

BRETENWOOD DEVELOPMENT TRACKER

Hi all fellow homeowners and welcome to an exciting 2007. This have started with a bang at Brettenwood and here are a few highlights so far:

Dams & Bridges

Dams and bridges in phase 1 are complete and are in the process of being landscaped. Once the foliage around the dams is established a “floculant” will be added to the water in order for the sediment to settle and for the water to clear-up. Fish stocks can then be added followed shortly thereafter by a resident pair of fish-eagles (we hope!!). We have spotted a couple circling Brettenwood, probably waiting to see what sort of fish will be served for dinner!

House Construction

We have had a phenomenal submission of building plans. For those of you that have been to site, you may have noticed the first 5 houses having started last year. A further 20 house plans had been submitted for review at the December Review Meeting. The most exciting thing to see is the fantastic quality of the homes being built at Brettenwood. Brettenwood’s Architecture really is the “ace up our sleeve” and we can’t wait to see some of these homes being built. For a sneak preview of what’s to come visit the show-house on site. This is already at roof height and should be completed by the middle of the year. It certainly is a fantastic interpretation of the “Wright Style.”

Contractors Protocol

On that note. Please ensure that your “Contractors Protocol” has been completed prior to building commencement. This needs to be done with the Estate manager Norman Barter. Please ensure that your builders are aware of security deposits, hoarding requirements, water connections etc. Its all there on the website under “Legal”. The list of builders on the website will also be lodged in February, as all builders working on the estate will have to be registered on the Builders Panel. We have already noticed a distinct drop in building prices as more builders and artisans have starting working at Brettenwood. One client’s building cost came down by R 900 000.00! The idea has always been for the Architects to control our quality but to allow as many builders as possible onto the estate in order to keep prices competitive. However, as a Home Owners Association we do have the right to ban a builder from being registered on the panel should it become necessary.

Block Paving

Exciting news is the completion of the block paving one year ahead of schedule. After lengthy discussions with our engineer’s we have decided to block pave the roads this year. An engineering solution has been found which will allow bulk

construction deliveries to continue until June 2008. Please remember that no more bulk deliveries will be allowed after June 2008. So get those building plans done!! Building after June 2008 will certainly be more expensive. Further details of the times and dates for the block paving will be posted on the website in February.

Brettenwood Coastal Estate was also awarded the Natal Regional CMA Award for Excellence for the paving at the Gatehouse. This is a feather in the cap for the contractor, engineer and design team, as this the most prestigious paving award in the country.

Phase 2

The dams and roads are progressing well on phase 2. We are hoping to be complete with this by the middle of this year. The dams, walkways and forest sites in this part of the development are truly magnificent. We will be launching two to three exciting new products in this phase during the course of 2007. Should you want to be sent in pre-launch info, please send an e-mail to [**brendan@brettenwood.co.za**](mailto:brendan@brettenwood.co.za) otherwise watch the press and website for details.

Once again, the very best of Brettenwood wishes for 2007. See you all on site soon.

Regards

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PS. Yes, I have started my house!!