

30 June 2007

BRETENWOOD DEVELOPMENT TRACKER

Hi All,

I hope you have all survived the snow and icy weather over the last 2 weeks. On the positive side, at least there was some welcome rain.

The roads in phase 1 are completely paved (except for the Lakes area which will be done as the buildings are completed.) There are also some magnificent houses going up on the estate with another 4 having commenced this month.

The island and return pump have been completed on the feature dam and the final soil liner and planting will be completed by the end of the month- the dam will be fully operational by the end of August in time for the summer rains-it really is looking magnificent.

Landscaping Plans

Please note that all building plans submitted must have a landscaping plan done for at a minimum the 3m planting servitude that surrounds each house.

We are excited to announce Insite Landscape Architects as the preferred landscape Architects for the estate having recently completed a master plan for the entire estate. This will be posted on the website from the 7th of July 2007. Insite have been involved on numerous prestigious developments including Pinnacle Point in the Cape (recently voted the best new golf course outside of the USA).

We have negotiated a special rate for Brettenwood residents of:

- 1) R 850 for a planting servitude plan (required at a minimum)
- 2) R 2500.00 for a full landscape plan
- 3) R 500.00 Approval of plans by another landscape architect (does not apply for Insite Plan)

Please ensure that on approval of your sketch plans, your architect sends a CAD file of the approved site plan to Liesel Perks on liesel@insitegroup.co.za. To make things easier the R 800.00 minimum can also be paid along with your architect's submission fee-this will ensure there is no delay as Liesel also sits in on the Architectural Review Committee meetings.

Having Insite do all the planting servitude plans in the estate will ensure harmony between neighbours plans and provide continuity of landscaping throughout the estate in order to achieve the master plan vision.

Plan submissions

To date almost 40 plans have been received at the Architectural Review committee. Twelve plans have been booked for the July meeting-our highest number so far.

Please ensure that if your architect is not a panel architect-that a CV is submitted prior to submission. Please ensure that you deal with a registered architect and not just a draughtsman or builder. Again if possible try and use a panel architect as first choice, as your submission process is simpler, the fee is less and they all understand the vision of the Estate.

Also, please ensure that your architect books for these meetings as early as possible as we only allocate 30 minutes per slot and there are only 10 slots normally available at each meeting. (The July meeting has been extended by an hour).

Levies & Security

Its been 1 year since the first transfers!!!

After a meeting of the directors of the BHOA on the 25th of June 2007 a new budget was tabled for the new year to June 2008.(This will be tabled at the AGM on the 26th of September 2007.) With the implementation of full security in the estate, including photographic ID cards for residents, contractors and staff as well as the handing over of the paved roads a year early the levies will be increased to R 780.00 per month for the next year.

The good news is that there will no longer be an additional R 500 per month builder's levy. So those people currently building or planning to build in the next year will actually be saving R 220 per month whilst those who won't be starting in the next year will be paying R 280.00 more. This is a much easier system to manage.

Security cards will be issued to all residents and contractors over the next month. Please look out for e-mails requesting you to get to the gatehouse to have your photos taken. Cards will be issued at R100 per card.

All visitors to the estate without an access card by the 1st of August will have to be escorted in by the sales staff or by golf cart, so please make sure you get to site in the next month. Please ensure that you let Maureen know when you will be coming so that she can give the gatehouse adequate notice:

Maureen@brettenwood.co.za or 032-525 4581.

The first AGM has been scheduled for the 26th of September 2007. Please diarise the date and RSVP with Maureen by the 15th of August 2007, in order to finalise numbers for the venue. It will be held in Ballito, close to site.

Roof Wetting Function- Friday 29th June 2007

A big thank you to all of you who joined us on Friday night. There really will be a great community of homeowners living in the estate, judging by the turnout of homeowners at the roof wetting. We left at close to 12pm and a great time was had. The show house and estate looked fantastic on the evening. A big thank you to Maureen for sorting out everything including RSVP's, catering, flowers, name badges etc etc. We will be posting some pics of the house on the website by the 7th of July 2007.

See you all on site & building soon!

Regards

Brendan Falkson
Hulett Development Company (Pty) Ltd.