

# LOMBARDY

## RULES AND CONDUCT FOR BUILDING CONTRACTORS

### GENERAL RULES

1. The conduct rules for all contractors are designed to ensure all well-secured, neat and clean environments for residents. These rules will be strictly enforced by die HOA (Home Owner's Association).
2. The HOA will make procedures available to contractors; these will include security measures for authorised access and identification of vehicles and personnel.
3. The contractor is responsible for the discipline of his labour, sub-contractor labour and delivery personnel on site. Contractors are expected to conduct their operations in a reasonable and co-operative manner.
4. If the HOA is concerned about the contractor, his sub-contractor or his suppliers and any of their employees, the HOA reserves the right to suspend building activity either indefinitely or until such undesirable conduct is rectified, which it may do so at any time and without any notice, and without recourse from the owner and / or the sub-contractor, and / or the supplier.
5. The Estate Manager represents the HOA and his instructions falling within the scope of this code, are to be obeyed.

### GENERAL CONDUCT

1. Hours of work and delivery are restricted to:
  - On weekdays from 06h00 in the morning until 18h00 in the evening.
  - Saturdays from 06h00 in the morning until 13h00 in the afternoon.
  - No construction will be permitted on Sundays or public holidays.
2. No workers shall be allowed to overnight on the sight.
3. No vehicles in excess of 3 tons will be allowed on the common property and the roads in the Village.
4. Contractors shall only access through the gate, which is provided.
5. Any contravention of the building conduct rules will lead to either a fine or a suspension of building work.
6. All labourers and contractors must be registered at the Security Control Room. A valid South African Identification Document must be presented and be available for inspection at all times/
7. Labourers and contractors are not allowed to walk between the construction site and the entrance/ exit gates. Any unauthorised person found walking around in the Village will be spot fined on the applicant's account.
8. The applicant will be held liable for any damages that are caused by the contractor, his employees, sub-contractors or delivery personnel. These damages include, but are not limited to, damage to kerbs, roads, plants and irrigation and or damage to private property.

9. The contractor will collect his labourers on working days before they commence work at the Village at a central point outside the boundaries of the Village and will transport them to the site in a group to prevent labourers from walking through the Village. The contractor will follow a similar procedure in the afternoon when he will transport the labourers from the site to a central delivery point outside the boundaries on the Village.
10. Proof of contractor's all risk insurance shall be submitted to the Estate Manager prior to commencement of any work.
11. The site shall be kept clean of building rubble on a daily basis.
12. No signboards will be allowed.
13. No concrete, dagma, or cement may be temporarily stored, mixed or prepared outside the boundaries of the site.
14. Toilets and changing facilities shall be suitable positioned and screened, kept hygienic and shall be connected to the main sewer system prior to the commencement of construction. All small building items should be stored in approved site huts, which the contractor should supply.
15. Materials that are off-loaded may not encroach onto the adjacent properties, the pavement or the roadway.
16. The contractor is responsible for the immediate removal and cleaning up of any sand or rubble that may have been dropped, washed or moved onto the roads etc.
17. The contractor is to ensure that the roads and the sidewalks are kept clean and tidy on a daily basis.
18. No rubbish may be burned or buried on site.
19. No form of paper, cement bags, tile off-cuts, ceiling boards, roof tiles, rubble or the likes is to be not left around, nor be allowed to blow off the site.
20. Contractors shall limit noise and dust levels.
21. The certificate of completion by the consulting architect will be issued on completion of all works and if the site is entirely cleared of all rubble, materials and clean and verge re-installed, all to the satisfaction of the consulting architect.

## **GENERAL**

1. The speed limit on all roads is 40km/h. speeding and reckless driving will not be permitted. All traffic signs must be strictly observed.
2. Vehicles may not block the thoroughfare of other vehicles on the roads.
3. The HOA or Estate Manager may, under special circumstances, permit a deviation from these rules.