

# **THE BRICKWORKS**

**— MANAGEMENT ASSOCIATION**



When a brick and a vision come together, remarkable things transpire...

## A visionary development

Welcome to The Brickworks, a high-profile logistics and warehousing hub developed by Investec Property, designed to catalyse business growth and seize new opportunities. Nestled strategically between the thriving precincts of Riverhorse Valley and the Greater uMhlanga, The Brickworks embodies the very essence of modern, efficient logistics.

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## THE BRICKWORKS OVERVIEW

- Prime location
- Large platforms to accommodate scalable warehousing
- Exceptional road access
- Central 4 lane boulevard
- Efficient truck circulation space for on/off-loading and parking
- Independently run precinct
- Secure site with controlled access and 24 hour monitoring



GROSS SITE AREA

**157**  
HECTARES

NETT PLATFORM AREA

**76**  
HECTARES

**60%**  
COVERAGE

PHASE 1  
PLATFORMED AREA

**33**  
HECTARES

PHASE 2  
PLATFORMED AREA

**24**  
HECTARES

PHASE 3  
PLATFORMED AREA

**21**  
HECTARES



## Who ensures a safe and secure future for The Brickworks?

The Brickworks is managed by The Brickworks Management Association, what we like to call the BMA. The BMA is a Non-Profit Company whose operation is governed by its Memorandum of Incorporation (MOI). The BMA is run by a Board of Non-Executive, non-remunerated directors, as nominated by property owners within the precinct.

The BMA management and service mandate relates to the public space and BMA owned infrastructure within The Brickworks geographic boundaries. The BMA works closely with the public and private sector, eThekwin Municipality, and stakeholders, with the purpose of creating, maintaining and enhancing these spaces .

**Did you know, as a property owner, you automatically become a member of the BMA and added to our database. This allows us to share latest news, events, important updates, and developments within The Brickworks and beyond.**

[View the BMA boundaries](#)

## The purpose of The Brickworks Management Association is to:

To ensure The Brickworks development vision is realised and remains a safe, well-managed and sought-after business location which underpins investor confidence and drives economic growth.

[Click here to read more on our purpose](#)



## So how is the BMA funded?

The BMA is funded by all The Brickworks property owners through a monthly levy, the quantum of which is based on Platform Area, as captured in the Sale Agreement and Title Deed, for each respective property.

Membership to the BMA is entrenched in the first property Sales Agreement and Title Deed. This ensures all future property owners automatically become a member of the Association on transfer of the property, from which point the owner and or future owners, will also become liable to pay levies to BMA.

## As a property owner, what does my monthly levy cover?

- BMA financial management and corporate governance.
- Development control ensures:
  - The overall precinct developmental vision is realised, and that top structure development conforms to the Development Code and its aesthetic vision.
  - Compliance of top structure developers, their professionals and contractors, with the Association Rules.
  - Precinct and public infrastructure are maintained at a high standard.
- Operational Management – the full service will be phased in over the development period:
  - A single point of contact for public realm security, fault reports and queries.
  - Professional Precinct Manager.
  - 24-hour hotline on **076 750 8348**
  - 24-hour public open space security in and around the precinct:
  - Armed vehicle patrol officers.
  - Cleaning, greening and maintenance (what we call the CGM team for short).
  - Fault reporting to the municipality e.g. streetlights, potholes, sewer spillage etc. and follow up until repaired.
  - Online fault reporting portal via our website which allows users to log public realm faults, incidents, and queries, which are automatically captured on our case management software for tasking, resolution and report back.
- Strategic engagement with the municipality and law enforcement authorities to find pragmatic solutions for bulk infrastructure maintenance, business forum demands, public transport provision etc.
- Precinct related communications such as ad hoc newsflashes, social media posts, monthly insights and stakeholder engagement.





**The Brickworks is an open precinct,** however, does have security measures in place to close off access points if necessary. In an open precinct, all infrastructure such as stormwater, roads, sidewalks, streetlights, etc. is owned and serviced by eThekweni Municipality.

## **As a property owner, what does my monthly levy cover?**

**eThekweni Municipality** remains the authority of public space and is responsible for enforcement of bylaws. It is important to note that the BMA does not have a legal mandate to enforce bylaws, however, does request the public's compliance, a polite and professional manner which is generally successful, failing which the authorities are notified when compliance is not forthcoming.

**SAPS** are responsible for policing services i.e., response to civil unrest, crime prevention, investigation, and arrests i.e., the BMA has no legal mandate to fulfil these functions except in the case of a civil arrest as provided for in Section 42 of the Criminal Procedure Act.

While the overall responsibility of enforcing bylaws sits with SAPS and the Municipality, the BMA is obligated to enforce the rules of the Association, where applicable in terms of the common property.

## **Keeping our thriving business precinct clean, green, and secure.**

To protect the collective interest of the BMA members, necessitates the need for a set of rules. We ask all our members to help us help you, by respecting the rules to ensure our precinct lives up to your expectation – a precinct where businesses can thrive, and property value is protected and advanced. A reminder that the responsibility for ensuring compliance with the BMA Rules rests with the BMA management and the Precinct's security team.

## Who is your Precinct Manager?

Your Precinct Manager is **Dewet Geldenhuys**, a highly experienced Management Association Precinct Manager supported by the UrbanMGT professional team.

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## How do I contact The BMA?



**General queries:**  
[info@thebrickworksma.co.za](mailto:info@thebrickworksma.co.za)

**Precinct Manager:**  
[dewet@urbanmgt.co.za](mailto:dewet@urbanmgt.co.za)  
084 429 8523

**Report crime or public realm faults:**  
24/7 hotline on 076 750 8348 **Online here**

## We love to share what is happening in the precinct.

We're all about sharing the good news stories and the BMAs many activities. But if there's an issue in the precinct, we're generally the first to know and like to share information such as electricity outages, road closures or routine maintenance that can affect your daily schedule.

**Website | Subscribe**