



Security Rules & Access Control Policy

2026



STRAT**EARN**
HILL

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Status and Application

These Security Rules and Access Control Policy ("Security Rules") form an integral part of the governance framework of Strathearn Hill Estate and are binding on all Owners, Residents, Tenants, Contractors, Workers, Visitors, Service Providers and any other persons entering or moving within the Estate.

These Security Rules must be read in conjunction with: - The Memorandum of Incorporation (MOI) - Estate Conduct Rules - Architectural Guidelines - Landscape Guidelines.

In the event of conflict, the MOI shall prevail, followed by the Estate Conduct Rules, and thereafter these Security Rules.

Failure to comply with these Security Rules may result in denial of access, removal from the Estate, suspension of access rights, penalties imposed by the SHEOA, and/or further legal action.

Purpose

The purpose of these Security Rules is to: - Protect the safety, wellbeing and property of all residents, visitors and staff - Regulate access, movement and conduct within the Estate - Manage heightened security risks associated with phased development and construction - Ensure compliance with applicable South African legislation, including PSIRA and POPIA.

General Security Principles

- 3.1 Authorized entry does not constitute unrestricted movement. Access is limited strictly to areas required for the approved purpose of entrance.
- 3.2 Owners and Residents are fully responsible for the conduct, compliance and movement of their visitors, contractors, employees, tenants and service providers.
- 3.3 No person may loiter, roam, explore or move between erven, construction sites, phases or common areas without explicit authorization.
- 3.4 Security protocols are mandatory and may not be overridden by any resident, contractor or staff member.
- 3.5 Strathearn Hill Estate operates as a monitored, access-controlled estate making use of security technology including, but not limited to, biometric systems, vehicle verification, license scanning, photographic records, CCTV monitoring and audit trails.
- 3.6 The right of access and entry to the Estate is strictly reserved by the SHEOA.

Security Infrastructure

The Estate security system may include the following, as implemented and amended from time to time: - Manned access-controlled gates - Biometric access control systems - Pedestrian turnstiles - Vehicle license and driver identification scanning - Occupant logging and reconciliation - CCTV monitoring and recording - Centralized monitoring and control systems - App-based access authorization platforms

The SHEOA reserves the right to enhance, modify or replace security infrastructure as required.

Access Control Categories

- 5.1 **Residents**
Access via approved biometric or authorized access systems
Tailgating and unauthorized access are strictly prohibited
Lost credentials or access failures must be reported immediately
- 5.2 **Visitors**
Visitor access is subject to resident authorization
All visitors may be required to undergo identity verification; vehicle checks and logging
Visitor access may be time-bound and single-use
- 5.3 **Workers and Contractors**
 - 5.3.1 **Vetting**
All workers and contractors are subject to vetting and approval procedures determined by SHEOA
Access approval may be withdrawn at any time
 - 5.3.2 **Access Conditions**
Workers and contractors may only access designated areas
Access hours may be restricted
Failure to comply with scanning or access procedures may trigger security alerts
 - 5.3.3 **Construction-Related Access**
Contractors must access the Estate via designated gates and routes
No unauthorized inter-site or inter-phase movement is permitted
- 5.4 **Deliveries**
Deliveries require resident or contractor authorization
Vehicle and personnel verification may apply
Large or repeated deliveries may require pre-registration.

Construction Phase Security

- 6.1 Construction sites are designated high-risk areas and are subject to heightened controls.
- 6.2 Contractors and workers are restricted to approved construction zones only.

- 6.3 Alcohol, drugs, firearms and dangerous weapons are strictly prohibited.
- 6.4 Daily headcounts or access reconciliation may be required.
- 6.5 Non-compliance may result in immediate suspension of access.

Movement, Conduct & Prohibitions

- 7.1 No loitering, unauthorized photography, surveillance, or interference with security operations is permitted.
- 7.2 Security officers are authorized to deny or revoke access where protocols are not followed.
- 7.3 Any behavior deemed suspicious, threatening or unsafe may be reported to SAPS.

Data Protection & Privacy

- 8.1 Personal, biometric and photographic data collected for security purposes shall be handled in accordance with POPIA.
- 8.2 Data is collected strictly for access control and security monitoring.
- 8.3 Monitoring and data processing may be conducted on-site or off-site by authorized service providers appointed by SHEOA.
- 8.4 By requesting access to the Estate a person irrevocably consents and agrees thereto that his/her personal, biometric and photographic data be collected and recorded for security purposes and that this data may be stored by the SHEOA.
- 8.5 By entering the Estate a person irrevocably consents and agrees thereto that his/her personal, biometric and photographic data be shared with third parties in circumstances where the SHEOA is obligated and compelled to do so e.g. by any law enforcement agency or order of court.

Operational Communication

- 9.1 Owners, Residents and Contractors are responsible for ensuring that all relevant access information is submitted timeously.
- 9.2 Failure to update information may result in access denial or delays.

Enforcement

- 10.1 These Security Rules are enforceable from the date of adoption.
- 10.2 The SHEOA, Estate Management and appointed Security Officers are authorized to enforce these rules.
- 10.3 Penalties and enforcement measures may be applied in accordance with the Estate Conduct Rules and MOI.

Amendments

The SHEOA reserves the right to amend these Security Rules from time to time to ensure safety, legal compliance and operational effectiveness.

Issued by order of the Strathearn Hill Estate Owners Association

