

Brackenridge Rules for Contractors

Contractors are required to comply with the following rules:

1. Contractors must comply with any Covid-19 legislation and Health and Safety as amended from time to time

2. Working hours

Monday to Friday 07h00 to 17h00.

No working on weekends or public holidays.

3. Brackenridge approved Building Contractors

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

4. 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 is to have prior approval from BARC.

5. NHBRC Registration

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

6. Brackenridge Diagram

“Footprint” to be obtained from HOA Office.

7. Brackenridge Maintenance 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 (amount to be discussed with Ricky)).

8. 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). Shade cloth to be 1.8m high, green and 80% minimum (see photos of the required materials to be used for the shade cloth enclosure. Proper gates to be included for access/egress).

9. Chemical toilet

Chemical toilets must be on site before work commence.

10. Water Meter

It is the responsibility of the Homeowner to purchase a water meter (Pips or Plumlink).

11. Appointed Electricians

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

12. 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 (see photo attached).

13. 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.

14. Site Tidiness

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

15. A Skip

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

16. 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.

17. No Encroachment

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

18. Workers

May not leave their stand and under no circumstances are allowed to walk on the road and **must at all times comply with Covid-19 legislation** and Health and Safety as amended from time to time.

19. 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).

20. Speed Limit

30km to be observed.

21. 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**).

22. Damage to Road

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

23. On Completion

The Homeowners Association will inspect the property with As Build Plans before occupation will be permitted.

24. 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.

25. Safety Officer

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

26. 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

: Maintenance Manager - Ricky Taylor 076 384 7718
: Admin office 044 533 6547
: Security 044 533 0953

Contractors Signature: _____ Erf no: _____ Date: _____

General Manager Signature _____





New Home for Owner

House [REDACTED]

Erf [REDACTED]

Building
Contractor

Henning Construction &
Development 082 081 4085

Architect

Down To Earth Architects 083 200 4455

Consulting
Engineers

Electrical
Contractor

Plumbing
Contractor

