



# CENTURYCITYLIFE

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FIRST OFFICE BLOCKS SET TO GET UNDERWAY AT THE ESTUARIES



COLOSSEUM OFFICES SOLD OUT

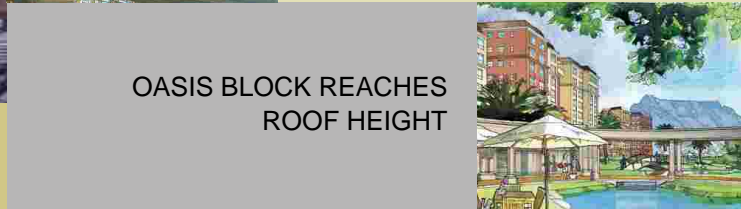
EXCITING NEW OFFICES COMING SOON



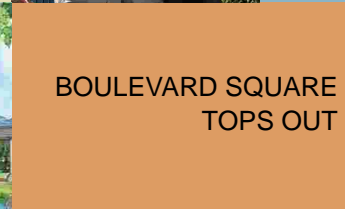
MERCEDES-BENZ AND CHRYSLER JEEP DODGE CELEBRATE



ISLAND CLUB RECEIVES TOP SAPOA AWARD



OASIS BLOCK REACHES ROOF HEIGHT



BOULEVARD SQUARE TOPS OUT



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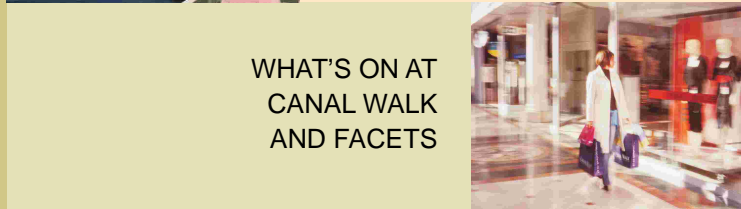
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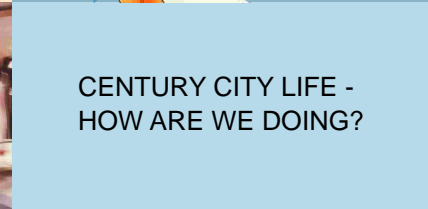
SÉRÉNITÉ SPA COMES TO KNIGHTSBRIDGE



RATANGA JUNCTION RIDES RE-OPEN IN NOVEMBER



WHAT'S ON AT CANAL WALK AND FACETS



CENTURY CITY LIFE - HOW ARE WE DOING?



CENTURY CITY PROPERTY OWNERS' ASSOCIATION (CCPOA)



RESIDENTIAL MARKET REMAINS BUOYANT



## FIRST OFFICE BLOCKS SET TO GET UNDERWAY AT THE ESTUARIES

*A drawing of one of the new office blocks to be built at The Estuaries in a joint venture by De Vos Paxton engineering group and Plan Trust.*

*The building has been designed by Century City-based architects Maas and Coetzee*



**Construction of the first office block at The Estuaries office park is underway with work on further blocks expected to begin shortly.**

The 18 commercial sites in the 35 000 square metre office park were sold to owner occupiers, developers and investors within 24 hours of being launched and the sites have now been transferred to purchasers.

Already 10 plans for office blocks have been submitted to the Century City Design Review Committee and to date half of these have been approved paving the way for developers to submit plans to Council.

In fact work on the first office block, a two-storey corporate office of 800 square metres being developed by the Rabie Group, is already underway and is scheduled for completion in March 2007.

Among those who have had their plans approved recently are Gorrie & Findlay who are planning four office blocks on different sites within the precinct.

James Gorrie said they were extremely bullish about the outlook for the commercial property generally and Century City in particular and negotiations with a number of tenants were well underway. "We will be developing the four blocks on a staggered basis and expect to submit plans to Council for the first 1100 square metre block, for which negotiations for half the space is close to finalization, shortly and to be on site by September."

Stephen Brand, a director of engineering group De Vos Paxton which is undertaking the development of an 1800 square metre office block in a joint venture with Plan Trust, have also had their plans approved and plan to move on site shortly.

Their building, which overlooks a landscaped garden with formal water features, is scheduled for completion in the second half of 2007.

Giles Balmer sales and letting manager for the Rabie Property Group, said the 18 buildings to be developed at The Estuaries will range from 800 square metres to 4620 square metres but smaller sectional title units ranging from 200 square metres would also be available for sale or to let.

For further information, phone Giles Balmer on 021 550 7000 or 083 457 0628.



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## COLOSSEUM OFFICES SOLD OUT



**The entire 8400 square metre office component in The Colosseum, a mixed-use development being built on a gateway site at Century City, has been sold out in record time.**

The 25 offices suites in the first phase of the development have been sold to 19 different purchasers for a total of just over R93m. About 65% of purchasers are owner occupiers with the balance – totalling around 3000 square metres - being held by investors. Strong letting enquiries for the office space has been shown by tenants with negotiations for one potential user for over 1500 square metres as well as numerous other smaller users well underway. The Colosseum comprises ground floor retailing and three levels of offices which are topped by a luxury 70 all-suite hotel that has been purchased by the Singer Group. Colin Anderson, development manager, said strong interest had been shown in the retail space and they were currently finalising their tenant mix.

“We have no doubt the mix of retail tenants will be exceptionally strong and will bring a vibrant highstreet café lifestyle with convenient boutique retailing to the precinct, complementing the comprehensive retailing on offer at the neighbouring Canal Walk shopping centre.”

**For further details on the offices contact Giles Balmer on 021 550 7000. Hotel investment inquiries should be directed to Helen on (021) 424 2288.**

## EXCITING NEW OFFICES COMING SOON

**The rapid sell out of office space at the Colosseum has accelerated plans for a new 10 000 square metre sectional title office development on an adjoining site.**

The development, which is expected to be launched in September, will provide sectional title offices on a sale or to let basis from around 100 square metres to as much as 3000 square metres. A commitment from an owner occupier for 2000 square metres has already been received and is under final negotiations. The development will comprise seven two and three storey buildings positioned around an attractive

landscaped courtyard. It will include more than 400 parking bays, most of which will be under cover.

The project has been designed by Century City-based architects Maas and Coetzee as is to be developed by the Rabie Group.

Development manager Colin Anderson said they were in the process of finalizing plans and expected construction to start in the fourth quarter of this year with completion scheduled for the end of next year.



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## MERCEDES-BENZ AND CHRYSLER JEEP DODGE CELEBRATE



**Sandown Motor Holdings officially opened their state-of-the-art new Mercedes-Benz and Chrysler Jeep Dodge Lifestyle Centres, the largest of its kind in the Southern Hemisphere, on Thursday 8 June.**

The evening was a fitting celebration for taking the group into the next century at Century City, featuring fire-eaters, mime and trapeze artists, ice sculptures, live music and an auction in aid of St Luke's Hospice.

Guests enjoyed the opportunity to view and experience the new lifestyle on offer at this magnificent, world-class facility, while mingling with guests and celebrities.

Dr. Hansgeorg Niefer, Chairman of the board of management of DaimlerChrysler South Africa, officially opened the Chrysler Jeep Dodge Lifestyle Centre, and Dr. Klaus Maier, Executive Vice President of the Mercedes Car Group, Sales and Marketing in Germany, opened the Mercedes-Benz Lifestyle Centre. The evening was an amazing tribute to the spectacular new facility.

The Lifestyle Centres offer a holistic shopping lifestyle destination boasting a bistro, coffee shop, brand clothing and accessory boutiques, eventing facilities and top of the range multimedia facilities.

Marketing Manager of Sandown Motors in the Western Cape, Debbie Miller, said that the Mercedes-Benz and Chrysler Jeep Dodge Lifestyle Centres will be hosting an exciting calendar of events kicking off in October with an Oktoberfest. For more information please email Debbie on [debbiem@sandown.co.za](mailto:debbiem@sandown.co.za).





## ISLAND CLUB RECEIVES TOP SAPOA AWARD



John Chapman of Rabie Property Projects, left, and Marc Harries of Harries Projects with their winning certificate for The Island Club, voted the top residential development in South Africa for 2005 by SAPOA.

**It's official. The Island Club, the 445 unit development across the Grand Canal from Canal Walk, is the top residential development in South Africa for 2005.**

The project, which was completed in December last year, has won the prestigious South African Property Owners Association (Sapoa) award for property excellence for a residential development.

John Chapman, a director of Rabie Property Projects, which jointly developed The Island Club with Harries Projects and Nedbank Corporate Property Finance, said they were delighted with the industry's recognition of the innovative excellence of the development, which they believed was of a world class standard.

"In fact we believe so much in the quality of this project that we have also entered it for the coveted Bentley International Property Awards which take place in London at the end of the year," he said.

Chapman said the market had significantly endorsed the R450million project which had sold out in a record period with initial investors having enjoyed significant capital growth, in some cases in excess of 400% on their deposit over the development phase. Demand for apartments in The Island Club remain strong with more than 130 apartments having been re-sold for initial investors. Owner occupiers now account for approximately 75% of the development.

He said the challenges of the Island Club, which is set around man-made waterways and islands, included responding to the striking architecture of Canal Walk and in particular its northern face to Half Moon Bay; ensuring that virtually all apartments had water frontage; creating a secure and luxuriously landscaped environment with running tracks, play parks, indoor heated and outdoor pools; producing buildings with movement and changing roofscapes so as to respond to the waterways and achieve visual interest and a human scale and enabling a lifestyle of convenience where buildings and spaces were interconnected, safe and user-friendly.



## OASIS BLOCK REACHES ROOF HEIGHT

**The first apartment block, comprising nine storeys, in the Oasis Luxury Retirement Resort has reached roof height with the care centre now at the third level and construction of the second apartment block having started.**

Sales in the development have now exceeded R160m. If you would like to receive a copy of the latest Oasis electronic newsletter, please email your request to [info@capetownoasis.co.za](mailto:info@capetownoasis.co.za)



## BOULEVARD SQUARE TOPS OUT



**The 5800 square metre Boulevard Square office block, comprising three levels of parking and three of offices, has topped out. The office units, which are being built around internal courtyards with water features, are expected to be completed by December/January.**

Negotiations with tenants are well advanced. For further details contact Marc Cohen of developers, Harries Projects, on 083 675 3545.



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## SÉRÉNITÉ SPA COMES TO KNIGHTSBRIDGE



**Leading South African health spa group, Sérénité, has been appointed to operate the exclusive, state-of-the-art health and wellness centre at KnightsBridge, Century City's premier residential address.**

To be known as Sérénité Spa at KnightsBridge, the centre will comprise luxury treatment rooms including spa suites, a state-of-the-art gymnasium with private instructor, indoor heated swimming pool and jacuzzi.

Designed to provide a sophisticated and contemporary environment but with a warm and tranquil ambiance, Sérénité Spa at KnightsBridge will provide unsurpassed luxury and pampering on a level normally only provided at luxury resorts and hotels. The double volume centre will spill out into a tranquil Zen Garden overlooking the Grand Canal.

The five treatment rooms will include an Aqua Spa Suite with a hydrotherapy bath and massotherapy symphony (steam tunnel for body wrap, aroma wrap and Vichy shower); a massage room, two facial spa suites, an holistic spa suite, a sauna and a steam room. A variety of treatments such as facials, microdermabrasion, specialized hydrotherapy, manicures and pedicures will be offered. Residents of KnightsBridge will have unlimited free use of the gym and indoor heated pool and included in their monthly levies is a contribution of R100 off any spa treatments they sign up for. Special tailor-made packages will be designed exclusively for residents. Access is not restricted to residents and guests will be able to use the facilities by appointment and on a pay per treatment basis.

Sérénité Spa at KnightsBridge will be operational by September this year.

## RATANGA JUNCTION RIDES RE-OPEN IN NOVEMBER

**The rides at Ratanga Junction - which operates its function and event business year round - have gone into their annual hibernation until November.**

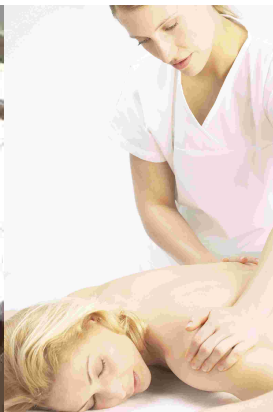
General Manager Bill Taylor said that while the rides had gone into hibernation until summer for the general public, the park remained open for corporate and private bookings for functions and events and the rides could be booked on an exclusive basis for these functions.



He said going forward it was anticipated that the ride component of the park will operate during the major school holidays and during one or two other high demand periods. "We are planning on re-opening the rides from mid-November for Fridays, Saturdays and Sundays to cater for strong demand from schools and corporates ahead of the summer holidays.

"Then from December 1 until the schools go back in January we will open daily except for Christmas Day," he said. Taylor said the ride park would also open for the Easter and Winter school holidays as it had done this year.

Ratanga Junction is offering innovative, tailor-made corporate and private function packages for those looking to stage their functions and events at the park and can cater for groups of up to 5000. For further details contact Jenni on 021 550 8504 or email her on [jenni.vermaas@ratanga.co.za](mailto:jenni.vermaas@ratanga.co.za).





## WHAT'S ON AT CANAL WALK AND FACETS

### AUGUST EVENTS 2006



#### MONDAY MOMS

**DATES:** Monday 7th August; 4th September  
**VENUE:** Meet at entrance 2  
**TIMES:** 9am – 3pm

Monday Moms get together every first Monday of every month. Designated parking, free cup of coffee at Mugg & Bean, baby related workshops and much more. Registration forms are available from the Visitors' Information Centre (Entrance 2) and the Information Desk (opposite Stuttards). Come and let Canal Walk spoil you for being the best mom you can be... because you deserve it!. The Workshop for August is Baby Signing presented by Kim Foster.

#### KIDS WORLD WORKSHOP PEN PALS

**DATE:** Saturday 5th August  
**TIME:** 10am – 5pm (30 Children can be accommodated per 20 min session)  
**VENUE:** Corner Foodcourt  
**PRICE:** R10 per participating child  
**AGES:** 4 - 12

### SEPTEMBER EVENTS 2006

#### KTV MARKET DAY

**DATES:** Saturday 2nd September  
**VENUE:** Central Promotions Court  
Kiddies have the opportunity to make and sell their own crafts.

#### KIDS WORLD WORKSHOP ADOPT-A-PET

**DATE:** Saturday 2nd September  
**TIME:** 10am - 5pm (30 Children can be accommodated per 20 minute session)  
**VENUE:** Corner Foodcourt  
**PRICE:** R10 per participating child  
**AGES:** 4 - 12



#### Facets has a strong line up of events for the next few months including:

**Social night** 26 July  
**Ladies night** 28th July  
**Heart foundation fashion show** 8th August  
**Ladies night** 1st September  
**Pamper party** 9th August  
**Fire over ice with watershed** 24th August  
**Social night** 30th August

For details on these and other functions please telephone Lisa on 021 528 8000 or go to [www.facets.co.za](http://www.facets.co.za)



## CENTURY CITY LIFE HOW ARE WE DOING?

The Century City Property Owners' Association is conducting a survey to measure how effective it is being and how it can improve its service.

CEO, Chris Blackshaw, points out that the Century City Property Owners' Association exists to ensure that Century City works for all its stakeholders – the property owners, the developer, the residents, the tenants, those who work here as well as visitors. "We seek to perform our functions and deliver our services in a cutting edge and cost effective manner that ensures Century City's positioning as Cape Town's premier lifestyle destination.

"We also seek to deliver in a socially responsible manner and to be an example of sustainable development best practice. "And above all, we seek to be highly responsive to the needs and aspirations of our customers – the property owners and other stakeholders of Century City. "As such we would be hugely appreciative if you would take five minutes to complete the attached Service Improvement Questionnaire and email it back to us at [info@ccpoa.co.za](mailto:info@ccpoa.co.za).

If you have any questions or queries, please contact Lynn Ford on (021) 552-6889.



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## RESIDENTIAL MARKET REMAINS BUOYANT



*Above: BougainVillas  
Right: Villa Italia  
Left: Island Club*

**In spite of the recent interest rate increase and the prospect of further increases in the offing, demand for residential property at Century City has remained strong.**

Allen Usher, managing director of Property World, Century City's exclusive on-site agents, they are continuing to notch up between 20 and 30 residential sales and resales per month and about the same in residential lettings.

"We are noticing that purchasers and tenants are becoming increasingly selective about where they would like to live taking factors such as cost of transport and access to recreational facilities more into consideration. These are prime factors counting in Century City's favour as a residential address due to its highly favourable location and the wide variety of entertainment and amenities right on the doorstep."

He said one of the greatest selling attributes for residential projects at Century City was the fact that the finished products had consistently far exceeded the expectations of buyers who had bought off plan.

"There is a high level of satisfaction and as a result, we are seeing a large number of potential purchasers coming to us who have been referred by word of mouth," he said.

Usher said the demand for residential property in the precinct was expected to increase in tandem with other developments taking place on site.

For further details contact Allen on 021 5513354 or on 0824519987.

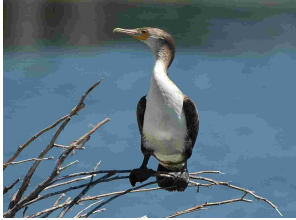




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## HERONRY ON INTAKA ISLAND



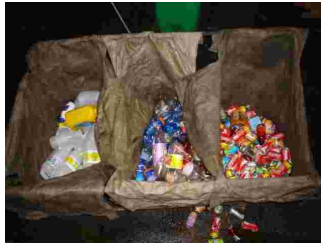
The man-made heronry islands in Pond 3 on Intaka Island, Century City's award-winning conservation wetlands, have been re-stacked in preparation for the new breeding season which started in June.

The design of the heronry has been improved to cater for the specific roosting requirements of the White-breasted Cormorants. Intaka Island regularly hosts upwards of 120 pairs of roosting White-breasted Cormorants which represents 1% of the regional (subcontinent) population of the African subspecies. As such this places Intaka Island in the category of a globally important wetlands, a remarkable achievement for a relatively small, man-made wetland.

Intaka Island is open daily from 08h00 to 17h00 with a R10 entrance fee being charged to the public. We will shortly be introducing an annual pass for residents at Century City providing them with free entry to Intaka Island for a year. Passes will be available for a marginal fee to cover the issue costs. For further details contact Alan Liebenberg on 021-552 6889.

## INTEGRATED WASTE MANAGEMENT

The development of an Integrated Waste Management Plan (IWMP) for Century City is well underway. Solid waste consultants will be presenting the outcome of the status quo baseline study, the gap analysis and needs assessment and the proposals for the implementation of the IWMP at a stakeholder participation session. This will be held at Ratanga Junction Officers Club on Wednesday 23 August 2006 at 15h00.



All interested members of the Century City community are invited to attend. If you would like to participate please RSVP to Lynn Ford on 021-552 6889.

## NEW SHUTTLE SERVICE FOR RESIDENTS

In response to requests from residents, the internal shuttle service at Century City has been extended to offer a dedicated daily service between the residential areas and Canal Walk for a trial period.

The internal shuttle bus service generally operates from the Public Transport Interchange off Ratanga Road along Century Boulevard via Canal Walk to the Shell Garage at the Bosmansdam Road entrance with a maximum waiting period of 10 minutes during peak periods.

In addition to this service, we are running four daily round trips from Canal Walk to the residential areas on a trial basis during July and August.

The clearly identifiable minibus departs from Canal Walk entrance 2 at 10h00, 12h00, 14h00 and 16h00 and will initially travel via Century on Lake entrance, Century View (along Century Circle), Villa Italia (stopping at the clubhouse and the gym) before returning to Canal Walk. You will be able to flag down the bus anywhere along Century Circle. A one way trip costs R5.00 which is payable on the bus.

For further information on both shuttle services, please contact Aron Pietersen on 021 552 5640.

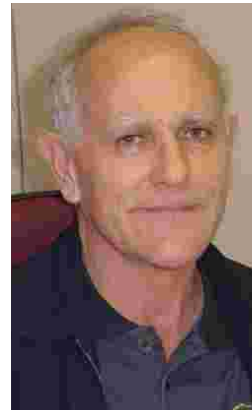
## MEET THE TEAM

### ALAN HARTOGH

Alan has been with Century City since its early beginnings, first working for the original developer, Monex, before transferring to the CCPOA in June 2004.

As the accountant for the CCPOA, Alan is responsible for the full financial accounting function.

Over the years Alan has witnessed the development of Summer Greens and the emergence of Century City from bare ground and Port Jacksons to the amazing City it is today.



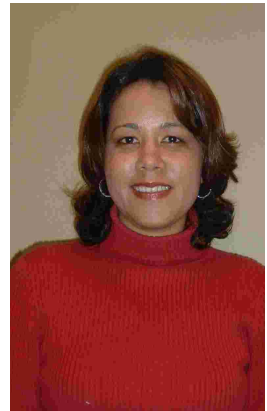
If you have any queries with regard to levies or administration matters, don't hesitate to give Alan a call. He is available on 021 5526889.

Oh yes, be careful not to approach Alan's identical twin brother Ronald. He works for Canal Walk and it is unlikely he will be able to help you with your CCPOA queries!

### FATIMA BOREZ

The need for a full-time events co-ordinator for Century City has been identified and we are very pleased to announce the appointment of Fatima Borez to this position.

Fatima has extensive events and promotions experience including three years with Lifestyle Communication for Cavendish Square shopping centre and a stint with Kfm 94.5. She will be joining our team in August and will be introducing herself to stakeholders at Century City over the next couple of months.



Putting together a strong events calendar, which will include liaising with all stakeholders at Century City, will be topmost of her responsibilities. We would like to take this opportunity to welcome Fatima to the team and wish her well in this newly created position aimed at putting Century City firmly on the destination map for not only Capetonians but also visitors to Cape Town.

The events that she will be putting together will not all be destinational. Many will be for the exclusive enjoyment and benefit of residents and office workers and aimed at further improving the lifestyle and choices of our Century City community.

## CENTURY CITY PROPERTY OWNERS' ASSOCIATION NEWS