

## MARINERS VILLAGE – BUILDING PROJECT FINES and PENALTY CHART

(Revision: 01/Jan.2019)

This document is part and parcel of the “Owners and Contractors Building Code of Conduct Agreement”

REF.	TRANSGRESSION/NONCOMPLIANCE/BREACH	FINE/PENALTY
<b>1.0</b>	<b>PROJECT APPROVAL</b>	
1.1	Building project starts without HOA and Local Authority plan approval <i>Terminate project until all relevant prescripts in this regard have been complied with</i>	R10 000
<b>2.0</b>	<b>SITE ESTABLISHMENT and DISESTABLISHMENT</b>	
2.1	Building project starts without site establishment approval obtained <i>Terminate project until all prescripts of site establishment are complied with</i>	R5 000
2.2	Any item associated with site establishment outside boundaries of Property <i>Weekly penalty while breach is not rectified within 2 days</i>	R2 500 R1 000
2.3	On-site toilet facilities connected to Property’s sewer system	R5 000
2.4	Owner takes occupancy of house before site disestablishment is complete <i>Weekly penalty after occupancy while site disestablishment remains incomplete</i>	R5 000 R1 000
2.5	Contractor’s name board not in compliance with specifications <i>Weekly penalty while breach is not rectified within 2 days</i>	R500 R50
2.6	Boundary netting not tight / torn / not clean / no cross support at top / supports towards outside of netting ( <i>weekly penalty while not rectified within 2 days</i> )	R500 R100
2.7	Water meter not properly protected / tampered with or being bypassed <i>Weekly penalty while situation is not rectified within 2 days</i>	R2 500 R500
2.8	Water meter not properly accessible / visible for reading taking <i>Weekly penalty while situation is not rectified within 2 days</i>	R500 R100
2.9	Dilapidated/ heavily dented/ poorly maintained storage sheds and/or toilets etc. used on site – must be replaced <i>Weekly penalty while situation is not rectified within 5 days</i>	R2 500 R500
<b>3.0</b>	<b>LABOUR and PROJECT SUPERVISION</b>	
3.1	Contractor’s labour/sub-contractors/etc. not being made aware of terms and conditions as per the Contractor’s Agreement applicable to them. <i>Contractor’s employees etc. not aware of applicable conditions may be refused access to the Complex</i>	R1 000
3.2	No site foreman / competent person on site for more than 24 hrs <i>This fine is per event</i>	R500
3.3	Worker not registered on the Complex’s access control system <i>Same for illegal immigrant worker, but such person will be expelled from site</i>	R500
3.4	Not adhering to the Access Control rules of the Complex ( <i>per event</i> )	R500
3.5	Contractor employee walking around away from site or has a minor on site <i>This is per event and the offender may be expelled from the Complex on 2<sup>nd</sup> offence</i>	R500
3.6	Threatening or abuse of any Complex security or employee or resident <i>This is per event and the offender may be expelled from the Complex on 2<sup>nd</sup> offence</i>	R1 000
3.7	Substance abuse by Contractor’s employees <i>This is per event and the offender may be expelled immediately or on 2<sup>nd</sup> offence</i>	R1 000

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3.8	Employees overnight on site as watchmen or otherwise <i>This is per event and the offender may be expelled immediately or on 2<sup>nd</sup> offence</i>	R1 000
3.9	Worker on site after hours <i>(per event and per worker on site after hours)</i>	R100
<b>4.0</b>	<b>SITE UPKEEP and ENVIRONMENTAL PROTECTION</b>	
4.1	Dust/paper/plastic not effectively controlled, blowing all over and causing inconvenience to site & others <i>(per event)</i>	R500
4.2	Disposing of building material / contaminated water / rubbish into Complex's sewer or storm water system <i>(per event and plus any cost to clear blockages)</i>	R2 500
4.3	Rubble exposed to streets, bordering sites and pavements <i>Per event and a daily penalty while situation is not corrected within 2 days</i>	R500 R100
4.4	Chemical toilet on site being dirty and/or unhygienic (not regularly serviced) <i>Penalty applicable per event</i>	R1 000
4.5	Chemical toilet door not always kept closed <i>(per event)</i>	R50
4.6	Workers relieving themselves (urinating) in any area other than site toilet <i>Worker may be expelled from the Complex in case of a 2<sup>nd</sup> offence</i>	R250
4.7	Making a fire on site <i>(per event plus any cost of damage caused if applicable)</i>	R2 500
4.8	Mixing of building material outside site boundaries <i>(per event)</i>	R500
4.9	Refuse dumped in Complex's skip / on other places within the Complex <i>Per event and the Contractor may be refused access to the Complex</i>	R2 500
4.10	Erf not kept in an acceptable tidy and orderly state, e.g. papers, building rubble, excess material laying around etc. <i>Per occurrence and a daily penalty while situation continues</i>	R500 R100
4.11	Contractor's rubble skips overloaded and not regularly serviced/cleaned <i>Per event a daily fine if situation is not rectified within 2 days</i>	R500 R100
4.12	Excess building materials must be removed from the site within 5 days, failing which the Owner will be fined and an outside contractor, appointed by the Complex Manager, will be employed to remove such materials at the cost of the Owner.	R1 000
4.13	General: Should the Contractor not comply with the removal of building rubble as required, the rubble may be removed by an outside contractor appointed by the Complex Manager and the costs thereof, plus the indicated fine, will be for the Owner's account. Should this be a regular occurrence, the Contractor may be denied access to the Complex.	R1 000
<b>5.0</b>	<b>VEHICLES, ROAD USE and DELIVERIES</b>	
5.1	Not adhering to the Access Control rules of the Complex <i>(per event)</i>	R500
5.2	Not adhering to speed limits and/or road signs <i>(per event)</i>	R250
5.3	Reckless driving <i>(per event)</i>	R1 000
5.4	Contractor vehicles found left parked on Complex outside of permitted working hours without HOA permission <i>(per event and per vehicle)</i>	R250
5.5	Flush and cleaning of concrete trucks anywhere in the Complex <i>(per event)</i>	R5 000
5.6	Not immediately cleaning spilled sand / stone / topsoil / diesel / oil / other building material in front of Property <i>(per event)</i>	R500
5.7	Storing of building material on neighbouring erf /outside of erf boundaries <i>Per even and R100 per day while issue is not rectified</i>	R500
5.8	Damages caused by delivery or Contractor's trucks to roads, sidewalks, paved areas and kerbs, as well as spillage of concrete on roads and not immediately cleaned up <i>(per event, plus the cost to rectify the damage)</i>	R1 000
5.9	Delivery vehicles larger than allowed will not be allowed access to the Complex unless prior arrangements have been made with Security	-
<b>6.0</b>	<b>BUILDING ACTIVITIES</b>	
6.1	Working late without permission outside the set working hours and days	R1 000

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	<i>Per event. Continued noncompliance may result in the Contractor being barred from site</i>	
6.2	Washing lines not out of sight of roads/neighbouring stands	R500
6.3	Boundary walls not completed/finished off and painted to match the dwelling	R1 000
6.4	Courtyard gates not installed	R500
6.5	Natural flow of stormwater from adjacent sites blocked <i>Weekly penalty for as long as situation is not rectified</i>	R2 000 R500
6.6	Alterations to plans (outside of house) not approved	R10 000
6.7	Burglar bars of type not approved by HOA (see Regulatory documents)	R5 000

We, the undersigned, being duly authorised to do so as the responsible persons, hereby declare that we have read and that we not only understand, but also accept the penalties and fines as listed in this Annexure A to the "Owners and Contractors Building Code of Conduct Agreement". We further understand that the above list is not necessarily exhaustive that the Complex Manager or his delegate may impose any additional fines/penalties for not only a breach of the "Owners and Contractors Building Code of Conduct Agreement" not listed above, but for the breach/noncompliance with any prescript contained in the Complex's other Regulatory Documents where applicable to the building project and/or the conduct of people associated therewith.

Signed by the Owner at \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Owner's Name: (Print) \_\_\_\_\_ Signature: \_\_\_\_\_

Signed by the Builder at \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Builder's Name: (Print) \_\_\_\_\_ Signature: \_\_\_\_\_

**In respect of a building project planned to be executed in Mariners Village on:**

Erf No.: \_\_\_\_\_ Street name and number: \_\_\_\_\_