



CENTURYCITY LIFE

Your space. Your place.

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NEW SHOPPING PRECINCT OPENS AT COLOSSEUM, CENTURY CITY



A section of the new shopping precinct. Inset: The team from Vida é at work.

A new convenience shopping precinct offering a vibrant highstreet café lifestyle with boutique retailing has opened at Century City.

Built at a cost of R25m, the ground floor line shops with parking conveniently located in front of the shops, form part of the R300m Colosseum mixed-use development nearing completion on a prime gateway site at the Ratanga Road entrance to Century City. Tenants include Woolworths Food, News Café, Harleys Gents Hair, Chatz Cellular; 3@1 (postal / business communications store) and Property World, the official on-site agents for residential property at Century City.

Most tenants have already opened with the balance expected to follow shortly.

Negotiations with a number of complementary tenants for the remaining four shops, which range in size from 40 square metres to 270 square metres, are well advanced, says Leigh Metcalf of managing agents, Rabie Property Administrators.

"Demand for shops in this high profile development is high and we are working on providing a strong tenant mix to provide convenience retailing in a vibrant environment."

Most tenants, she said, would be trading extended hours, seven days a week.

Besides ground floor retail, the Colosseum also comprises 8400 square meters of offices over three levels topped by an all-suite luxury hotel on the top two floors. To be operated by Protea Hotels, the four star, R100m Colosseum Luxury Suite Hotel is scheduled to open by end May.

The sectional title offices have all been sold and most are already occupied.



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BUYERS SNAP UP 90% OF OFFICES AT THE FORUM



Astute buyers have snapped up 90% of The Forum, an exciting R150m new sectional title office development under construction at Century City, since its launch late last year.

Comprising a series of individual office buildings set around an open plaza, The Forum is being developed by Rabie Property Group on a prime site near the Ratanga Road entrance to the burgeoning Century City development.

Sales and letting manager Giles Balmer said less than 1000 square metres in the 10 720 square metre development remained to be sold.

"The majority of the 28 purchasers in the development have been owner occupiers who account for about 65% of the space sold to date. Negotiations for the sale of the last remaining standalone building of 770 square metres,

and two offices of 119 square metres each, are currently in process with three potential owner occupiers which will take the percentage of owner occupiers to well over 75%," he said.

Purchasers to date include Dental Information Systems which has acquired one standalone building of about 2700 square metres and Media Monitoring which has acquired a 770 square metre building.

In addition, export import business Nexxus Corporation has taken out a long term lease over two floors totalling more than 1300 square metres.

The Forum, which was a response to strong market demand for sectional title offices for small, medium and larger owner occupiers, follows the successful sell-out of the neighbouring Colosseum mixed-use development, construction of which is nearing completion.

It is situated in easy walking distance of Canal Walk shopping centre and the Colosseum's highstreet restaurants and convenience retailing.

Although forming one development, the buildings will all have their own individual character and will thus enable corporate users to reflect their own identity.

Parking is being provided on a ratio of four per 100 square metres. Plentiful additional parking will be available in close proximity to the complex which is also very close to Century City's public transport interchange.

Phase one of the development, which is being financed by Nedbank, is scheduled for completion in December this year with phase two following in March 2008.

For further details contact Giles Balmer on 021 550 7000.





A SPECTACULAR MOSAIC TRAIL IS UNDER CREATION AT CENTURY CITY



"It has been fantastic as each of the staff are breadwinners supporting large, extended families."

She said this was the largest single commission they had received and they would be actively seeking further commissions to enable the organization to grow from strength to strength.

John Chapman of Rabie Property Group, the developers of Century City, said the mosaics have been commissioned as part of their philosophy to introduce mosaic sculptures and alternative art which is physically interactive with both the built structure of Century City and the people who inhabit its spaces.

"This philosophy also aims to promote the involvement of community-based work groups to produce the works, thus the appointment of Mandela Park Mosaics," he said.



The first two mosaics – one at Island Club and the other at Villa Italia - have been completed and six more, which will be laid in Feather Lane, a pedestrian pathway between Waterview Park and Liberty Life's new regional offices, are on order.

Mandela Park Mosaics also created the Ibis Rising mosaic at The Island Club and the pool house mosaic at Villa Italia.

Feather Lane will link into a pedestrian pathway system being planned to link all aspects of our city.

The six Feather Lane mosaics depict bird and feather scenes each with an idiomatic expression.

Of the six Feather Lane mosaics, which each have a diameter of 4,5m and which are expected to be installed by May this year, three have already been completed.

Mandela Park Mosaics was established in 2000 by Vanessa Ratcliffe and Mandy Fisher when it became obvious to them that employment creation and community upliftment were key to changing lives in the overcrowded Imizamo Yethu township.

All are being created by a non-profit organization, Mandela Park Mosaics, which is based in Imizamo Yethu in Hout Bay.

Manager Judi Voerman said the commissions from Century City had lifted the organization into a new league enabling them to almost double their work force to seven.





MAJOR INFRASTRUCTURE UPGRADES UNDERWAY



Major work to improve the infrastructure in and around Century City is underway and in the planning stages. These include:

Widening of Ratanga Road

The widening of Ratanga Road from Sable Square to Bougain Villas to create a dual carriageway is due for completion at the end of March 2007. This project also includes the upgrading and rehabilitation of the complete Bosmansdam/Ratanga Road intersection.

The upgrading of the Bosmansdam/Montague Drive intersection has been completed and this has already had a very positive impact on the traffic at this location.

We are also currently commencing planning on the dualling of Ratanga Road between Sable Road and Bougain Villas which we hope will be constructed by the end of the year.

Linking Road

A road linking the KnightsBridge entrance into Century Boulevard at the first circle en route to Bougain Villas will be completed end March 2007.

Central Access Interchange

Planning for the central access interchange which will provide direct access and egress between Century City and the south bound lane of the N1 from Century Drive is advancing. It is anticipated that it will take 18 months to get all the approvals in place. The approvals include expropriation of land, which will be followed by six months of final design and tender process and a further 18 months to construct the bridge and collector distributor road. The earliest completion would be 2010.

Koeberg Interchange

We understand that funds have been allocated by Province this year to start the preliminary design for the upgrade of the Koeberg Interchange. This is part of a series of studies for upgrading the N1 corridor (which includes the N1 freeway, a planned separate busway facility and upgrading the adjoining rail service) from the Cape Town CBD through to the Bellville. No time frame is available for the roll-out or completion of this work but the good news is that it is at last receiving attention and budget.

Windermere Station

The developers of Century City are constantly pressurising the relevant authorities in an endeavor to expedite the delivery of Windermere Station across the N1 from Century City. The basic Windermere Station facility and pedestrian access to Century City will be funded by Century City as part of their bulk infrastructure obligations. It is envisaged that it will take 18 months to complete a memorandum of understanding, design and documentation and a further 18 months to construct. This now seems to have been prioritised in terms of the 2010 infrastructure roll-out and may progress sooner than originally expected.

NEW R30M MR PRICE HOME STORE



Canal Walk Shopping Centre has committed R30 million to develop new premises for what will be the largest Mr Price Home inside a regional shopping centre in South Africa at an expansive 3500m².

The new Mr Price Home store will be located on the upper level of Canal Walk in the area previously occupied by the skate park across the Grand Canal from KnightsBridge. It will be incorporated as a fully enclosed element of Canal Walk with access from inside the mall.

The construction of the new, larger premises for Mr Price Home follows the retailer's immensely successful trading at Canal Walk, resulting in the need for additional space to accommodate increased and varied ranges to keep pace with customer needs.

The opening of the new Mr Price Home is scheduled for November 2007.



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CENTURY CITY RESIDENTIAL SALES SOAR 70%



From Left to Right: Rob Downey, Lilian Cross, Deborah Hewitt, Tommy Rautenbach, Claire Usher, Bayley Roberts

Century City is continuing to defy the slowdown in the residential property market reporting a 70% increase in sales in new developments in the second half of 2006 against the corresponding period the previous year.

Allen Usher, MD of Property World, the exclusive on-site agents at Century City, said a total of 139 homes and apartments in four new developments by the Rabie Property Group were sold between July and December last year against 82 during the second half of 2005.

launch of Manhattan, a luxury apartment tower, in November last year where 55 of the 95 units were snapped up for a total of more than R80m in the first couple of weeks.

Usher said the festive season, which was traditionally a quiet sales period, had also been unseasonably busy with 64 new sales and resales since the beginning of December.

"This augurs well for the first quarter of the year which, apart from

The total value of sales of new homes and apartments for this period was up 64% at R168,2m.

Over and above the sale of new units, 16 apartments were on-sold for a total of just over R21m.

Usher said contrary to general market reports that the residential market had slowed on the back of interest rate increases, there had been no drop-off in demand for residential properties at Century City.

"It has had no effect whatsoever on the Century City market where houses and apartments are continuing to enjoy substantial capital growth which is more than offsetting increased interest rates," he said.

The continued high level of demand was evident in the

new product launches, is traditionally our busiest time of the year and we are expecting further growth of at least 10% off this higher base for both new developments and resale stock".

Usher said what was kicking in now and fuelling the positive outlook was the fact that there were still sectors of the market that were unaware of the extent of development at Century City and that it was rapidly becoming a booming residential and commercial hub with every conceivable convenience, including the country's largest shopping centre, literally on one's doorstep.

He said they were very excited about new product launches lined up for 2007 as these would cater for both the top-end of the market as well as the R900 000 to R1,5m purchaser.

"The philosophy of the Rabie Property Group, the developer of Century City, has always been to offer developments at an attractive price and to leave some meat on the bone so by the time a purchaser takes transfer his unit has already shown capital growth way above inflation.

"It is this philosophy that has encouraged investors to follow Rabie from one project to another and why we are still seeing a high percentage of investors – around 40% - in new products that we launch. This investor support is also helped by the fact that demand for rented accommodation at Century City, particularly from the corporate market, is continuing to grow as more and more companies are relocating their offices to this burgeoning precinct which is not only centrally located but offers a high level of infrastructure, facilities and security."

Property World has relocated to new showroom offices at Colosseum, Century Way, Century City. For further details please call on 021 552 3354.





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WHAT'S ON AT CENTURY CITY

RATANGA RIDES RE-OPEN FOR HOLIDAYS!

Ratanga Junction will re-open its ride park for the school holidays from Friday 30 March until Sunday April 15.



During this time, the park will be open seven days a week from 10am until 5pm and 6pm on Saturdays, weather permitting. Over and above the exhilarating rides, the Park is staging a new live

entertainment programme which includes exciting variety shows from trapeze artists to fire eaters and animal acts.



Ratanga Junction's ride park will also open for the mid-year school holidays from Friday 29 June until Sunday 15 July.

While the ride park only opens over the school holidays, Ratanga's function and event facilities are available year round.

Bookings for matric dances and year-end corporate functions are already flooding in, so to avoid disappointment make your bookings soon.

The park is able to accommodate between 60 and 3500 people for banqueting functions and even larger numbers for less formal events. Conferences can also be booked for groups of 25 upwards.



For all events and group sales inquiries please contact Jenni Vermaas on 021 5508504.

CENTURY RUN: 25 MARCH 2007



The Cape Vintage Motor Cycle Club is putting together what will be known as the "Century Run". This informal gathering and 100 km run will feature machines and riders whose combined ages exceed 100 years.

The event celebrates the camaraderie and fun aspect of motorcycling of a bygone era. All marques are welcome to this inaugural run which will be taking place on Sunday 25 March. The event will start at parking area E adjacent to the Colosseum, Century City, where participants are encouraged to enrol at 09h00 to depart at 10h00 (entry is free). The planned route will be through the scenic Contermanskloof/ Durbanville Winelands and hills beyond.

The event will culminate with a bring-and-braai at the Multi-Motor Club in Parow (fires provided). Finishers' certificates will be issued during the braai.

Machines participating in this event will be restricted to models manufactured on or before 31 December 1980.

R20 000 IN PRIZES TO BE WON AT MERCEDES-BENZ LIFESTYLE CENTRE!



It is now possible to test drive one of the world's most advanced golf simulators by Full Swing Golf at the Mercedes-Benz Lifestyle Centre in Century City. During March and April this year it will be running the "longest drive" and "nearest the pin" golf competition with prizes totalling R20 000 up for grabs.

To enter the competition, email golf@sandown.co.za to receive a brochure which you must present at the Mercedes-Benz Lifestyle Centre and which will provide you with free entry into the competition.

Prizes include golfing gear from TaylorMade, Adidas and MAXFLI.

The competition is only open to the public during the following hours:

Mondays:	9h00 - 14h00
Tuesdays:	9h00 - 17h00
Wednesdays:	9h00 - 13h00
Thursdays:	9h00 - 17h00
Fridays:	12h00 - 17h00
Saturdays:	9h00 - 13h00

For a fee, it is also possible to book a private lesson on the simulator with the resident golf professional, and test your skills on one of over 50 premiere and championship golf courses in the world.

To book, telephone 079 369 5982.





WHAT'S ON AT CANAL WALK

MARCH EVENTS 2007

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.

Kids World 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.

Please remember that you need to have a valid e-mail address in order to register for Kids World.

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

CORPORATE AUTUMN DRAGON BOAT FESTIVAL



DATES: Saturday 24 March 2007

VENUE: Canal Walk

Watch; participate as a corporate team or grab the opportunity to sponsor a development school, but be there - Saturday 24 March 2007.

To participate, call Colleen Barnes on 082 460 2941.

APRIL EVENTS 2007

MONDAY MOMS



Break away for some "baby & me" time and get to know other moms. Monday Moms is Canal Walk's club exclusively for moms with babies and children younger than 3 years of age.

Free baby-related workshops are offered on the first Monday of the month where workshop attendees receive designated parking, a special goody bag, exclusive tenant offers, discounted parking and much more.

Moms can also join a Mall Walk which involves mom walking and pushing her baby in his/her pram at a medium-fast pace, while a personal trainer and core conditioning specialist heads on with some simple but highly effective exercises and fitness tips.

The Mall Walk starts at 08h30 and workshops commence at 10h00 and 14h00 (repeat) respectively. Booking is essential. Registration forms are available at any of Canal Walk's Information Desks.

For more information please phone the club helpline on (021) 529 9669.



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WHAT'S ON AT CANAL WALK

TOYS 'R' US F1 LEGO CAR RACES INTO CANAL WALK

DATES: Tuesday 17 April - Tuesday 1 May 2007
VENUE: Corner Food Court, Toys 'R' Us
TIMES: 10h00 - 21h00

Fasten your seatbelts, start your engines and get ready for the promotion that will set your heart racing.

Toys 'R' Us will be showcasing a life-size F1 Lego racing car made from more than 250 000 pieces of Lego and weighing a whopping 900kg!

This unique F1 Lego Car will be on display at Canal Walk Shopping Centre from Tuesday, 17 April to Tuesday, 1 May 2007. To celebrate this unique showcasing, Toys 'R' Us is offering a once in



a lifetime opportunity to win a trip to a 2007 European Grand Prix valued at R50 000, plus R10 000 in spending money.

To stand a chance of winning and being part of this adrenaline-pumping action, race to a Toys 'R' Us store near you, buy any Lego product and enter in store or at the Lego F1 Car display.

Also up for grabs are 16 fabulous Lego hampers worth R1000 each - the more Lego you buy at Toys 'R' Us, the better your chance of winning!. Entries close 5 June 2007.

EASTER EGGS!



Monday 9 - Sunday 14 April

Get to Canal Walk this Easter for fun school holiday events and great Easter egg shopping!

See www.canalwalk.co.za for more information.

CANAL WALK MOTORSHOW



DATES: Friday 27 April - Tuesday 1 May
VENUE: Throughout the malls
TIMES: 10am - 9pm daily

The Canal Walk Motor Show will set your heart racing from Friday the 27 of April to Tuesday the 1 of May.

See all the latest cars, motorbikes, 4 by 4s and more throughout Canal Walk Shopping Centre.

The Canal Walk Motor Show brings you the best motor vehicles and the roar of spectacular motor related footage on the big screen. Entry is free and everyone is welcome.

Visit www.canalwalk.co.za for further information.





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CENTURY CITY PROPERTY OWNERS' ASSOCIATION NEWS

MOROCCAN FUSION EVENING



Look out for your invitation to join the Century City Club for a fantasy Middle-Eastern Evening, a Moroccan themed event where guests will be able to enjoy a variety of activities from Fire and Belly-dancing babes to fortune tellers and a candlelit Moroccan dinner. Don't miss this fantastic event, happening right here at Ratanga Junction, Spice Island on Wednesday 28 March. Details to follow in the CCPOA electronic newsflash. For further details please contact Bianca on (021) 552 6889 or email bianca@ccpoa.co.za.

ROTARY CLUB LAUNCHING AT CENTURY CITY



Michael Lawrence who is spearheading the Century City Rotary Club

We're very excited to be able to announce that the Rotary Club will be holding a launch event within Century City. The aim is to be able to give you a feel for the Rotary Society, the benefits of joining the group, and what it means to be apart of this fantastic International Organisation, in the hope of starting a Rotary Sector Club in the heart of Century City. Look out for your invitation via email in March! For further details please contact Bianca on (021) 552 6889 or email bianca@ccpoa.co.za.



INTAKA ISLAND

Voluntary Conservation Status:

Our award-winning wetlands, Intaka Island, has been granted Voluntary Conservation Status. This recognition by the Western Cape Nature Conservation Board reinforces the significant role that the wetlands play in maintaining the biodiversity of our natural heritage for the benefit, well-being and enjoyment of present and future generations. Presenting Century City Property Owners' Association with a conservation certificate, Mr. Graham Lewis from Cape Nature commended Century City for being an exciting example of where urban development and nature conservation can work together in harmony.



Chris Blackshaw (left), CEO of the CCPOA, being congratulated by Cape Nature's Graham Lewis

Intaka Island Membership Cards:

Intaka Island Membership Cards are now available for Century City residents. At a cost of R20, these cards allow residents unlimited access to the beautiful Intaka Island Wetlands, to take in the stunning birdlife, flora and fauna for a full year. For more information and to apply for your Intaka Island Membership Cards, please contact Anthea Simpson at the CCPOA on (021) 552 6889.

MEET THE TEAM



Bianca Church

Bianca Church has joined the CCPOA team as the Brand Events Manager as of February this year. Bianca has solid marketing and brand management experience, and will be responsible for developing the Century City Brand through the staging of Events.

Bianca's main role and responsibilities will include liaising with all stakeholders on events taking place within the precinct, compiling an events calendar and building a strong community atmosphere within Century City for both residents and corporate tenants.

Bianca has commenced the planning of a wide variety of events for Century City, from charity events to family events, shows, sports days and much more. Look out for our eventing news elsewhere in this newsletter, as well as our electronic newsflash which you will be receiving on a monthly basis.

Should you wish to know more about upcoming events or have some exciting ideas around possible future events, please contact Bianca directly on bianca@ccpoa.co.za or on (021) 552-6889.

MONTHLY SHUTTLE VOUCHERS

Monthly Shuttle Service Vouchers can be purchased from the ticket office at the Public Transport Interchange off Ratanga Road at the following times:

First & last week of the month: 07h00 - 21h30 daily
Second & third week of the month: 14h30 - 21h30 daily

Priced at only R40 per month, these travel vouchers provide commuters with significant potential savings and eliminate the scramble to find change.

Companies will now have the opportunity to purchase in advance monthly travel vouchers for their staff making life simpler and easier for your employees.

For further details call Lynn Ford on (021) 552-6889.

