

RULES FOR CONTRACTORS

Regulations for access to the Formosa Garden ('the Garden') by tradesmen and other contractors undertaking work on properties are set out below. It is the responsibility of Freeholders (not tenants or others commissioning work) to ensure that tradesmen that are engaged receive a copy of these regulations and have read the rules and adhere to them.

1. Any Freeholder, leaseholder or resident whose property borders the Garden who intends: a) to have scaffolding erected at the rear of their house, or b) to have any work carried out which will, in the sole opinion of the Formosa Amenity Board ('the Board'), intrude on the Garden must place a deposit of £1,000 with Westbourne Management.
2. The Freeholder is responsible for the actions of any contractor that is employed in relation to these regulations. Deductions from the deposit may be made for breaching any of the regulations detailed herein. Such amounts will be at the total discretion of the Board, and may equal or exceed the total amount of any outstanding deposit
3. When the Freeholder (not the builder, contractor or scaffolder) has signed the Application Form for when tradesmen have access to the Garden and the deposit has been received in cleared funds, one key fob for the small gate on the Castellain Road side of the garden (near the corner of Sutherland Avenue) will be made available to the Freeholder. The key fob may only be used by the Freeholder and their tradesmen. It must not be copied or loaned to another Freeholder. Key fobs must be returned when the works have been completed.
4. The gate must always be attended when open. For the avoidance of doubt, attended means that someone is standing by the gate and making sure non-key holders are not allowed entry. The Board takes breaches of this regulation very seriously – residents have suffered thefts and burglaries as a result of the gate being left open. We also consider it a major safety risk for the children in the garden.
5. No Freeholder, leaseholder or resident may give a garden gate key fob to any tradesmen or contractors in breach of this regulation (key fobs should also not be given to anyone outside of the household they are allocated to).
6. It is the Freeholder's responsibility to ensure that their contractors have adequate public liability insurance.
7. No motor vehicles or diggers are allowed into the Garden other than those belonging to contractors employed by Formosa Amenity.
8. Building work that will create any disturbance must only be carried out between 8am and 6pm Monday - Friday and 8am and 1pm on Saturdays. No work is permitted on Sundays. No scaffolding may be erected or dismantled over weekends.
9. No scaffolding or other materials or equipment may be left overnight on any part of the Garden.
10. If workmen are asked to move equipment, or shut the gate, or leave the garden, by a) a Director of Formosa Amenity or b) a member of the staff of Westbourne Management or c) the Formosa Amenity gardeners they must do so immediately.
11. No toilet facilities are permitted in the common garden areas or the pathways. Workmen must be instructed never to use any part of the Garden as a toilet.
12. It is the Freeholder's responsibility to ensure that any person working for them who has access to the Garden has read the rules and regulations of the Garden.
13. Any breach of these or other regulations of the Garden by the Freeholder or any person working on their property may result in a penalty, the nature and extent of which will be determined by the Board. Such penalties may be financial and may include the requirement that the key fob be returned immediately.
14. Any action, inaction or interference by the Freeholder or any person working on their property with the mechanism on the entrance gate which causes the motor to be inoperative (which includes putting tape over the sensor or propping the gate open) will be met with a fine of

£2000 levied against the Freeholder, and over and above the mandatory £1000 deposit and additional to any other fines imposed by the Board for contraventions of any other of these rules.

15. There is no appeal against any of the above conditions.