



Season's Greetings!

Season's Greetings to all our friends and colleagues and their families.

In lieu of sending out Greeting Cards, Century City Limited has made a donation to the Kfm 94.5 Red Ribbon Radiothon.

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Dec 2003 Issue 4

Electronic Newsletter

WELCOME TO OUR FOURTH ELECTRONIC NEWSLETTER



**A CITY IN
HARMONY WITH
NATURE**
•
**CAPE TOWN
SOUTH AFRICA**

Century City embraces the principles of new urbanism, providing an integrated, stimulating and aesthetically pleasing environment in which one can live, work, shop or play. With a strong emphasis on the environment and security, this unique city within a city answers the needs and demands of the 21st Century.

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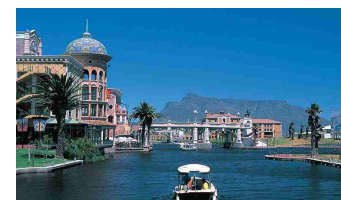
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Century City residential property selling fast!

Villa Italia launches final phase to meet demand



The third and final phase of Villa Italia, a 362 unit contemporary-styled luxury apartment complex, is to be launched at Century City on December 4, eight months ahead of schedule.

This follows the rapid sell out of the first two phases where all 278 units were snapped up within four weeks.

The 84 two and three bedroom sectional title apartments in phase three will all have balconies, covered patios and stylish finishes including granite-topped kitchen counters and stainless steel German appliances. The apartments, which include a number of double volume penthouses with sweeping mountain and sea views, will be

housed in five villas ranging from three to seven storeys appointed around a piazza.

The buildings have been positioned to maximize sea and mountain views and to create a trendy Mediterranean feel to the development.

Greg Deans, managing director of developers Century City Limited, said a minor redesign had been undertaken for phase three by leading architect Anthony Papageorgiou, to accentuate features that had been in high demand in the first two phases.

The R250million Villa Italia development offers buyers a superb lifestyle with a high level of security, plentiful parking, landscaped gardens and exceptional community facilities.

cont...

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*Century City residential
property selling fast!*

Villa Italia launches final phase to meet demand

Deans said the stand-alone communal facilities, which include a two-level clubhouse with pubs, a summer pool terrace overlooking an outdoor pool, ablution facilities, a separate indoor pool house boasting a 15m training pool, a state-of-the-art, fully-equipped gymnasium and change rooms, had proved very popular with buyers to date.



Villa Italia, which will have secure perimeter walling and two gatehouses, is in easy walking distance of world-class amenities including the Canal Walk shopping centre and Intaka Island, Century City's award-winning wetlands conservation area.

Units in phase three are priced between R600 000 and R1500 000 offering buyers exceptional value for money. A 10% deposit is required with the balance payable only on transfer. Phase three will be completed during the third quarter of 2005.

Deans said they had undertaken an extensive market analysis which showed that the prices of units at Villa Italia, which include parking, transfer fees and conveyancing costs, compared extremely favourably with other developments being marketed in Cape Town.

Villa Italia, he said, was a response to extremely strong demand for housing in the Century City precinct but the high rate of sales in the first two phases of Villa Italia, with a waiting list of potential buyers for phase three, had exceeded all expectations.

"The residential component of Century City has just taken off. It has become a highly-sought after address due to its very central location and the high quality of lifestyle that it offers.

"So much so that we have been struggling to keep up with demand not only at Villa Italia but also at our single residential developments, all of which bar a retirement village where only about 10 units remain to be sold, have sold out in recent weeks.

"Our architects and planners have been working flat out to get new product available to meet this unprecedented demand."

Paul Cowan, who heads up sales at Villa Italia, said it was an exceptional development which, as expected, had taken the market by storm.

"There are few, if any developments that can compete with it not only from a design perspective and but also in terms of position and value for money so it is not surprising units sold like hotcakes in the first two phases. We already have a waiting list for phase three and expect further strong demand for the units now being released."

*For further details telephone 021 555 3955 or go to :
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*Century City's Cycling
Team Goes the Distance*

Team Century City does us proud



Team Century City: Greg Deans, Managing Director of Century City Ltd, (seated left), Quinton Clemen of Nashua (seated second from left) and Russel De Jager, Project Manager, Century City (back row, fourth from right) with their team mates and support team at the finish.

The Century City cycle team was the second mixed ladies team across the finish line in the extremely grueling 202km Double Century race which took place in Ceres on November 23.

Century City representatives on the 10-member team, were Greg Deans, Managing Director of Century City Ltd, Russell De Jager,

Project Manager for Century City Limited and Quinton Clemen of Nashua.

Team Century City completed the race in 8 hours 14 minutes and 59 seconds finishing 34th overall with the three women in the team finishing within the Ladies Top 20.

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*A Traveler's Haven
at Century City*

Corporate women travelers opt for Century City

The Express by Holiday Inn, Century City's first hotel, has become a firm favourite with women corporate travelers who now account for 30% of the hotel's business.

General manager Jurgen Stümges said that the hotel, which opened in December 2000, had a strong appeal for women travelers due to the high level of security offered by Century City, the proximity of Canal Walk shopping centre and all its amenities and the product itself.

We are getting an enormous amount of repeat business from this sector which is growing rapidly through word of mouth referrals.

The 145-room hotel, he said, was situated next door to Canal Walk enabling guests to walk to the shopping centre to do late night shopping, go to a restaurant or take in a movie - all within a safe environment.

Stümges said they were expecting a bumper festive season and November looked like it would be the best-ever month of trading for the hotel.

This was due to all the events taking place in Cape Town including the Mandela 46664 Concert.

Stümges said the December bookings were also looking very strong and they were fully booked between Christmas and New Year.

He said the hotel had an equal share of the corporate and leisure markets and was proving particularly popular with Mauritian tourists who were coming to South Africa on shopping holidays and spending their money in Canal Walk.



The Express By Holiday Inn at Century City

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Ratanga Junction Hosts
Charity Day

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Ratanga hosts 10 000



More than 10 000 excited children and adults from disadvantaged communities spent a day at Ratanga Junction as guests of the park ahead of the new season starting on November 28.

This is the second year that Ratanga Junction has implemented a seasonal operating regime, kicking off the new ride operating season by hosting charity days for the less fortunate.

"We invited registered welfare organizations operating within disadvantaged communities to apply to come and were literally inundated. Unfortunately we had to turn some away as we are limited to accommodating 5200 people per day as there are many guests with special needs who have applied to come and their safety and comfort has to be taken into account."

Ratanga Junction's new ride season started on Friday November 28 and will run through to May 2 next year.

The ride park will operate a five day week, Wednesdays through to Sundays. However for the peak period from December 16 until January 11 the park will operate seven days a week.



Some of the more than 10 000 disadvantaged adults and children who were treated to a day at Ratanga Junction by the theme park.

Full rider tickets remain unchanged at R90.00. Junior rider tickets for those shorter than 1,3m are R45.

David Kliegl, general manager of the park, said that investigations into the unfortunate gas explosion in one of the kitchens ahead of the park opening were underway and the park was co-operating fully with investigators.

We are pleased to announce that trainees injured in the incident are all making good progress. A number of them are already back at work and we look forward to welcoming the others as soon as they are fit enough to join us.



*Island Club Completion
Set For April 2005*

Construction of The Island Club underway



Construction of The Island Club, a R425m residential development by Rabie Properties, Harries Projects and Nedbank on the North Bank opposite Canal Walk, is well underway.

The skyline at Century City is once again dotted with tower cranes as Murray & Roberts endeavour to complete the first phase of 296 apartments by the end of 2004.

Phase Two of the development, comprising 149 apartments was launched recently with approximately half of these units being spoken for at the end of November. Completion of these units is scheduled for April 2005.

The Island Club at Century City

Besides the central location, security and the convenience of having Canal Walk Shopping Centre across the canal, purchasers have been impressed by the facilities on offer. These include an outdoor pool with kiddies splash pool, a 25m heated indoor pool and mezzanine slab with running and cycling machines and a boathouse with storage facilities adjacent to the canal for canoes and skiffs.

In addition the canal edge and piazza will be dotted with bistros, coffee shops and art shops complementing the live, eat, sleep play theme which is what The Island Club and Century City as a whole has to offer.

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*New Tenants Make
Century City Their Home*

Office vacancies drop to 12,2%



Office vacancies at Century City have dropped for the fourth consecutive quarter and are now standing at 12,2%.

This compares with vacancies of 13,5% in the third quarter, 15,7% in the second quarter and close to 20% in the first quarter of 2003. Most of the recent lettings have been in Century Square where a total of just under 2000 square metres has been let in recent months.

New Tenants to move in at Century Square

New tenants include BVI Consulting Engineers which has taken 364 square metres; Discovery Consulting Services which has taken 340 square metres, Charter Life which has taken 195 square metres and OM Exports which has taken 227 square metres.

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*Canal Walk Wishes all
Its Shoppers a Happy
Festive Season.*

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Century City Ltd sells stake in Canal Walk



**Century City Limited
has sold its stake in
Canal Walk shopping
centre to a consortium of**

**Hyprop Investments Ltd and Ellerine Bros who took
transfer of the property on November 1.**

Wayne Abegglen, 37, who has been involved in shopping centre management for the past 11 years with both Old Mutal Properties and Liberty Life Properties, has been appointed CEO of Canal Walk Management Company by the new shareholders. Hyprop is now an 80% shareholder in Canal Walk with Ellerine Bros holding 20%.

Extended trading hours

Canal Walk will be offering extended trading hours over the festive season. From **Monday 15 December until Tuesday 23 December** shops will trade from **9am to 10pm**.

On **Christmas Eve, 24 December** shops will trade from **9am until 7pm**.

Trading on **Christmas Day and New Years Day** are **optional** for the shops.

Other than that, Canal Walk's usual trading hours will apply, namely 10am to 9pm Sundays to Fridays and 9am until 9pm on Saturdays.