



WELGELEGEN

ESTATE

BUILDING ACTIVITY FEE STRUCTURE RELATING TO THE BUILDERS CODE OF CONDUCT - FY 2025/26
(BOT APPROVAL 20 MARCH 2025 WITH EFFECT 1 MARCH 2025)

TRANSGRESSION	1st OFFENCE	2nd OFFENCE	Fine Unit	Fine Type	Additional Info
Deviation from approved building plans without HOA approval	2,000	5,000	Per Incident	DRP	
Not obtaining occupation certificate within 12 months after construction activities commenced	1,000	N/A	Per Working Day	DRP	Forfeiting refundable portion of building deposit
Commencing site activities before site handover from EM	1,000	1,000	Per Day	DRP	
No construction name board displayed on site	500	1,000	Per Incident	DRP	
Failure to remove temporary chemical toilet and skip from site at builders' closure	500	1,000	Per Incident	DRP	Per site
Unnecessary noise or unsocial behaviour	500	1,000	Per Incident	Noise	
Improper use of access cards/identification	2,000	N/A	Per Worker/Day	Security	Immediate removal and Blacklist
Theft	2,000	N/A	Per Incident	Security	Immediate removal and Blacklist
Workers not registered to work on site	1,000	2,000	Per Worker per Day	Security	
Illegal/ undocumented immigrants or no SAP69 clearance, working on site	1,000	2,000	Per Worker per Day	Security	
Individual walking outside demarcated boundaries or within no-go areas	500	1,000	Per Incident	Security	
Not having written permission to work after hours	500	1,000	Per Incident	Security	
Leaving the Estate after designated working hours	500	1,000	Per Worker	Security	
Not informing HOA of staff no longer being in his service	500	1,000	Per Worker per Day	Security	
Consumption of alcohol or drugs	1,000	N/A	Per Incident	Safety	Immediate removal and Blacklist
Operating plant outside the boundaries of the site	500	1,000	Per Incident per Day	Safety	
Speeding or reckless driving	1,000	2,000	Per Incident	Safety	
Un-roadworthy vehicle/overloading of vehicles	500	1,000	Per Incident	Safety	
Not adhering to OHS Act; not wearing PPE, unsafe acts, etc	500	1,000	Per Worker	Safety	



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Parking on roadway or causing obstruction	500	1,000	Per Incident	Safety	
Dirty/ untidy/ un-organised building site	500	1,000	Per incident	Safety	
Discharge of cement or concrete in an uncontrolled manner	1,000	2,000	Per Incident	ECO	Plus Rehab
Causing pollution and or damage to roads	1,000	2,000	Per incident	ECO	Plus rehab
Uncontrolled spillage of materials	1,000	2,000	Per incident	ECO	Plus Rehab
Oil leaks of plant or machinery not thoroughly cleaned	500	1,000	Per Incident	ECO	
Washing of paint brushes in an uncontrolled manner causing pollution	500	1,000	Per Incident	ECO	
Littering/ no skip	500	1,000	Per Incident	ECO	
Skip not covered with net at end of each working day	500	1,000	Per Incident	ECO	
Individual causing damage to fauna and flora	1,000	2,000	Per Incident	ECO	Plus Rehab
Failure to erect silt fencing	500	1,000	Per Incident	ECO	
Failure to maintain fencing of construction sites	500	1,000	Per Incident	ECO	
Individual not using ablution facilities	500	1,000	Per Incident	ECO	
Injuring or killing wildlife	1,000	2,000	Per Incident	ECO	
Action causing erosion	1,000	2,000	Per Incident	ECO	Plus Rehab
Illegal dumping	1,000	2,000	Per Incident	ECO	
Failing to store building materials inside building site fences	500	1,000	Per Incident	ECO/ Safety	