

## **BUILDERS CODE OF CONDUCT & CONTRACTOR ACTIVITIES**

Contractor activity is only allowed during the following public time hours:-

Monday to Friday 07h00 to 18h00

Saturday 07h00 to 13h00

**Note:** No contractor activity is permitted on Sundays 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.

All workers must remain on their construction site and may not traverse the estate on foot.

The estate security must be notified in advance of any building material deliveries.

All contractors, sub-contractors and their workers must enter the estate through the designated entrances in vehicles, no contractors or sub contractors are permitted to access the estate on foot and must strictly adhere to the security rules and regulations in force at the time. These rules are subject to change without prior notice being given.

All workers must be in possession of a valid identity document or work permit. The Home Owners Association reserves the right 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.

The contractor shall provide facilities for rubbish disposal and ensure that the workers use the facility provided and remove the rubbish weekly and not burn it 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 Home Owners Association who accepts no liability for losses sustained as a result thereof.

Where materials are off-loaded by a supplier encroaching onto the pavement or roadway these materials must be moved onto the site by the contractor. No material must be allowed to remain on the roadway or pavement, it is therefore the contractor's and member's responsibility to clean the roadway and pavement of all such materials. The same applies to all sand or rubble washed or moved onto the road during building operations.

Deliveries from suppliers must be scheduled in public times only.

It is incumbent on the contractor to provide toilet facilities for the workers.

Only one building board may be erected per site and is to comply with the Home Owners Association's requirement, the size and details are obtainable from the Home Owners Association. Boards may not be erected on the pavement areas. NO sub-contractor boards are allowed and all boards must be removed after completion of construction.

The member and the contractor shall be responsible for damage to kerbs and/or plants on the pavements and/or damage to private or park property. The property must be screened in terms of the ENVIRONMENTAL AND AESTHETIC APPEARANCE section of the Estate Rules.

Should the Home Owners Association have any concern with the conduct of the contractor and/or sub-contractor, the Home Owners Association 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 member and/or contractor and/or sub-contractor.

The above document is fully understood and the contractor and member/resident undertakes to comply with the above points, in addition to any further controls which may be instituted by the Home Owners Association from time to time and to ensure compliance by any sub-contractors employed by the contractor.


**BUILDERS BOARDS AS PER THE HOME OWNERS ASSOCIATION**

Only one board per property is permitted. Boards are manufactured in two sections enabling the top section to be removed separately allowing usage outside the estate and minimising wastage to builders. Builder's information may coincide with their colour preferences and advertising themes.

All boards are to be uniform in size, inclusive of the estate logo. No variations of colour or size will be accepted and should be consistent with the example below. The template can be obtained from the sales office along with a list of preferred suppliers.

1500mm

2000mm



**HELDERFONTEIN**  
ESTATE

**Stand No: No.                      Stand Size: Sizem<sup>2</sup>**  
**Erf No: No.                         Street Name**

**Client:**

<div style="border: 1px dashed red; padding: 5px; text-align: center; color: red;">                     Logo (if applicable)                 </div>	<p style="color: red; margin: 0;"> <b>Clients Name</b>  <b>Contact Person</b>  <b>Telephone Number    Fax number</b> </p>
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**Project Architect:**


<div style="border: 1px dashed red; padding: 5px; text-align: center; color: red;">                     Company Logo                 </div>	<p style="color: red; margin: 0;"> <b>Company Name</b>  <b>Contact Person</b>  <b>Telephone Number    Fax number</b> </p>
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**Project Engineer:**

<div style="border: 1px dashed red; padding: 5px; text-align: center; color: red;">                     Company Logo                 </div>	<p style="color: red; margin: 0;"> <b>Company Name</b>  <b>Contact Person</b>  <b>Telephone Number    Fax number</b> </p>
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**Contractor:**

<div style="border: 1px dashed red; padding: 5px; text-align: center; color: red;">                     Company Logo                 </div>	<p style="color: red; margin: 0;"> <b>Company Name</b>  <b>Contact Person</b>  <b>Telephone Number    Fax number</b> </p>
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	<p style="margin: 0;"><b>CENTURY</b> PROPERTY DEVELOPMENTS</p>
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**Head Office / Sales**  
 011 300 8700, Nick: 082 941 0211, Pedro: 082 371 7613

Any person entering the development/property shall do so entirely at their own risk and neither the developer nor the Home Owners Association or their employees, representatives or agents shall be liable for any damage or injuries of whatever nature whether direct, indirect or consequential arising from any negligent act, omission or any other cause, which may be suffered by any person on the property or by using its amenities. Open ponds are constructed within the development and minors must at all times be accompanied by a responsible adult who will be accountable for their well being in the development.