



PRACTICAL ROLE AND RESPONSIBILITY OF PRINCIPAL AGENTS

Dear Professional/PA,

With the proliferation of construction and general development in Zimbali Coastal Resort, particularly with multiple unit (PUD) sites expanding over the recent years, a growing concern has been raised with regard to detailed supervision, oversight and direction from Principal Agents to homeowners and contractors during the construction phase.

This supervision extends from merely detailed architectural direction and instruction, to intimate site and building protocol management. Items such as shade-cloth and locked gates, site cleanliness, shoring of dangerous banks, stormwater control and unauthorized building works (illegal connections, etc) are some matters that are generally placed at a lower priority by Principal Agents, and as a result there have been increasing transgressions of this nature.

Serious deviations from approved plans that aren't picked up at an early stage and brought to the attention of ARC, place the timeline for completion at risk with inevitable delays and objections that surface towards the end of the project.

We wish to remind Principal Agents working within Zimbali that the architectural vernacular and lifestyle ethos coupled with environmentally sensitive, safe and visually sympathetic construction, is a large part of the esteem that brings the Estate its acclaimed status – and upholding this significance is the responsibility of the Principal Agent on active building sites.

Going forward, ZEMA will be in constant communication with PA's on their respective sites for feedback on site controls, architectural deviations and progress reports. Monthly reports may be requested if necessary. Should it be discovered that a site is not in compliance from either a site control or architectural aspect, the Principal Agent will be contacted and requested to remedy the matter through the appropriate action or channel. Failure to resolve the matter will result in a recommendation made to ARC that the appointment of the Principal Agent be reviewed.

In this regard, we require all Principal Agents currently overseeing projects underway in Zimbali:

- To confirm in writing to Building Control that there are no deviations from approved plans, or:
- If deviations have been made where written approval has been obtained by ZEMA/ARC, or:
- To confirm compliance with the OHS Act and current ZEMA protocol.

We look forward to working with you expeditiously as we have for the last 20 years, to maintain and grow the admired and desirable Estate for the satisfaction of both our residents, guests and skilled professionals.

Kind Regards,

ZEMA Building Control