



Voortrekkerpark
Huiseienaarsvereniging | Home Owners Association
HOFMEYER ST, STRAND, 7140

Tel: 072 686 0076 | E-pos: vphv123@gmail.com

BELEID / POLICY No. 4.0 – Infra Struktuur / Infra Structure: Jun 2021

OORSIG – Die infrastruktuur in die kompleks was oorspronklik ontwerp vir 'n karavaanpark, bedoel vir seisoenale gebruik. Die infrastruktuur is nog onveranderd sedert die grond-gebruik deur SK (Stad Kaapstad) verander is na behuising op 105 klein erwe. Meeste van die infrastruktuur is verouder en dus nie opgewasse teen semi-permanent of permanente verblyf nie. Party van die infrastruktuur is later verbeter deur die huis-eienaars of het bygekom na ondehandelinge met SK om die kompleks meer gebruikers vriendelik te maak. Die uitlegte van die infrastruktuur word in die "tegniese kantoor" by die ingangshek gehou.

OVERVIEW – *The infrastructure in the complex was originally designed for a caravan park designated for seasonal use. The infrastructure is still original since CoCT (City of Cape Town) changed the land for housing purposes on 105 small "erven". Most of the infrastructure is old and thus not suited for semi-occupied or permanent occupation. Some of the infrastructure has later been upgraded by the home-owners or was added after consultation with CoCT to make the complex more user friendly. The layouts of the infrastructure are kept in the "technical office" near the entrance gate.*

1. PAAIE / ROADS

- a. Die teer-paaie is verbreed en oor-geteer en geleidelik verbeter deur die HEV met eenrigting verkeer en spoed bulte om dit veiliger te maak. / *The tar roads have been widened and re-tarred by the HOA and changed to one-way traffic and speed humps to make them safer.*
- b. Pad tekens en padmerke is aangebring per munisipale ordinansies en word gereëld deur die HEV in stand gehou. / *Added road signs and road markings are per municipal by-laws and are maintained by the HOA.*
- c. Enige skade aan 'n pad of pad-teken sal vir die rekening van die oortreder wees. / *Any damage to a road or road-sign will be for the account of the transgressor.*

2. STRAATLIGTE / STREET LIGHTS

- a. Die bekabeling vir die straatligte is op 'n aparte elektriese stroomkring wat vanaf 'n straat-kiosk voor eenheid 97 voer. Hierdie straat-kiosk bevat die dag/nag skakelaar en word direk vanaf die "mini-sub" in die karavaanpark gevoer. / *The cabling for the street lights*

is on a separate electrical circuit that is being fed from a street-kiosk in front of unit 97. This street kiosk contains the day-night switch and is being fed directly from the "mini-sub" in the caravan park.

- b. Die straatligte word onderhou deur SK en foutiewe straatligte kan deur enige inwoner ge-rapporteer word by SMS no. 31220 of tel. no. 0860 103 089. / *The street lights are being maintained by CoCT and faulty lights can be reported to CoCT by any resident on SMS no. 31220 or tel no. 0860 103 089.*

3. ELEKTRISITEITS VOORSIENING / ELECTRICITY SUPPLY

- a. Die elektriese bedieningspunt tussen die eenhede (pillar box) voorsien gewoonlik 3 of 4 eenhede van elektrisiteit. Die breker "trip switch" in die bedieningspunt en die bekabeling na elke eenheid is die **huis-eienaar se eiendom en verantwoordelikheid**. Die "voldoening" van die elektriese bedieningspunt is die gesamentlike verantwoordelikheid van al die eenhede wat dit bedien. / *The electrical pillar box in between the units usually feeds 3 or 4 units. The breaker "trip switch" in the pillar box and cabling to each unit is the **unit-owner's asset and responsibility**. The pillar box "compliance" is the joint responsibility of all the units that it supply.*
- b. Inwoners moet sorgvuldig hul eenhede se **kragverbruik monitor en bestuur**, om te verhoed dat uitklink (trips) in die bedieningspunt, die gesamentlike verbruikers benadeel. / *Residents must **monitor and manage** their unit's **power usage** carefully, to avoid trips in the pillar box, which can affect the joint users.*
- c. Bedienings punte word gevoer vanaf 'n Straat Kiosk wat deur die Munisipaliteit beheer (gesluit en onderhou) word. Eienaars en HEV bestuur het nie toegang tot die Straat Kiosks nie. Die **toevoer kabel** vanaf die straat Kiosk tot by die bedieningspunt (Pillar Box) word deur die Munisipaliteit besit en onderhou. / *Supply boxes (pillar boxes) are fed from a Street Kiosk that is controlled (locked and maintained) by the Municipality. Owners and HOA management does not have access to the Street Kiosks. The **supply cable** from the Street Kiosk to the Pillar Box is owned and maintained by the Municipality.*
- d. Die straat kiosks word gevoer op individuele stroomkringe na **een kiosk**



(**versamelpunt**) voor eenhede nos. 89/88. Van daar voer n toevoer-kabel na die "mini-sub" in die karavaanpark. / *The street kiosks are individually fed to **one kiosk (common point)** in front of units Nos. 89/88. From there via a supply cable to the "mini-sub" in the caravan park.*

- e. Eenhede No's 91 tot 105 het 'n aparte toevoer vanaf die ablusie blok in die karavaan park en word dus op hul **eie toevoerkabel** bedien. / *Units No's 91 to 105 are fed via a separate feed from the ablation block in the caravan park and are thus **independently fed** from the other units.*
- f. Party eenhede voer direk vanaf die **ablusieblokke (Saal en Store)** om druk op die netwerk te verlig. Die **ablusieblokke** word op hul eie toevoerkabels vanaf die "mini-sub" in die karavaanpark gevoer. / *Some units are fed directly from the **ablation blocks (Hall and Stores)** to ease pressure on the network. The ablation blocks are independently fed from the mini-sub in the caravan park.*
- g. Vir meer inligting sien beleid - 6.0 Elektries / Electrical. / *For more information see policy 6.0 – Elektries / Electrical.*
- h. Die **gesamentlike** netwerk word onderhou deur SK en **gesamentlike** elektriese foute kan deur enige inwoner ge-rapporteer word by SMS no. 31220 of tel. no. 0860 103 089. **Elektriese foute binne die eenheid of in die toevoerkabel** na die "pillar box" is die eienaar se verantwoordelikheid. / *The **joint** network is being maintained by CoCT and **common** electricity faults can be reported to CoCT by any resident on SMS no. 31220 or tel no. 0860 103 089. **Electrical faults within the unit or in the supply cable** to the pillar box are the responsibility of the owner.*

4. WATER VOORSIENING en BRANDKRANE / WATER SUPPLY and FIRE HYDRANTS

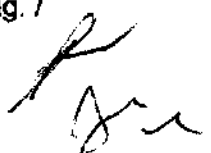
- a. Die **gesamentlike** water verspreidings netwerk (**uitgesluit** die watermeter en die koppeling na die eenheid) word onderhou deur SK en foutiewe netwerk kan deur enige inwoner ge-rapporteer word by SMS no.31373 of tel. no. 0860 103 089. / *The **joint** water reticulation (**excluding** the water meter and the coupling to the unit) is being maintained by CoCT and faulty network can be reported to CoCT by any resident on SMS no. 31373 or tel. no. 0860 103 089.*



- b. **On-gemeterde** water voorsiening na die openbare areas byv. grasperke, speelpark, ablusieblokke, is die verantwoordelikheid van die munisipaliteit. / **Un-metered water supply to the common areas e.g. lawns, play park, ablutions, is the responsibility of the municipality.**
- c. Die kompleks se **drinkwater en brand-bestrydings water** is op een **gesamentlike** netwerk. Brandslange is dus so ontwerp dat hul by die brandkrane kan "inprop". / **The complex's potable water and fire-fighting water is on one joint network. The fire-fighting hose reels are thus designed to "plug into" the fire hydrants.**
- d. Gedurende die water-skaarste in die Kaap, het SK die **waterdruk verlaag** tot by 3 Bar, wat die minimum is vir brandbestryding. Die water voorsienings netwerk is verouderd en verskeie breke het al plaasgevind wat groot skade veroorsaak het. Dit is dus nie raadsaam om die druk te vermeerder nie. / **During the water shortage in the Cape, the water pressure has been lowered by CoCT to 3 Bar, which is the minimum for fire-fighting. The water supply network is aged and a number of breaks have occurred causing great damage. It is thus risky to increase the water pressure any further.**
- e. Die **Inkomende water toevoer** kan afgesluit word agter eenheid no. 25, in geval van n gebarste hoofleiding pyp. Die greedskap om die toevoer af te sny word gehou in die brandkas agter eenheid 64./ **The incoming water supply can be shut-off behind unit no. 25 in case of a burst water mains. The tool to shut off the water supply is kept in the fire-box behind unit 64.**

5. RIOOL / SEWAGE

- a. Die riool netwerk was deur die **Inwoners befonds** toe SK toestemming verleen het dat badkamers aan eenhede gebou kan word. Die riool-netwerk se val en pyp-diameter is nie oral na wense nie en verstoppings of oorvloei word dikwels ondervind. / **The sewage network was funded by the home-owners when CoCT permitted bathrooms to be added to the units. The fall (drop) and pipe-diameter of the network is not adequate everywhere and blockages and flow-overs are often experienced.**
- b. Die aansluiting tussen die woon-eenheid en die hooflyn bly die **huis-eienaar se verantwoordelikheid** vir die skoonmaak van blokasies en reparasies indien nodig. /

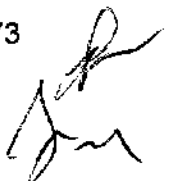


*The **connection** between the unit (home) and the main line remains the **home-owners responsibility** to clear blockages and repairs, when necessary.*

- c. Alle herstelwerk of verbeteringe aan n eenheid se riool of afvalwater stelsel moet voldoen aan die Nasionale Standaard. / *All repairs or improvements to a unit's sewage or waste water system must comply with the National Standards.*
- d. SK sal blokkasies op die hooflyn skoonmaak en **hooflyn riool probleme** kan deur enige inwoner ge-rapporteer word by SMS no. 31373 of tel. no. 0860 103 089. / *CoCT will clear blockages on the main line and **main line sewage problems** can be reported to CoCT by any resident on SMS no. 31373 or tel. no. 0860 103 089.*
- e. Koppeling na die Stad se riool netwerk is tussen eenhede 33 en 34. / *Connection to the City's sewer network is between units 33 and 34.*

6. STORM WATER / STORM WATER

- a. Die storm-water netwerk is meestal nog oorspronklik. Die karavaanpark stormwater stelsel loop ondergronds deur ons kompleks. Latere geringe verbeterings is aangebring om **opdamming te voorkom**. Gedurende erge reën-storms is opdamming egter onvermydelik, maar dreineer die water darem weg binne 'n uur of twee. Dit is dus vir **Inwoners noodsaaklik** om storm-water dreins vry te hou van blokkasies as gevolg van blare, en ander afval. / *The storm water network is mostly still the original. The caravan park storm-water system runs underground through our complex. Small improvements were later made to **prevent flooding**. During severe rain storms, flooding is unavoidable, but usually drains away within an hour or two. It is thus **resident's imperative** to keep storm water drains clear from leaves and other debris.*
- b. Onder geen omstandigheid mag stormwater opsetlik of on-opsetlik in die riool stelsel beland nie. Dit veroorsaak dat die riool stelsel oorloop wat n ernstige **gesondheids-risiko** inhou. / *Under no circumstances must storm water end up, intentionally or unintentionally, in the sewage system. This will cause the sewers to overflow, thus creating a serious **health risk**.*
- c. Die storm-water stelsel sluit aan by die Stad se stelsel tussen eenhede 35 en 36. Storm-water probleme kan deur enige inwoner ge-rapporteer word by SMS no. 31373



of tel. no. 0800 656 463. / *The storm-water system joins up with the City's between units 35 and 36. Storm water problems can be reported by any resident on SMS no. 31373 or tel. no. 0800 656 463.*

7. ABLUSIE BLOKKE / ABLUTION BLOCKS

- a. Met die Stad se toegewing dat eenhede met badkamers toegerus mag word, het die ablusie-blokke oorbodig geword en die Stad het die HEV toestemming gegee om dit tot die voordeel van die inwoners te bestuur. Daar was dus besluit om een blok in n saal vir vergaderings, funksies en byeenkomste te omskep en die ander blok in stoorkamers vir verhuring aan inwoners. / *When the City allowed the units to be improved with bathrooms, the ablution blocks became redundant and the City gave the HOA permission to manage these facilities for the resident's benefit. It was thus decided to convert one block to a hall for meetings, functions and gatherings and the other to store rooms for rental to residents.*
- b. Die oorspronklike wasgoedlyne langs die ablusie-blokke was verbeter en is beskikbaar vir gebruik deur alle inwoners. Onder geen omstandighede mag kinders op of naby die wasgoedlyne speel nie. / *The original washing lines next to the ablution blocks were improved and is available for use by all residents. Under no circumstances are children allowed to play on or near washing lines.*
- c. Die ablusie-blokke en omgewing word onderhou deur die HEV bestuurs komitee op n gereelde basis. / *The ablution blocks and surrounds are being maintained by the HOA management committee on a regular basis.*

8. SOLIEDE AFVAL / SOLID WASTE

- a. Soliede afval moet in "wheelie bins", toegeken aan die eenheid, gestoor word en kan uitgeneem word na die aangewese area in die karavaanpark. Soliede afval word op Maandae, Woensdae en Vrydae (oggende) deur die munisipaliteit verwyder. Geen losstaande sakke, bokse of houers met afval word deur die munisipaliteit aanvaar nie. / *Solid waste must be placed in "wheelie bins" allocated to the respective units and may be taken to the allocated area in the caravan park. Solid waste is collected on Mondays, Wednesdays and Fridays (mornings) by the municipality. No loose standing bags,*



boxes or containers containing waste, will be accepted by the municipality.

- b. Die "bins" mag alleenlik huis-afval en tuin afval bevat. Geen sand, bourommel, stene, klippe, teels, planke, houtstompe, ysters, ens., sal aanvaar word nie. Boetes mag in die verband gehef word. / *The "bins" may only contain household waste and garden waste. No sand, building rubble, bricks, stones, tiles, planks, tree-stumps, irons, etc., will be accepted. Fines may be levied in this regard.*
- c. Die "wheelie bin" area is goedgunstelik afgebaken deur die munisipaliteit en moet ten alle tye netjies gehou word deur die inwoners (gebruikers). Indien dit nie gebeur nie, kan die munisipaliteit hierdie vergunning terugtrek. / *The "wheelie bin" designated area has been demarcated by the municipality and must be kept neat by the residents (users). If this is not adhered to, the municipality may revoke this offer.*

9. SEKURITEIT STELSELS / SECURITY SYSTEMS

- a. Sekuriteit stelsels, onder andere, elektriese heining en toerusting, automatiese hekke en hek-motors, hekke, geslote kring TV kameras, sekuriteits ligte, ens, word onderhou deur die HEV komitee en mag onder geen omstandighede deur die inwoners of persone mee gepeuter word nie. Boetes mag in die verband gehef word. / *Security systems, amongst others, electric fence and associated equipment, automated gates and gate motors, gates, closed circuit TV cameras, security lights, etc, are maintained by the HOA committee and may not be tampered with by residents or persons under any circumstances. Fines may be levied in this regard.*

10. OPTIESE VESEL NETWORK / OPTICAL FIBRE NETWORK

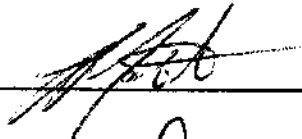
- a. Die optiese vesel netwerk, VNDH (vesel na die huis) is die nuutste toevoeging tot ons kompleks. Hierdie netwerk moet met die grootste omsigtigheid hanteer word, aangesien dit breë-band Internet koppeling verskaf aan meeste van die eenhede. / *The optical fibre network, FTTH (fibre to the home) is the latest addition to our complex. This network must be treated with utmost care as it provides broad-band Internet connectivity to most of the units.*
- b. Die **Netwerk Verskaffer** is Open Serve, maar inwoners mag hul eie **Diens Verskaffer** kies, van n lys wat deur Open Serve ondersteun word. / *The **Network Provider** is Open*



*Serve, but residents may choose their own **Service Provider**, from a list supported by Open Serve.*

- c. *Aangesien baie inwoners van hul huise af werk, sal enige skade aan hierdie netwerk wat 'n aantal gebruikers affekteer, vir die oortreder se rekening wees. / Because many residents are working from home, thus any damage to this network, affecting multiple users, will be for the transgressor's account.*
- d. *Netwerk probleme moet gerapporteer word by Open Serve en diens probleme by u eie Internet diensverskaffer (ISP). / Network problems must be reported to Open Serve and service problems to your own Internet Service Provider (ISP).*

Voorsitter / Chairman

 2021-08-10

Onder Voorsitter / Vice Chairman

