



CENTURYCITY LIFE

Your space. Your place.

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PAGE 3
R400M UPGRADE TO
KOEBERG INTERCHANGE



PAGE 4-5
DEVELOPMENT UPDATE



PAGE 5
CENTURY CITY NEWCOMERS



PAGE 6-7
WHAT'S ON AT CENTURY CITY



PAGE 8-9
CENTURY CITY PROPERTY
OWNERS' ASSOCIATION NEWS





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R400M UPGRADE TO KOEBERG INTERCHANGE



New directional ramps to be constructed as part of the Koeberg Interchange upgrade



Century City is set to benefit from a major road and public transport upgrade for the N1 catchment area, the first phase of which is planned for completion ahead of 2010.

The N1 Freeway between Cape Town CBD & Bellville is one of the main economic arteries of metropolitan Cape Town accommodating up to 120 000 vehicles per day with traffic volumes growing at about 4% per annum.

According to consulting engineers, HHO Africa, an integrated multi-modal transport approach has thus been developed to relieve the resultant traffic congestion which incorporates the provision of attractive public transport options in terms of a busway facility for the N1 catchment area, improved mobility and accessibility along the route through bottleneck removal and providing access to currently undeveloped strategic sites, which in turn will provide new housing and employment opportunities.

Most importantly for Century City this includes an upgrade for the Koeberg Interchange, the first phase of which the Provincial Government of the Western Cape intends to complete as part of the 2010 Soccer World Cup Infrastructure expenditure. This upgrade will include the construction of directional ramps (one overhead ramp in each direction) between Black River Parkway and the N1 (direction Bellville) which will allow the existing interchange to operate more efficiently by removing some of the conflicting weaving conditions and by providing additional road capacity. Furthermore, to assist with traffic management within the CBD during 2010 World Cup matches, a third eastbound (outbound) lane is planned through Koeberg interchange on the N1.

HHO Africa has been appointed to undertake the preliminary design, detailed design and contract supervision of the first phase of the Koeberg Interchange upgrade, which has a price tag of approximately R400 million. They intend going to tender in November 2007, with a view to having a contractor on site in February 2008 and an anticipated completion two years later.



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DEVELOPMENT UPDATE

BMW IS THE LATEST TOP END MOTOR DEALER SET TO OPEN AT CENTURY CITY



The new BMW premises will form part of a prime R150m office and motor showroom development on a gateway site at the Ratanga Road entrance to Century City.

The project, which is being undertaken in a joint venture between the Rabie Property Group and a new BMW franchise, will comprise an 8 000 square metre BMW motor dealership, workshop and showroom, a 1 000 square metre ancillary motor showroom, and about 4 500 square metres of offices.

Construction is scheduled for completion in the first quarter of 2009.

NEW R65M OFFICE FOR CENTURY CITY

A new prime office block is being built on a high profile site in The Estuaries office park by the Rabie Property Group at a cost of R65m.



The strikingly modern building, designed by Vivid Architects, will have a gross lettable area of just under 4 000 square metres and a total of 160 parking bays including 112 basement bays.

For further information contact Giles Balmer or Sedica Knight on 021 550 7000.

LUXURY ISLAND LIVING COMES TO CENTURY CITY



Two spectacular, fully furnished showhouses in the luxury Waterstone Isles development now under construction have been completed and are open for viewing.

The development, which comprises 53 water-fronting single and double storey free-standing homes on a private, man-made island, is destined to become one of the Cape's most exclusive residential addresses offering homeowners an exceptional and unique setting and lifestyle.

For further details contact Property World, the specialist on site agency, on 021 555 0105.

FORUM ON TRACK



Construction of The Forum, a R150m sectional title office development near the Colosseum, is on track for a phased completion from November this year.

About 60% of the space has been sold to owner occupiers with the balance of about 4 000 square metres being held by investors.

For letting inquiries contact Giles Balmer or Sedica Knight on 021 550 7000.



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DEVELOPMENT UPDATE

CENTURY FALLS



Century Falls, a 7 500 square metre A-grade office park comprising five standalone buildings varying in size from 1 100 square metres to 2 000 square metres, is being developed on a prime site on the corner of Century Drive and Century Boulevard by the Louis Group. Completion will be phased from November this year. For details telephone 021 529 4600.

HERON PLACE



Heron Place, a mixed use development comprising 3 700 square metres of office space and 419 square metres of retail, is being developed by Harries Projects on a turnkey basis for Madison Property Fund Managers acting on behalf of Redefine Income Fund. The building is due for completion by November this year.

SIX OFFICE BLOCKS



Gorrie & Findlay are developing six office blocks totalling 11 560 square metres in The Estuaries office park.

Five of the buildings totalling 10 610 square metres have been sold to a listed property fund and the sixth building offering 950 square metres has been sold to a private investor. The first two buildings will be completed by late 2007.

CENTURY CITY BRIDGE WINS TOP AWARD

A tied-arch pedestrian bridge linking the KnightsBridge private island to the wharf was awarded the South African Institute of Civil Engineers (SAICE) Annual Regional Award for Excellence in Civil Engineering in May this year.

The bridge is the first tied-arch pedestrian bridge in the Western Cape and was designed by HHO Africa.



CENTURY CITY NEWCOMERS

Our Century City family is continuing to grow. Welcome to all of you!

LIBERTY LIFE

Liberty Life has relocated its Western Cape operations to its new regional head office on Century Boulevard overlooking Intaka Island. The majestic 17 000 square metre office block was developed at a cost of R205m including land and tenant installation and is currently home to 330 Liberty staff.



FNB PREMIER BANKING



FNB Premier Banking has moved its Western Cape operations into a new 815 square metre head office building in The Estuaries office park.

REGUS

Regus, the world's largest provider of workplace solutions has opened new state of the art premises in the Colosseum. The 1 500 square metre centre includes 120 work stations; meeting and training rooms and a large fully furnished terrace. For details contact: Ian Smith, General Manager: Western Cape on 0860 600 250.





WHAT'S ON AT CENTURY CITY

RATANGA JUNCTION TO OPEN DAILY FOR SEPTEMBER SCHOOL HOLIDAYS!



For the first time in four years, Ratanga Junction, the Wildest Place in Africa, will open for the September holidays with an exciting array of live entertainment on offer.

The rides will be open daily from Friday 21 September until Sunday 30 September.

Entrance fees are R100 for Adventurers (those over 1,3m), R50 for Mini-Adventurers (those shorter than 1,3m) while the fun pass, which gives access to all the live entertainment and boat and train rides only, costs just R25.

The theme park conference and event facilities are open year round and bookings for corporate functions and end of year parties are flooding in so book soon to avoid disappointment.

For further info go to www.ratanga.co.za or telephone the info line on 0861 200 300. Function bookings can be made on 021 550 8504.

The Ratanga ride peak season will start from 16-18 November and 23-25 November and then from Friday 30 November until Sunday 13 January it will be open daily except for Christmas Day.



PLACE OF PLAY



POP, Place of Play, the largest indoor and outdoor play park in South Africa, opened in Canal Walk on 27 August. It offers fun for the whole family and aims to bring back the simple joy of good old fashioned playtime.

Come and check out its 3 story jungle gym, mobius climber and roller coaster. Become Spider Man on the magnetic climbing wall or race around on the mini quad bikes and pedal cars. This extraordinary venue also has separate party rooms for special birthdays or events. Mom and dad can carry on with their work at the wireless internet stations or relax and have a manicure or massage! And when you get tired, take a break at POP café and refuel.

Entry is free for adults and R30 for children Mondays to Fridays and R40 over weekends. Children under three years of age, pay R20. POP will be donating R1 from every entrance fee to the Red Cross Children's Hospital.

Shop No 43, Canal Walk. Tel 021 555 0303 - www.placeofplay.co.za

KIDS WORLD

Canal Walk Kids World is an on-line based kids club for children aged 4 - 12 years.

Kids World members receive bi-monthly personalised newsletters with the latest information on events, movies, toys and other cool stuff. Members also receive an e-mail on their birthday informing them of their special Kids World birthday present which can be collected from the Canal Walk Information Desk (opposite Stuttafords).

To register, visit the Canal Walk website and find the "CW Kids World" tab under "Play". Registration is instant and free of charge. Remember that you need to have a valid e-mail address in order to register.

For more information visit www.canalwalk.co.za or phone the club helpline on (021) 529 9669.



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WHAT'S ON AT CENTURY CITY

FUTBAL FEVA... CATCH IT, IT'S CONTAGIOUS!

DATE: Friday 28 – Sunday 30 September
VENUE: Central Promotions Court, Canal Walk



FUTBAL FEVA has arrived in the Cape Town!!! During the September school holidays Canal Walk has teamed up with Discovery **FUTBAL FEVA** to present an action-packed football tournament in Canal Walk's Central Promotions Court – on a spectacular full-size soccer field.

Futbal Feva is a compact version of the great game of soccer, and is played in the small-sided 3-on-3 "DISCOVERY ARENA".



DISCOVERY FUTBAL FEVA provides an opportunity for "kids" of all ages to have fun together while they develop their fitness, agility and team spirit. Anyone and everyone can enjoy FUTBAL FEVA.

The event is presented by Canal Walk Kids World, the centre's club for children between 4 and 12 years of age and the Canal Walk Foundation, a proactive social project established by Canal Walk Shopping Centre.

FATHER'S DAY FISHING COMPETITION

On Sunday 17 June fathers, sons, daughters and moms gathered together for a fun-filled morning of fishing along Century City's Grand Canal.



Daniel Domancie with the 3,7kg fish he caught

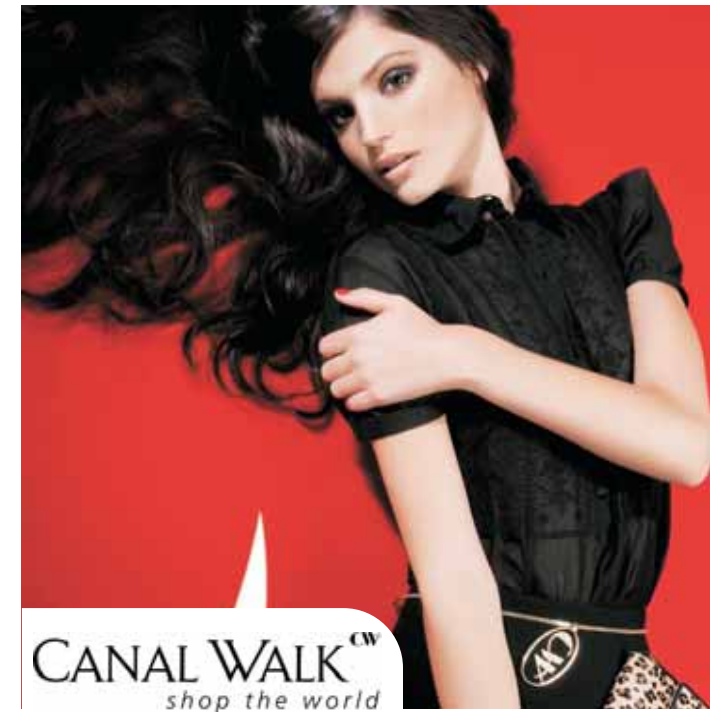
A fantastic day was had by all, and after two exciting hours of fishing, we all headed up to John Dory's for a delicious lunch and prize giving.

While some people had little luck with the fish, others had a great deal, with the heaviest fish being caught by Daniel Domancie, weighing in at a whopping 3,7kg and the most fish being caught by father and son team, Pieter and JP Venter.

Congratulations to all of those who participated, it was definitely a day to remember!



FASHION IS LIFE



Fashion is life, life is fashion... so live it up at Canal Walk Fashion Week from Friday 26 to Sunday 28 October. Canal Walk Shopping Centre will be the fashion capital of Africa as all the best in invigorating trends, couture and design are revealed on the Canal Walk catwalk!

Guaranteed to be the hottest fashion celebration of the year, this premier event will showcase South Africa's top designers, leading fashion labels and, of course, gorgeous models.

Embrace fashion and embrace life! Get to Canal Walk and live fashion!



CENTURY CITY PROPERTY OWNERS' ASSOCIATION NEWS

BRAVE RESCUE ATTEMPT



Two of our venue hosts, Peter Figland and Joseph Jones, are to be commended for their bravery in trying to save the life of a man who lost control of his vehicle before plunging into the canal near Liberty Life last month.

Our CCPOA response vehicle was alerted by Security personnel at the Bosmansdam Road entrance to Century City to the fact that a car was being driven erratically along Century Boulevard.

At the circle near Liberty Life they observed two orange beacons in the road that had been dislodged by the speeding vehicle and got out of their car to investigate. It was then that they saw bubbles rising in the water of the canal. Without concern for their own safety they jumped in and after a struggle to gain access to the car they managed to pull the driver from the vehicle.

The driver was not breathing and they applied CPR until paramedics arrived. In spite of all attempts they were unfortunately unable to resuscitate the man.

Police divers arrived and searched the water for any passengers but found no further bodies and the vehicle was then lifted from the canal by a crane.

Peter and Joseph were treated at Milnerston Medi-Clinic for minor injuries they sustained in the rescue attempt.



SECURITY FORUM

A CCPOA-driven Operational Management Forum has been established to co-ordinate and facilitate law enforcement, security, traffic and disaster management issues within Century City.

The Forum will be convened on a monthly basis and include representatives from Orbis, SAPS, Metro Police (traffic, crime prevention and law enforcement), security service providers operating in Century City and key building and residential development managers.

A successful and well attended inaugural meeting was held on 16 August 2007 with the first operational meeting scheduled to take place on 6 September 2007. It is anticipated that this Forum will improve communication between all role players and contribute to ensuring a safe and secure environment in Century City.

Security contact numbers are:

Emergencies only: 021 552 0289 / 552 0311 / 552 0314
24/7 Control Centre: 021 552 0198
Security Managers: 021 552 6889

SHUTTLE SERVICE

The Century City Shuttle Bus route has been slightly altered to accommodate Liberty Life office workers.

Monthly meetings are held with the service provider to discuss operational issues. It has been agreed that all bus drivers will wear their new uniforms with effect from 1 September 2007. Destination boards are in the process of being erected in all the shuttle buses. The introduction of ticket dispensing machines in all buses will enable improved analysis of ticket sales as well as better cash management.



A customer service survey is currently underway to obtain feedback on how our commuters rate the level of service provided.

BRANDING OF CCPOA'S VEHICLES



The seven CCPOA vehicles are in the process of being branded with the new Century City livery so that they are more easily identifiable and to raise awareness of the brand.



CENTURY CITY PROPERTY OWNERS' ASSOCIATION NEWS

RECORD BREEDING SEASON



A Spoonbill with her chicks

The annual breeding season started early this year with record numbers of Spoonbills being recorded.

The roosting numbers of White Breasted Cormorants has maintained its level at 1% of the world population for this species. Accordingly, Intaka Island remains in the category of "globally important wetlands" as it helps to sustain a globally significant proportion of a wetland species population.

The viewings from the bird hides are spectacular and well worth a visit.



INTAKA ISLAND VISITOR HOURS

Opening & Closing Times
Monday - Sunday: 07h30 - 17h30 daily

Single visit entrance tickets are available at R8 per adult and R4 per child and pensioner (school groups - R2.50 per child). Annual resident, corporate, pensioner, public and family entrance cards are also available.

Contact Details: For group bookings or queries
Tel: (021) 552 6889
Fax: (021) 555 2986
Email: anthea@ccpoa.co.za



RANGER TRAINING



Skhumbuzo Mbewu and Bennett Freeman

Two of our field rangers, Bennett Freeman and Skhumbuzo Mbewu, were selected to attend an intensive training course for Western Cape Bird guides arranged by Birdlife South Africa.

At the end of the four week course, Bennett was rated as the top student with Skhumbuzo second. They have both been invited to write further exams and become THETA qualified bird guides. The official launch of the 'Flamingo Birding Route', of which Intaka Island forms part of, will take place on 9 November 2008.

This will increase the exposure of the wetlands as a recognized birding venue for local and international visitors.

CCPOA OFFICE HOURS

Monday - Thursday: 07h30am - 16h30
Friday: 07h30am - 15h00

For further information, please do not hesitate to email us on info@ccpoa.co.za or tel 021 552 6889.