



Brackenridge Architectural Review Committee
Brackenridge Residential Estate
Piesang Valley Road
Plettenberg Bay, 6600

STAND #####

We refer to the review of your final submission and have pleasure in advising that your plans have been approved and will be available for collection from our admin office.

Kindly ensure that your client makes the following payments, which are non-refundable;

- Plan scrutiny R 5 000
- Builders Fee R 20 000 (R5000 is refundable on completion provided no damage to the Estate infrastructure has occurred during building operations e.g. damage to paving, verge, roads, street lights, signage, etc.)

We also draw your attention to the **Addendum to Homeowners, Architects and Principal Contractor** below, and make particular reference to;

- 1) Appointment of Health & Safety Officer and completion of the **attached contract, AGREEMENT IS MANDATORY** between the Principal Contractor and the Homeowner. We ask to be furnished with a copy of the completed contract for our records. We would be happy to provide you with the name of a Health & Safety Consultant, who will navigate you through the contract (free of charge).
- 2) House Levels
Please ensure strict adherence to all height levels as per approved plans and we ask you to provide us with confirmation of all slab level heights.
- 3) Please note that Council has been instructed not to issue an Occupation Certificate without the submission of a sign off by BARC stipulating that all the HOA building rules have been complied with.

Finally in the interest of ensuring an ongoing tidy site during construction, please ensure the Supervisor who will be in charge of the construction site understand his duty as we will engage with the supervisor during site visits.

Also attached please find **Brackenridge Rules for Contractors**, which we ask you to personally take note of and provide a copy to the formally appointed, Brackenridge approved Building Contractor, whose particulars we are to be provided with.

Boet Grobler
General Manager