



SHOW HOUSES - NO LONGER PERMITTED ON BRACKENRIDGE

The security of homeowners and yourselves our valued estate agents, remain a top priority for us as trustees.

Keith Miller our GM has just returned from the annual ARC seminar in JHB and the information he shared on his return regarding security challenges at top estates was chilling.

Breaches in security are becoming more and more sophisticated and some agents are even finding ways to circumvent security measures in order to speed through security control points - particularly if they happen to be residents in the estate.

No doubt all agencies will be doing as much as they can to protect their staff when going on appointments but as has been learnt, criminals are becoming more and more ruthless and bold in their activities and show houses are proving to be a major area of concern - hence the insistence of top estates on Viewings by Appointment (VBA's.) only, and this is what will be instituted at Brackenridge from now on.

While agencies may insist on agents doing as many showhouses as possible – company exposure etc., we are of the view that the security of our residents and you come first.

To this end we will no longer be permitting showhouses with effect from 1 July 2022. This should give you sufficient time to amend your current mandate obligations where showhouses may have been included in your marketing undertakings.

We understand that this may not suit some of you, but regrettably we cannot knowingly turn a blind eye to prevailing security threats to our estate which we are able to prevent.

Accordingly, our Brackenridge Estate Homeowner's Association Rules and Procedures have been amended accordingly – **see inclusion under clause 6 - Security**, in Version 6, 1 May 2022.

We look forward to your full cooperation and believe this additional security measure will certainly be understood by up country buyers who will see this as yet another positive reason for buying into Brackenridge!

Rob Mckee
Trustee