

Ulonwabo

CONTRACTORS CODE OF CONDUCT.

INTRODUCTION

The Ulonwabo Home Owners Association (UHOA), the representative of the residents of Ulonwabo, has adopted certain rules relating to Contractor activity in the development. Contracting activity is defined as any activity relating to the building trade i.e. building, painting, tiling, paving, etc. The primary intention of the provisions hereunder is to ensure that all contracting activity at Ulonwabo occurs with the least possible disruption to residents and property. In the event of uncertainty, residents and/or their contractors are welcome to contact the UHOA.

LEGAL STATUS

The conditions governing the building activity as set out in this document are rules adopted by the UHOA and are therefore binding on all owners, their contractors, and sub-contractors. Furthermore, all owners are obliged to ensure that their building contractors, sub-contractors and/or workers are made aware of the conditions and comply with them. All such contracts may be required to be submitted to the UHOA for prior approval. The UHOA has the right to suspend any building activity in contravention of any losses sustained by an owner, contractor, or sub-contractor, as a result thereof.

CONDITIONS REGARDING CONTRACTOR ACTIVITY

Access to Ulonwabo

All the contractor's workers and/or sub-contractor's workers must comply with security arrangements and are subject to the rules as prescribed by the UHOA. This involves the following for all contractors or sub-contractors and their staff:

- Each person needs to fill in the access register.
- All contractors' and sub-contractors' staff will be transported to the applicable residence, where the work is to be carried out, in a vehicle.
- No staff are allowed to wander around the complex and will remain at their location of work, unless transported out, in a vehicle.
- The guards at the gate are authorized to conduct a search of any vehicle at their discretion.

General

The owner and the contractor shall be responsible for any damage to roads and plants and/or damage to private or Ulonwabo property.

If the conduct of the contractor and/or subcontractor causes any concern to the UHOA, the UHOA may rectify as deemed necessary and/or reserve the right to suspend building activity until such undesirable conduct is rectified. The UHOA is empowered to act at any time and without notice, and without recourse from the owner and/or contractor and/or subcontractor.

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 NHOA from time to time in the form of a written notification and ensure compliance by any sub-contractor employed by the contractor.

The owner, contractor and sub-contractors will ensure that no unnecessary inconvenience is caused for neighbors. This would include the storing of rubble on the pavement or street.

Ulonwabo

Contractors are not permitted to use the toilets in the pool area OR in the guard house, as this poses a security as well as a liability risk. Contractors must use the toilets in the unit for which they are working.

Contractors may not walk around the complex at any time and need to be escorted to and from the gate, in a vehicle.

Please Note: There is a 3-ton weight limit on vehicles entering the complex. Please consider this if you need to remove rubble.

Contractors Code of Conduct

PLEASE EMAIL THIS FORM FOR UHOA SIGNATURE TO: committee@ulonwabo.co.za

Details of the Unit Owner:

Unit Number: _____

Owner's Name: _____

Owner's E-mail: _____

Owner's cell: _____

Details of the Contractor:

Company: _____

Name / Contact: _____

E-mail: _____

Cell: _____

Date of Commencement: _____ **Date of Completion:** _____

I hereby confirm that I have read and understood the Contractors Code of Conduct, and with which I will comply.

(Signature – Owner)

(Date)

(Signature – Contractor)

(Date)

(Signature – Sub-Contractor)

(Date)

(Signature – UHOA)

(Date)

(Neighbor's Signatures if Structural Change)