

## CONTRACTOR'S RULES AND REGULATIONS

### INTRODUCTION:

The primary intention of these provisions is to ensure that all building activity at Six Fountains (hereinafter referred to as 'the Estate') occur with the least disruption to the residents. In the event of uncertainty, the Contractor should communicate firstly with the Estate Manager.

### 1. LEGAL STATUS:

- 1.1 The Six Fountains Homeowners Association (the HOA) has the right to fine and or suspend any building activity, should there be an infringement of any of the under mentioned conditions, and the HOA accepts no liability whatsoever for any losses sustained by the Owner, Contractor or Sub-Contractor, as a result thereof.
- 1.2 The HOA accepts no responsibility or liability for any injury, loss of life, damage or loss of materials or equipment during building operations.

### 2. CONDITIONS RELATING TO BUILDING ACTIVITIES:

- 2.1 No building activity may commence on the designated site until the Contractor has erected a **builder's toilet as well as obtained a water connection** from the City Council of Tshwane. The contract site is to be screened off on all sides except the street front as prescribed. Within the boundaries of the stand, a space of 3m x 4m x 1.5m high, must be screened off for contractors' daily washing, cleaning and dressing purposes.
- 2.2 All Contractors, Sub-Contractors and their workers must be registered with biometric prints before entering the Estate. It is the Contractors responsibility to register his Contractors and Sub-Contractors. An original, valid form of identification is required.
- 2.3 Contractor Enrolment: Cost per registration is R50.00 for 2 weeks to a maximum of 6 months. A day permit will be granted to Contractors and their workers on the Estate for a maximum of two days, against the presentation of an original, valid identification document. Security will assist you regarding vehicle and pedestrian traffic at the gates. Please be patient.
- 2.4 Building activity, including installations and delivery of supplies will only be permitted during the following times:

Monday to Friday: 07:00 to 18:00 (Note: all contractors, deliveries, installations to be completed and personnel already off the Estate at 18:00) Noncompliance will invoke an automat penalty of R200.00 per person.

Saturdays: 08:00 to 15:00 (Note: all contractors, deliveries, installations to be completed and personnel already off the Estate at 15:00). Non-compliance will invoke an automat penalty of R200.00 per person, including an immediate penalty of R5,000.00 to the owner.

- 2.5 Timeous written applications may be submitted to the Estate Manager should building operations or installations be required to be done after these times. Such approval will only be granted in exceptional cases and **no** request will be considered for such activities on Sundays, Easter weekends nor Builders Holidays (over Christmas).
- 2.6 To ensure the speedy delivery of building supplies, all sites should be clearly identifiable. Building Boards may only be erected if they comply with the specifications laid down by the HOA. No Sub-Contractors advertising boards will be permitted on the Estate.
- 2.7 When materials are off-loaded by a supplier that encroaches onto the pavement of the roadway, such materials must be moved on to the site by the Contractor the same day. All material and implements are to be stored within the site boundary and consequently not allowed to be stationed on the roadway, pavement or adjacent sites.
- 2.8 The site must always be securely fenced. The fence and the entirety of the site, including the road in front of the stand, must be kept as neat as possible.
- 2.9 The Contractor and/or the Owner will be held responsible for damage caused to kerbs, plants on sidewalks and/or damage to neighbouring properties. Of particular concern is the irresponsible dumping of building material on adjacent sites that causes unnecessary inconvenience and costs.
- 2.10 The site is to be kept as neat as possible. The contractor shall therefore provide facilities for regular rubbish disposal and ensure that the workers make use of this facility. The most common forms of rubbish are cartons and empty cement and plastic bags, which pollute neighbouring sites. As a rule, all stands under construction would be cleared from all rubble on **every Friday** until construction work is completed. Contractors not adhering to mentioned rule would be liable for a penalty and removed from site until rubble is cleared. In an event where a contractor was penalised, and rubble is not removed within 48 hours Six Fountains HOA has the right to remove rubble on behalf of the contractor for the cost of the contractor.
- 2.11 No alcohol or other intoxicating substance will be allowed on site. Workers who were dismissed from the site will be escorted by the Contractor to the exit gate and Security informed to cancel the access cards/prints.
- 2.12 The electrical connection for the site is to be arranged through the City Council of Tshwane, and no power may be used from a neighbouring site. Similarly, no water may be used from any Fire Hydrant or an adjacent site.
- 2.13 Workers must be transported between the site and Security gate. No loitering is allowed on adjacent sites or the Estate.
- 2.14 It is incumbent on the main Contractor to ensure that Sub-Contractors are aware of these rules, at all times.

The HOA reserves the right to amend these rules and regulations from time to time.