

<b>PALINGGAT OORD</b>	DOC No	POL-005
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<b>BUILDING CONTRACTORS POLICY</b>		

- Owners have the right to use any builder of their choice for any additions to units provided the builder is registered with the NHBRC as eluded to in Housing Consumers Protection Act of 1998 ( Act No 95 of 1998)
- All building contractors are subject to the rules of Palinggat Resort.
- No building contractor may start construction work before he / she has met the following conditions.
  - Owner submits letter of appointment from contractor to the Resort Manager.
  - Must be in possession of approved building plan. This building plan must be available at all times and be attached to the building site.
  - The building debris must be cut off with safety net.
  - All buildings debris must be loaded onto a trailer and removed at least once a week.
  - Construction site may be visited by the Resort Manager at any time and if he considers that the conditions are not adhered to, he may stop the construction work.
  - No workers may walk around in Palinggat Resort. The contractor must be aware of the movement of his workers at all times.
  - The amount of R500 is payable at the start of the construction work. Upon completion of the building contract, the amount will be refunded without interest under the following conditions:
    - The building site is left neat
    - All rules mentioned in the Policy are adhered to
    - All stone, sand and bricks on and off Palinggat premises have been removed.
  - Builders must arrange with the Resort Manager in advance for a suitable place for storing material.
  - Power and water meters must be in working order before any construction work starts. Where units share power and water, separate meters must be in place before any construction starts.
  - Copies of the signed inspection certificate of the Building Inspector must be provided to the Resort Manager if applicable.
  - No deviations from building plans may occur without the approval of the Building Inspector if applicable and the Resort Manager.
  - The Resort Manager has the right to have any building deposits withheld if the premises are not tidy.
- This policy must be read in conjunction with the Outside Maintenance policy.

REV N°.	STATUS / CHANGE	DATE
1	s eluded to in amendments to the Building Act of 1977. Added after NHBRC Toilet Facility requirement removed Tickets worn by workers are no long relevant	27/09/21

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