



CONTRACTORS AGREEMENT - MAINTENANCE

Updated: APRIL 2024

AGREEMENT FOR MAINTENANCE PROJECTS WITHIN THE FERNKLOOF ESTATE ("THE ESTATE")

ENTERED INTO BY AND BETWEEN

The Fernkloof Master Property Owners Association
("MPOA")

AND

("THE OWNER(S)")

AND

("THE CONTRACTOR")

In respect of Erf no: _____

Description of Maintenance Work to be undertaken:	
Estimated duration of project	
Commencement date: _____	
Completion date: _____	
1. Rules and Regulations	The rules and regulations described below are intended to ensure that the quality of life for residents in the Estate is not unduly compromised and the impact to the environment is minimized by the construction operations, yet allowing for efficient construction by contractors.
2. Environmental controls	The contractor acknowledges the importance of environmental sensitivity and agrees to conform to all environmental controls specified in this document and as revised from time to time.

3. Limits of building activity	All activities relating to the construction operations of any dwelling must be confined to within the erf boundary where construction is taking place. Personnel are to confine themselves to the site, inclusive of lunch/tea breaks. No storage bins, building materials and or rubble will be allowed on any other property. If damage is done to any property, it is the contractor's responsibility to fully restore and rehabilitate that property to its former state.
4. Site presentation	The contractor will be expected to keep the appearance of the building site, as well as the adjacent roadway, clean, neat and tidy at all times.
5. Noise levels	Although certain excessive noise and disturbances are unavoidable, contractors should at all times ensure that noise levels are kept to acceptable levels. Specific attention should be given to the following: - Generators can only be used in case of an emergency (power outages) and the use <u>must be approved by the Estate Manager in writing.</u> - Unnecessary shouting or loud talking by employees.
6. Cleaning of vehicles/ equipment	Washing of vehicles and equipment will not be allowed on the estate and must be carried out elsewhere.
7. Spoil of excess material and building rubble	The contractor must make adequate provision for removal of building rubble and excess material. No material or building rubble will be spoiled on the estate. Building rubble and litter must be removed from the site on a daily basis.
8. Storage of soil/building sand	All stockpiled soil and building sand shall be adequately covered at all times, until used. To avoid wind-blow and children playing, building sand is to be fully covered outside of building hours.
9. Hours of Work - Public/Private time	Contractors may only be present on the estate during the following public time hours: Weekdays 07H00 to 17H00 - estate to be vacated by 17h30. No work permitted on Saturdays, Sundays and Public Holidays.
10. Vehicle Sizes Allowed	Due to the road surfacing and limited road widths and radii the following restrictions are placed on any vehicle entering the estate. (i) Only fixed axle design vehicles will be allowed. (ii) Maximum length = 9.1m (iii) Maximum width = 2.6m (iv) Maximum gross mass = 20,000kg (v) Maximum axle weight = 8,000kg
11. Deliveries	Contractors will at all times be responsible for the delivery personnel. All delivery times will be limited to public times as defined under 9 above. Size of delivery vehicles will be limited as defined under 10 above. Deliveries to the building site will take place only from the street frontage of the site. Delivery vehicles should be parked in such a way that the normal flow of traffic in the street is not restricted and/or access to any other property is not affected. Where special circumstances (e.g., concrete delivery) necessitate restricted traffic flow and/or access, permission should be obtained from the Estate Manager and the affected home-owners to be informed in advance.
12. Concrete deliveries	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 in a particular way and properly planned to be within the contractor's hours of work. The washing off of ready-mix concrete delivery vehicles is not allowed. Under no circumstances may concrete be spilt onto the road surface and the contractor will be held responsible for the repair to the road should this occur.

13. Security	The development is located in an access controlled environment. Personnel and subcontractors of the contractor shall at all times comply with and adhere to the security procedures imposed by the relevant precinct POA and/or the MPOA from time to time. No contractors to stay on site.
14. Speed Limit	For security and safety reasons, the speed limit on the Estate for all vehicles is 20kph. The contractor is responsible to ensure adherence to this rule by all his employees, sub-contractors and delivery vehicles.
15. Roads and Road Verges	The Contractor must ensure that the road in front of the site is at all times swept clean. This is to minimize damage to other vehicles e.g. punctures, and to ensure longevity of the road surface. <ul style="list-style-type: none"> - The Contractor must ensure that the roadway, curbs, sidewalks and drains in front of the building site are adequately protected from damage by the building operations. - Building material must be stored on the building site. Special permission may be obtained from the POA to neatly store some material on the road verge directly in front of the building site.

SIGNED AT HERMANUS

FERNKLOOF MASTER PROPERTY OWNERS ASSOCIATION:

NAME: _____ SIGNATURE: _____

Date: _____

THE CONTRACTOR:

NAME OF PERSON WHO WARRANTS THAT HE/SHE IS DULY AUTHORISED TO SIGN.

NAME: _____ SIGNATURE: _____

Date: _____

Contact No: _____ E-mail address: _____

THE OWNER:

NAME OF PERSON WHO WARRANTS THAT HE/SHE IS DULY AUTHORISED TO SIGN.

NAME: _____ SIGNATURE: _____

Date: _____

Contact no: _____ E-mail address: _____