, and they hereby indemnify any and all CWE/Chaminuka companies and the CWE Home Owners Association and the Developer against any claims that any of their staff and/or contractors or sub-contractors may ever make against any CWE/Chaminuka company or the CWE Home Owners Association or the Developer arising out of any and all performances of their duties and responsibilities with respect to this contract.

Contractors and all sub-contractors acknowledge and accept the fact that game is present on CWE Estate and the Chaminuka Nature Reserve. No person is permitted to walk anywhere on the Chaminuka Nature Reserve other than in the fenced off areas of the

CWE Estate. Walks in the Chaminuka Nature Reserve (“CNR”) will be subject to the membership in CNR, and under the guidelines set by CNR for their traditional guests.

## **1. ACCREDITATION OF BUILDERS BY DEVELOPER**

Only accredited builders will be allowed on CWE Estates. In order to become accredited, builders are required to:

- 1.1 Satisfy the Developer and AAC that their workmanship is of a high standard;
- 1.2 Submit satisfactory proof that they or their principal sub-contractors, if that is the case, are registered with the appropriate Zambian governing body;
- 1.3 Satisfy the Developer and CWE that they have attempted to source all unskilled labour from the Chaminuka Community and that all skilled labour will only be sourced from the Chaminuka Community, unless such skilled labour is not available from within the Chaminuka Community.
- 1.4 Conclude an accreditation agreement with the Developer / CWE.

## **2. DISCIPLINE AND CONTROL OF LABOUR**

- 2.1 Permits are to be arranged in advance with the Developer for all workers and sub-contractor workers and vehicles that will come on to the CWE Estate during construction. Permits are to be carried on the person and in the vehicle at all times while on the property. No Permit – No Entrance, and there will be no exceptions.
- 2.2 Working hours shall be from 07h00 to 17h00 daily Mondays to Fridays. No building activities are permitted on Saturdays, Sundays or any Public Holidays, except if 10 properties’ distance from a property with a finished dwelling. Anyone found working outside the prescribed hours will be removed from the property and the offending Contractor will be subject to a fine.
- 2.3 Neither the builder, their staff or contractors or sub-contractors shall be allowed accommodation of any kind on site on CWE Estate. Only night watchmen contracted by Developer, and paid for by builder, will be permitted. Contractors must provide a lock-up shed or storage area within the building site for any material or equipment. Offenders will immediately be removed from the CWE Estate and denied further access.

- 2.4 All contractors and sub-contractors are obliged to transport their employees from the entrance gate to the building site and back to the gate on completion of shift. Any contractor's employees found on the CWE Estate, other than on the relevant building site will be removed from the property and denied further access. In addition, the Contractor will be liable to pay a fine.
- 2.5 No heavy articulated trucks will be allowed on the roads in CWE Estate, and turning of trucks shall not be allowed off existing roads or paths.
- 2.6 Contractors shall not remove or damage any natural vegetation on building sites or anywhere on the CWE Estate.
- 2.7 No firewood is to be collected on the building site or the CWE Estate, and a responsible person is to attend fires at all times. Contractors must take all necessary precautions to prevent wild fires.
- 2.8 Care is to be taken not to damage any roads, existing pipes, cables and irrigation equipment on the CWE Estate.
- 2.9 No hunting, capturing or killing of any wildlife is permitted anywhere on the CWE Estate and anyone caught will be prosecuted. No wild or domesticated animals may be brought into or kept on the CWE Estate.
- 2.10 Contractors are to take precautions against possible damage by any animal.
- 2.11 No trees or other indigenous plants, rocks, fossils, animals, birds and the like are to be removed or damaged.
- 2.12 Prior to the commencement of construction, contractors will provide chemical toilets for workers on the building site which must be regularly serviced and maintained in a working, clean and hygienic condition.
- 2.13 Building sites and their surroundings are to be kept clean of all rubble at all times and are to be cleaned at the end of each working day to ensure no papers, plastic or the like is left lying around so that it could be eaten by game that would die. No refuse or rubble may be accumulated on the building site or the portion and must be taken off the property, or arrangements made with the CWE Estate manager to use a designated dump site on the CWE Estate. No guarantee is however given that dumping on the CWE Estate will be allowed.



- 2.14 Noise on site is to be kept to a minimum in line with taking cognizance of all other users of CWE Estates, especially guests. No generators for contractor use will be allowed outside working hours.
- 2.15 Excavations will only be allowed where absolutely necessary. No sand, stone or top soil may be collected from anywhere on CWE Estate.
- 2.16 Water is to be used sparingly and responsibly. A fine will be imposed for misusing water.
- 2.17 No exposed or surface services are allowed. Care is to be taken to use the correct quality of piping to cater for local pressure etc.
- 2.18 A water connection must be installed on the portion prior to the commencement of building.
- 2.19 Once an electrical meter has been installed and the connection on the portion authorised, a temporary builders' power supply outlet with earth leakage can be installed for use during construction.
- 2.20 A copy of the approved building plans must be available on the building site for inspection at all times during working hours.
- 2.21 The contractor must ensure that the delivery of any material from any supplier takes place during the prescribed working hours.

### **3. ACCESS CONTROL & DRIVING ON THE RESERVE**

- 3.1 The contractor, sub-contractors and suppliers will at all times adhere to the security regulations and controls of the CWE Estate.
- 3.2 The access permits issued must be carried at all times by all persons and vehicles entering the CWE Estate.
- 3.3 CWE Estates Security may subject any vehicle or person entering, leaving, or on the CWE Estate to a search.
- 3.4 Any contravention of security or access rules will be severely dealt with and depending on the nature and circumstances, could lead to a fine and/or the suspension of building work and barring of access to the CWE Estate.

3.5 The speed limit in the CWE Estate is 30km/h. Due care must be taken by all vehicles not to block the thoroughfare of roads and to drive mindfully of the game. Contractors are expected to observe all road regulations and must stick to designated roads on the CWE Estate. No off road or driving on game drive roads is permitted.

3.6 Anyone driving a vehicle on the CWE Estate must be the holder of a valid, current driving licence.

4. **FINES WILL APPLY AS FOLLOWS:**

4.1 Working out of stipulated hours ZMK 700.00

4.2 Exceeding the speed limit ZMK 250.00

4.3 Damage to Property – cost of repairs plus ZMK 250.00

4.4 Misuse of water – taps left open or connections  
not properly secured etc. ZMK 700.00

4.5 Littering on the CWE Estate ZMK 250.00

4.6 Persons caught outside the relevant building site ZMK 250.00

4.7 Failure to keep building site clean /  
accumulation of rubble or refuse on the  
building site – cost of clearing site up plus ZMK 250.00

4.8 Off-road driving or driving on game drive roads ZMK 250.00

4.9 Failure to supply or maintain chemical toilets on  
the building site in a clean, hygienic condition ZMK 700.00

4.10 The above are obvious areas of concern and control as required of all contractors working on CWE Estates. Items not specifically enumerated above and being of obvious necessity for the safe operation of a building site

are not precluded from being required to be adhered to by competent contractors by the mere preclusion of having them specified in these basic rules.

4.11 I/We the undersigned, being the lead contractor on CWE Estates in terms of the building contract to which these Rules are attached, by my/our signature(s) hereto, acknowledge and confirm my acceptance hereof for the entire duration of the abovementioned contract and whilst working as a contractor on CWE Estates that:

4.11.1 I am in receipt of and am bound to the 'Control of Building Activities' document (Annexure A to the Architectural Guidelines and Building Specifications).

4.11.2 I am in receipt of and am bound to the 'Rules of Conduct for Contractors, Sub-Contractors and Suppliers' (Annexure B to the Architectural Guidelines and Building Specifications).

\_\_\_\_\_  
Signature for and on behalf of:

\_\_\_\_\_  
Date:

\_\_\_\_\_  
Contractor Name

\_\_\_\_\_  
Postal Address

\_\_\_\_\_  
Business Telephone No.

\_\_\_\_\_  
Fax No.

\_\_\_\_\_  
Cellular No.