

Rules governing installation of Security Gates and Window Bars.

The trustees are sympathetic towards the need for our tenants to feel safe within the park. For this reason, they have taken the decision to allow Security Gates and Window Bars to be installed.

General:

- 1) Before any gate may be installed, the owner of the premises must agree to abide by the following rules and specifications. This form must be signed and returned to the site manager on email (applications@millenniumbp.co.za) or else handed in at the site office.
- 2) The owner is advised not to place an order for the manufacture of the security gate or bars before they have received approval. The trustees decision to approve the application will not be swayed by the fact that the order has already been placed or paid for.
- 3) Owners of units where work commences without first obtaining approval in writing from the trustees may lead to a fine in accordance with the rules of the Scheme or the Sectional Titles Act, 1986 (Act No. 95 of 1986). Furthermore, the trustees may insist that the gate is removed and any damage to the building fixed at the owner's expense.
- 4) The trustees are entitled to ask for a building deposit which will be determined by the trustees depending on the scale of the project and risk to common property. This deposit may be used to offset any costs for repairs to common property or any fines issued for non-compliance of the rules by the owner, tenant or any building contractors. The building deposit must be paid before work may commence.
 - a. The owner of the unit accepts responsibility for the actions of his or her appointed Building Contractors. All building contractors should be suitably qualified to perform the work undertaken. The contractor should hold proper and sufficient insurance for his/her personnel, vehicles and equipment as well as Public Liability Insurance and the Body Corporate will be held blameless for any loss or injury however caused.
 - b. The Trustees reserve the right to ask for Competency / Compliance Certificates should they be required. It is imperative that the owner demands and retains compliance certificates for any electrical alterations that are undertaken.
 - c. Cost of repairs for any damage to common property caused by these contractors will be for the owner's account and may be added to the unit's levy account.
- 2) No noisy work (inter alia, Drilling, Hammering or using of power tools) may be done between the hours of 8:00am and 5:00pm on Weekdays (excluding public holidays).
- 3) Dust caused by the building must be kept to a minimum and the owner will be responsible for making sure that any dust or dirt that escapes the unit is cleaned up.
- 4) Unless special permission is obtained, all building materials (including building rubble) must be stored within the unit. Materials and/or building rubble left on common property will lead to a fine not exceeding R1000.00 (one thousand Rand) per night. The delivery and / or removal of these materials should not hamper or inconvenience the other tenants from conducting their business.
- 5) No building equipment, tools or materials may be transported in the lift at any time.

Owner Initial _____

- 6) Even when permission has been granted, the trustees reserve the right to insist at their sole discretion that the Security Gates or Burglar Guards be removed (at the owners expense) should they not be maintained, become unsightly, are a hindrance to other owners or tenants or any other reason the trustees may deem valid.

Security Gates:

General

- Security Gates must match the colour of the door they are installed in front of.
- Security Gates must be hot dipped galvanised to prevent rust. Rusting gates will not be tolerated and must be repaired or removed at the unit owner's expense.
- It remains the owner or tenants responsibility to keep the security gates as well as the door and door frame clean and tidy.

Styles / Types of Security Gates.

We acknowledge that there are already a number of different styles of gates installed. However in the interest of making the park look neat and maintain a high standard, we have taken the decision to only allow two standard designs of gates in the future.

Swing Gates

An example of an approved security gate can be found **at Unit 139 (Ground Floor, E block).**

If a Swing Gate is to be left open at any time, it must not interfere with passing traffic and the owner might be required to install a hook to secure it if this becomes necessary.

Concertina Gates

An example of an approved Concertina Gate can be found **at Unit 148 (Ground Floor, E Block).**

(Other gates may be considered from time to time, but owners are advised that keeping to these styles will allow for their application to be approved in the shortest possible time).

Burglar Guards

The trustees would prefer not to have burglar guards installed in the park. However, should they definitely be necessary, the following rules will apply.

- Burglar Guards may only be fitted to the inside of the windows. No exterior fitted burglar guards will be permitted.
- Burglar guards should ideally be able to be opened so that windows can be easily washed. Window not being accessible because of the burglar guards is not an excuse for dirty windows should fines be issued against the owner or tenant.

- Burglar guards should match the colour of the window frames and ideally if blinds are installed, they also should match the same colour.

An example of the preferred style and quality of burglar guards can be seen on Unit 56 (2nd Floor A Block).

Reminder, that even if the above is complied with, permission must be applied for and granted before the burglar guards are ordered.

Application to make Alterations – Security Gates / Bars

Unit Number/s to be altered : _____

Owners Full Name : _____

Owner's Contact Details : _____

Project Manager / Person Responsible : _____

Contact Numbers : _____

Date work is to begin : _____

Date by which work will be completed : _____

NB - Please attach a detailed description as well as plans / drawings of the gates or bars which are to be installed.
Please note that vague or unclear plans / drawings may delay the approval of the application.
If the work involves or affects more than one unit (but different owners), each owner should sign this document.

I, _____, duly authorised by the owner of the units mentioned, accept the conditions set out in this document.

_____/_____/20_____
signed

For office use only.

☐ APPROVED ☐ NOT APPROVED ☐ MORE INFORMATION REQUIRED

Deposit Required ☐ R _____ ☐ Paid

Notes :

Signed : _____ (Full Name _____)

Date : ____/____/20____

Owner Initial _____