

# Brackenridge rules for Contractors

Contractors are required to comply with the following rules:

**1. Working hours**

Monday to Friday 07h00 to 17h00.

No working on weekends or public holidays.

**2. Brackenridge approved Building Contractors**

Only pre-approved contractors are allowed to work in the Estate (owner- builders are not permitted).

**3. Council Approved Plans**

Council Approved Plans are to be obtained before commencing any structural work (excavations are permitted prior to council approval).

Any deviation from approved plans are to have prior approval from BARC.

**4. NHBRC Registration**

Certificate is to be available on request, evidencing registration of both the construction and the contractor.

**5. Brackenridge Diagram**

"Footprint" to be obtained from Sales Office.

**6. Brackenridge Estate Manager (Ricky)**

To be requested to clear the stand I.T.O. Eco Guidelines (cost of clearing stands to be paid directly to Ricky which is based on the amount of clearing to be done, currently a minimum of R1 500-00).

**7. Green Shade Cloth**

To be erected 2 meters in from boundary around the entire stand. All building material is to be stored inside the shade cloth (5 meter road frontage is not to be used for storage).

**8. Chemical toilet to be hired.**

**9. Water Meter**

It is the responsibility of the Homeowner to purchase a water meter.

**10. Appointed Electricians**

Are to prepare the electrical kiosk which will be connected by the Estate Electrician (Edward 083 583 0855) to the main supply.

**11. Brackenridge Sign Board**

Indicating owner, contractor, electrician, engineer, architect, plumber with telephone numbers to be erected. Is to be ordered from Sign Tec (044 533 0021).

**12. Lockable Container**

Only one container is to be brought on site. Each container is to be of a plain colour preferably GREEN with no "advertising" of Contractors name.

**13. Site Tidiness**

All sites are to be kept free from litter / rubble especially the road frontage at all times.

**14. A Skip**

Is to be brought on site for all building rubble/garbage and cleared weekly.

**15. Dust / Sand**

In dry windy periods sand is to be watered to prevent dust / sand flying over other properties / houses. Temporary sand heaps are to be covered by shade cloth.

**16. No Encroachment**

Of building rubble / excavation is allowed outside of shade cloth.

**17. Workers**

May not leave their stand and under no circumstances are allowed to walk on the road.

**18. Security procedure**

All workers are to Check In on arrival at the Security Office main entrance and collect their admission cards, which are to be returned on departure (a R100 fee will be charged for lost cards).

**19. Speed Limit**

30km to be observed.

**20. Turning Circles**

All heavy duty vehicles are to cautiously go STRAIGHT through turning circles to avoid damaging the paving (**no heavy trucks such as Bell Dumpers or low bed trailers are allowed**).

**21. Damage to Road**

On completion of construction repairs will be undertaken by Brackenridge only at the owner's expense.

**22. On Completion**

The Building Control Officer will inspect the property with As Build Plans before occupation will be permitted.

**23. Occupation Certificate**

Is to be obtained from Council with As Build / BARC approved Plans. Council permission can only be granted on BARC signoff that all HOA building rules have been complied with.

**24. Safety Officer**

Each Homeowner is responsible for appointing a safety officer to take responsibility for and ensure that all safety precautions are adhered to.

**25. Levels**

A certificate must be issued in writing by a Professional Land Surveyor, certifying that the house levels relate to the original surveyor's Bench Mark as per plans submitted and approved. The Land Surveyor is to confirm the ground floor slab level prior to any further construction taking place. The Land Surveyor is also to confirm that all roof pitches are within the 5.5m height restriction from natural ground level for single storey and 8.5m from natural ground level for double storey.

**Contact details**

: Estate Manager - Ricky Taylor 076 384 7718  
: General Manager – Keith Miller 082 457 5932  
: Admin office 044 533 6547  
: Security 044 533 0953

Contractors Signature: \_\_\_\_\_ Erf no: \_\_\_\_\_ Date: \_\_\_\_\_

Estate Manager Signature \_\_\_\_\_