

GRAANENDAL PHASE 2

GRAANENDAL ESTATE

BUILDERS CODE OF CONDUCT

BUILDERS CODE OF CONDUCTOF THEGRAANENDAL HOME OWNERS
ASSOCIATIONFORGRAANENDAL PHASE 2
(GRAANENDAL ESTATE)

The HOA and trustees, reserves the right to make adjustments and amendments to this document, as it deems necessary from time to time for the benefit of the development.

This document must be read in conjunction with the Architectural Design Guidelines (Annexure C) and the Condust Rules (Annexure A)

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1 **PREAMBLE**

The Purpose of this Code of Conduct is to ensure integration between residential living and control over building activities within the Estate with minimal impact to the environment and the residents of the Graanendal Estate.

2 **PURPOSE OF THE RULES AND REGULATIONS**

The rules and regulations prescribed in this Code of Conduct are intended to ensure that the quality of life for residents is duly compromised by development and construction.

Failure to adhere to or any breach of this Code of Conduct will result in a fine being levied by the Graanendal Home Owners Association against the offending or defaulting contractor.

3 **APPOINTMENT OF CONTRACTOR AND CONSTRUCTION PERIODS**

3.1 Graanendal Home Owners Association would like to encourage residents/owners to provide building work of high standard and good quality finishes. Only contractors who are registered and fully paid-up members of the **NHBRC** and who can furnish at least 2 (two) references or prior building contracts acceptable to the Association, will be allowed to built within the estate.

3.2 An owner builder who qualifies under 1.3.1 may be allowed to construct his own home and shall be deemed to be a contractor herein.

3.3 Contractors shall at all times be responsible for their sub-contractors and employees whilst they are on the Estate

3.4 Residents/owner has to supply the entrance gate/manager with ID copies of main contractor and their sub-contractors prior to construction to a new home/building or alterations, additions and maintenance work.

3.5 Without prior arrangements and the resident/owner not being at home no entrance would be granted to any contractor or their sub-contractors.

3.6 Unless otherwise determined in writing by the GHOA, the trustees or manager, no building material (including builder hut or container and site toilet) may be delivered to site before the plans has been approved.

3.7 Unless otherwise determined in writing by the GHOA, the trustees or manager, no site preparation may take place before the plans has been approved.

3.8 Building period (from site handover to completion) for new houses would be limited to 9 months. This excludes the snagging of defects.

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The owner /contractor has to apply for additional time with adequate reason if additional time is required. Additional time would be approved at the sole discretion of the Guideline Architectural Professionals and GHOA.

3.9 Building period (from site handover to completion) for alterations and additions to existing homes/buildings would be limited to 5 months. This excludes the snagging of defects. The owner /contractor has to apply for additional time with adequate reason if Additional time is required. Additional time may be approved at the sole discretion of the Guideline Architectural Professionals and GHOA.

3.10 Please take note that the clearance certificate would be withheld until the contractor/owner paid all fines in full for any or all offences with regards to the rules and regulations as set out within the Builders Code of Conduct.

3.11 Breach

The owner will be fined R500.00 per calendar day for this transgression until he/she adheres to the rules and regulations.

It shall at all times be the responsibility of the owner to ensure and procure that his contractor abides by and complies with the rules and regulations set out in this Code of Conduct.

4 **BASIC RULES AND REGULATIONS**

4.1 **Limits of Building Activity:**

4.1.1 Description

- (i) No empty plots/erven/common area and public open spaces may be utilised for parking of construction vehicles and storage of materials.
- (ii) All activities relating to the construction of a dwelling (or home) must be confined to within the boundary of the erf or erven where construction is taking place.
- (iii) If builders or owners would like to use empty or open stands/erf next to a building site as temporary storage or parking area they have to obtain the permission from the GHOA and the owner of the property and is subject conditions. Refer to the Conduct Rules (Annexure A).

4.1.2 Breach

- (i) Work by the contractor will be stopped by the Association until such time as the contractor's equipment has been moved within the building site.
- (ii) The contractor will be fined R500.00 per calendar day for this transgression until he/she adheres to the rules and regulations.
- (iii) No clearance certificate will be issued until the contractor adheres to the rules and regulations.

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4.2 Site Presentation

4.2.1 Description

- (i) The contractor will be expected to keep the appearance of his building site neat and tidy at all times.
- (ii) Building rubble must be removed from the site at regular intervals, not exceeding one week, and litter must be removed from site on a daily basis. No litter may be stored or mixed in amongst building rubble. No material and building rubble shall be spoiled on the estate.

4.2.2 Breach

- (i) Failure to remove building rubble within specific time frame, the rubble will be removed by an outside contractor. The cost thereof shall be reclaimed from the owner of the property. In addition to this the contractor will be fined R 1,000.00 per offence.
- (ii) Should wind blow litter generated from site, the contractor will be fined R 500,00 per calendar day until all refuse has been removed from the stand and the surrounding areas.

4.3 Cleaning of vehicles/equipment

4.3.1 Description

- (i) The washing of contractor's vehicles and equipment must take place on site and within the site boundaries. Washing of contractors or sub-contractors vehicles and equipment is not to be allowed on the estate property, common areas, public open spaces or empty properties/erven and must be carried out elsewhere.

4.3.2 Breach

- (i) The Building contractor will be fined R 500,00 per offence.

4.4 Fires

4.4.1 Description

- (i) No fires will be allowed on any part of Graanendal estate, including the building site.

4.4.2 Breach

- (i) The contractor will be fined R 1000,00 per offence.

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4.5 Ablution Facilities

4.5.1 Description

- (I) Contractors will be required to make adequate provision for temporary chemical toilets situated on the building site for the use of their employees until such time as the water-borne sewer drainage is available, as well as suitable washing facilities for employees.
- (ii) The placement of such chemical toilet should be considered so that the door is not visible from a neighbours property or front door across the street.
- (iii) The chemical toilet must be kept clean at all times.

4.5.2 Breach

- (i) The contractor will be denied access to the Estate until such time as this regulation is complied with.
- (ii) In addition the contractor will be fined R 500,00 per violation.

4.6 Screening of Building site

4.6.1 Description

- (i) The screening of a building site and/or part thereof may be requested on discretion of the GHOA, Trustees or Manager.
- (ii) The contractor to screen off the site with a 1,5m black shade netting screen in the following circumstances,
 - (a) where there is no screening between the site under construction and the adjacent completed property,
 - (b) at the discretion of the Association.

4.6.2 Breach

- (i) The contractor will be denied access onto the Estate until such structures are in place.

4.7 Hours of Work

4.7.1 Public/ Private Times/Builders Holiday

4.7.1.1 Description

- (i) Contractor may only be present on the Estate during the following public hours:

Weekdays 8h00 to 18h00

Saturdays 8h00 to 13h00

No building operation allowed on Sundays and Public holidays.

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4.7.1.2 Builders Holiday

- (i) No Building work may take place during the annual builders holiday.
- (ii) A letter would be send out no later than November each year to confirm the date and time in which the builders holiday would take place.
- (iii) Builders/Contractors should plan for this date and should take care to start finish off a week in advance and clean the site before the builders holiday starts. No contractors or subcontractors would be allowed in the Estate after the starting date of the builders holiday.
- (iv) If the builder/contractor is found to be in violation of any rules or regulations after the starting date of the builders holiday, may it be that building rubble is not removed or the site is not clean a fine would be imposed.

4.7.1.3 Breach

- (i) The building contractor will be fined R 500,00 per transgression.

4.7.2 Permission to work during private times

4.7.2.1 Description

- (i) Special prior permission is required in writing from the GHOA, trustees or manager if building activity is anticipated after hours, on weekends, public holidays or on builders holidays. Special application should be lodged with the GHOA, trustees or manager at least 24 hours prior to the private time activity.
- (ii) Permission would be given on the sole discretion of the GHOA, Trustees or Manager.
- (iii) No outside work would be allowed
- (iv) No construction noise of any kind would be allowed.
- (v) No unsupervised work would be allowed.

4.7.2.2 Breach

- (i) Contractor will be escorted from the Estate by security during private times.
- (ii) In addition the building contractor will be fined R 500,00 per transgression.

4.8 Watchman

4.8.1 Description

- (i) No persons will be allowed on sites after building hours.

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4.8.2 Breach

- (i) The contractor will be fined R 1000,00 per offence.

4.9 Vehicle sizes allowed

Not applicable.

4.10 Deliveries to Contractors

4.10.1 General deliveries

4.10.1.1 Description

- (i) Contractors will at all times be responsible for their own and their suppliers' delivery personnel.
- (ii) All delivery times will be limited to public times as defined under [4.7] above.
- (iii) Deliveries to the building site will take place only from the street frontage of the building site.

4.10.1.2 Breach

- (i) Deny the party undertaking the deliveries access to the Graanendal Estate; and levy a fine of R 1000,00 per transgression.
- (ii) Penalties levied on the contractor will be the same as if the contractor's employees and/or suppliers were guilty of the transgression.

4.10.2 Concrete deliveries

4.10.2.1 Description

- (i) The delivery of concrete has the potential of causing the most damage to the road surfacing and landscape vegetation. It is therefore important that these deliveries are handled as described in 4.10.3.1.
- (ii) The contractor shall ensure that the drivers of concrete delivery vehicles are briefed on this document.

4.10.2.2 Breach

- (i) Drivers not briefed will not be allowed access onto the Estate by the Association.
- (ii) The building contractor will be liable for penalties incurred by a concrete delivery vehicles.

4.10.3 General

4.10.3.1 Description

- (i) The washing off of premixed concrete delivery

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vehicles must not take place within the Estate. Spillage and run-off containers must be available on site if latter occurs. Under no circumstances may concrete be spilled onto the road surface and the contractor will be held responsible for the repair to the road if this occurs.

4.10.3.1 Breach

- (i) The building contractor will be fined R 500,00 per offence in addition to the costs of repairing the road.

4.11 Storage sheds/Huts

4.11.1 Description

- (i) The contractor will be allowed to erect storage sheds/huts within the boundary of the building site and to a maximum height of 2,4 m. The position of such structures must be indicated on the site diagram which must be approved by the Association. The contractor must store and secure all building material and take responsibility for such material.

4.11.2 Breach

- (i) The contractor will be instructed to remove any structures that do not conform to this regulation.

4.12 Speed Limit

4.12.1 Description

- (i) For security and safety reasons the speed limit on the Estate for all contractors' vehicles is 35 km/h. The contractor shall ensure that his employees, subcontractors and delivery vehicles adhere to this rule.

4.12.2 Breach

- (i) The contractor will be fined an amount of R 500,00 per transgression. Continuous non-compliance will result in contractor being expelled from the site.

4.13 Building Plan controls

4.13.1 Description

- (i) The building contractor must ensure that the signed approved building plan is available at all times for inspection by the Association's representative.
- (ii) Any variations to the approved building plan must be submitted to the Association for signed approval and

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may only be implemented once the approved variation is available to the contractor.

- (iii) Prior to commencing building the contractor must:
 - set out the foundations for inspection and approval by the Association;
 - confirm the height of buildings with the Association;
 - set out and confirm the form of driveway with the Association;
 - provide a site drawing indicating the position of storage sheds, position of topsoil and excavated storage areas, the position of building material storage areas, and the position of deliveries.

4.13.2 Breach

- (i) The contractor will be denied access to the Estate until the above documentation is in place.
- (ii) The contractor would be fined an amount R 500.00 per calender day for each transgression.
- (iii) The contractor will be required to remove any structures that do not conform to approved plans.

4.14 Roads and Road Verges

4.14.1 Description

- (i) Contractors must ensure that the road in front of their building site at all times swept clean. This is to minimise damage of the road surface.
- (ii) Contractor must ensure that the kerbs and sidewalks in front of their building site are adequately protected from damage by the building operations.
- (iii) The contractor shall ensure that all building material are stored on the building site. Special permission may be obtained from the Association to neatly store some material on the road verge directly in front of the building site.

4.14.2 Breach

- (i) The contractor will be fined R 250,00 per day for unswept roads. The contractor will be held financially and legally responsible for the damage to road surfaces and kerbs caused through his building operations.

4.15 Signage and Advertising

4.15.1 Description

- (i) The contractor must ensure that no advertising boards are placed on the building site or anywhere else on the estate.

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- (ii) The contractor may erect an approved builders board on the stand for the duration of the construction period.
- (iii) Builder's boards must be removed no later than one month after the construction has been completed.

4.15.2 Breach

- (i) The contractor will be fined R 250,00 per calendar day or non-compliant boards.
- (ii) The contractor board left on the property will be removed and discarded.

4.16 Payment of Fines

4.16.1 Description

- (i) All monies owing to the Association must be paid on Friday of each month end.
- (ii) Arrangements must be made with the Manager how to make payment.

4.16.2 Breach

- (i) In the event of the contractor failing to pay a fine on time interest would be charged.
- (ii) The clearance certificate would be withheld until all fines by the contractor/owner has been paid in full for any or all offences with regards to the rules and regulations as set out within the Builders Code of Conduct.

5 INDEMNIFICATION

The contractor shall be required to indemnify the Association and each of the owners of the respective properties comprising the Graanendal Estate against all and/or any claims which may be brought against the Association and/or each owner and/or which the Association and/or each owner may bring against the contractor of the owner undertaking the building operations arising out of the presence of the contractor in connection with the building activities from time to time on the Graanendal Estate.

