



Contractors Regulations Jan Sofat

The following rules apply in Jan Sofat for contractors and owners:

1. The name of the contractor and the names of each worker must be listed in the security database before security personnel can grant them access to the resort.

2. Regarding ground and construction work:

a. Before commencing any ground or construction work, owners must possess the necessary permissions and/or building permits from the relevant authorities, including the Real Estate Ordinance (ROP), Spanish Water Resort N.V., or any other competent authority.

b. During work, excavations, holes, and other obstacles must be adequately fenced off to prevent pedestrians and other road users from getting injured.

c. After completing ground works on roads or sidewalks, contractors must immediately restore any holes with the original substrate to its original state and quality.

d. Damage to roads and sidewalks must be rectified immediately upon completion of the work. The roads and sidewalks must be left in at least the same good condition as before the work commenced.

3. Transportation:

a. Delivery of construction materials: heavy trucks may carry a maximum of half load during specified hours.

b. Trucks with dual axles must never drive or park on sidewalks.

c. Excavators, cranes, and other heavy machinery using side-steps for stabilization must always use wood to protect the road or sidewalk.

d. Cement trucks must never wash their cement residues on the street and should not leave any cement patches.

e. Excavator-loader combinations filling trucks with dirt, concrete residues, or other materials must always clean the street after completing the work.

f. Damage to roads and sidewalks resulting from work will be charged to the owner by BVJS.

g. In connection with possible damage claims, the Security at the gate is authorized to request and record data regarding the driver, the validity of the driver's license, the vehicle registration, and the insurance certificate of a motor vehicle, as well as the addresses the motor vehicle intends to go to. Access may be denied if valid insurance is not in force.

h. Materials, blocks, containers, waste bins, etc. must be placed on the property where the work is being carried out, and not on the street, sidewalk, or adjacent land.



4. Construction Screens:

The contractor is required to place construction screens of minimum 2 meter height and quality around the entire construction site to prevent disturbance. The construction screens must consist of, at a minimum, posts and mesh fencing. Rabbit fencing is not allowed. The board is entitled to impose additional requirements regarding the construction screens.

5. Construction waste and litter:

Construction waste and litter must be cleaned up daily. A lockable container for construction waste is mandatory.

6. Storage of materials:

Construction materials, equipment, concrete mixers, etc. must be stored in a secure location or removed daily after work.

7. Toilet facilities:

A (portable) toilet must be available for workers, and contractors must ensure that workers use it.

8. Working hours:

The permitted working hours are: Monday to Friday from 07:00 to 17:00, but not on public holidays. After 16:00, heavy equipment vehicles are not allowed. Permission from BVJS must be obtained for noise-producing work on Saturdays. Disruption to residents should be minimized as much as possible. Noise-producing work should ideally be carried out in consultation with directly affected parties.

9. Pollution:

Leakage of fluids from machinery or vehicles must be rectified immediately. If this is not possible, the fluid(s) must be contained and removed. Any spilled/leaked fluids must be cleaned up. Security is authorized to remove leaking machinery or vehicles from the resort.



10. Deposit for potential damage to roads and sidewalks:

- a. The owner is required to deposit a security of ANG 5,000 on the bank account of the neighborhood association for potential damage to the roads and sidewalks resulting from the construction work. This deposit must be made prior to the commencement of the work.
- b. If the deposit is not made, the board and security have the authority to deny access to the contractor and their workers to Jan Sofat.
- c. After the completion of the construction, any damage to the roads and sidewalks will be assessed. If damage has occurred, the amount of the damage will be deducted from the deposit.
- d. The (remaining) deposit will be refunded to the owner's bank account no later than one month after the completion of the construction, provided there are no outstanding damages or arrears.
- e. If the damage exceeds the deposit, the owner is liable for the remaining costs and must settle them within 30 days of invoicing.