



ANNEXURE "EM3"

Builders code of conduct and contractor activities

All contractors, sub-contractors and their workers must enter the Estate through the designated entrance, in vehicle, and must strictly adhere to the security rules and regulations in force at the time.

When workers of builders enter the estate the Builder is responsible for his workers, so I would recommend that the builder drive them in and out of the estate. If not the workers shall stay on the roads and will not walk over the golf course or through private property.

All workers must be in possession of a valid SA identity document. The builder will be responsible for these permits. The right is reserved to deny access to anyone not in possession of the above documents. This rule will be strictly enforced and no exceptions will be made. The appointed security company personnel on routine patrols have standing instructions to evict any defaulters.

Contractor activity is only allowed during the following public time hours: Mon to Fri 06h00 – 18h00.

Note: No contractor activity is permitted on Weekends and Public Holidays or during the December builder's break, as these days are viewed as private time.

No night watchmen are permitted on any site.

The contractor will have the following available when getting on site:

- a. Signed deed showing that transfer has taken place. (by Lourens Swart)
- b. Set of signed plans (by Architect)
- c. Municipality letter approving plans.
- d. Letter from Mike Barkett to confirm all the above.
- e. Contractors notice - information like contractors number, builder name, amount of workers, who you are building for and on which stand they are

going to build.

The contractor shall have netting around the property while building.

All contractors will be required to provide screened ablutions facilities for the workmen and sub-contractors under his control.

The contractor shall provide facilities for rubbish disposal and ensure that the workers use the facility provided and that the rubbish is removed weekly and **not burnt on site**.

The site is to be kept as clean as possible of building rubble, with regular cleaning taking place during building operations. The contractor or sub-contractor may be denied access to the Estate should the site not be kept clean to the satisfaction of the Estate manager. The Estate accepts no liability for losses sustained as a result thereof.

No advertising or sub-contractor boards shall be permitted. Only the approved contractor/professional board will be permitted. The board will be removed after completion of construction.

The contractor shall be responsible for damage to roadways, kerbs, trees and/or damage to private or Estate property and offenders shall be fined.

The maximum load per truck on the roads shall be 5 tons; if more it will be offloaded at a designated area and from there it shall be transported to the stand within two days.

Prior to any deliveries the Estate manager shall be informed of the time and the mass of the load.

Deliveries from suppliers must be scheduled in public times only (week days)

Use of water on the building site. The builder will have to inform the council of the activities to take place on the site and the council will then supply a meter on that specific site and water will be metered for the owners account.

Use of electricity on the building site. The same will apply to the electrical connections.

A R3000,00 curb fee is payable before any construction can commence. This fee is payable at the Estate Managers office.

The same rules that apply to the contractor will also apply to the sub-contractor and it will be the responsibility of the contractor to inform the sub of the builder's code of conduct.

The contractors will have to produce copies of SA ID's for their employees, and they should specify how many employees they have. The same will apply to sub-contractors. Before an employee will commence through security he will have to show his SA ID document. Furthermore each contractor will give his employee a tag to identify for which contractor this person is working.

Builders and their staff will be confined to the site where they are building

and no walking around will be tolerated. If the staff wants to go to the café

the contractor will take them out with a car and bring them back again to minimize unnecessary walking on the Estate.

If required contractor and sub-contractor vehicles shall be searched from time to time.

Each contractor and sub-contractor shall be required to submit a list of all tools going on site and when the contractor evacuates- that list must be checked.

No materials must be allowed to remain on the roadway or pavement and it is the contractor's responsibility to clean the roadway and pavement of all such materials. The same applies to sand and rubble washed or moved onto the road during building operations.

No alcohol shall be allowed on building site, offenders will be dealt with by the SAPD.

Each building contractor and sub-contractor shall be responsible for his own safety i.e. scaffolding and ramps, etc.

Each contractor shall be required to have a fully equipped first aid box on site at all times.

If an ambulance is required the contractor or sub-contractor will be liable for the bill.

The contractor shall ensure that no unauthorised person enters the building area (if not the contractor shall be liable again for any injury occurring on that stand)

No fire arms or any lethal weapons shall be allowed on the Estate.

Should the developer have any concern with the conduct of the contractor and/or sub-contractor, the developer may rectify as deemed necessary and/or reserve the right to suspend building activity until such undesirable conduct is rectified which may do at any time and without notice and without recourse from the owner and/or contractor and/or sub-contractor.

The above document is fully understood and the contractor and owner undertake to comply with the above points, in addition to any further controls which may be instituted by the developer from time to time, and to ensure compliance by any sub-contractor employed by the contractor.

The main contractor (builder) of a curtain stand will be responsible for the rules above and will make sure that the sub-contractors and other workers on his stand abide to these rules.

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