



CENTURYCITYLIFE

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CENTURY CITY GOES GREENER



Pioneering measures have been taken at Rabie Property Group's new mixed use development, The Gateway to ensure that it is as "green" as can be. Energy saving measures implemented include efficient air conditioning systems, state-of-the-art lighting and lighting control systems, creative design features and special glazing on the windows.

Century City Property Owners' Association (CCPOA), a section 21 company that is responsible for the day to day management of the burgeoning Century City precinct, has amended its rules and regulations to ensure all new buildings comply to green principles to reduce Century City's carbon footprint and regulate a sustainable future.

Chris Blackshaw, CEO of the CCPOA, said the mixed use Century City, which combines residential, retail, office and leisure components in an integrated environment, was already a model in sustainable development as it had been developed along environmentally friendly criteria from day one. The amended rules and regulations governing new developments would further build on this.

"It is our intention to be a leader where ever possible in the pursuit of a sustainable future in terms of the conception, design, construction, use and management of buildings and localities."

He said "determinants" for this "green" future were being incorporated into the Century City Environment Management Policy and the regulations governing building development at Century City.

"This will include, among other things, the use of water and consumption of power, the use of alternative power, recycling and environmental protection.

"It may also include determinants for the design and erection of buildings such as low energy consumption limitations or the restriction in the use of some materials and construction techniques."

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CENTURY CITY GOES GREENER

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Blackshaw said in terms of its Environmental Management Policy from 1 January 2009 all site development plans, building plans and signage drawings submitted to the CCPOA would have to report on what measures were being taken in the proposed development to support sustainability.

“An audit of the actual sustainable costs and benefits for any project submitted for Site Development Plan and National Building Regulations approval will have to accompany the submission of the drawings. These will be done in accordance with rules which will require the submission of summary drawings and text and calculations indicating the measures proposed. These will be assessed by the Century City Design Review Committee and administered by the CCPOA,” he said.

Blackshaw said that any company based at Century City that was seeking a four, five or six star rating from the Green Building Council of South Africa was at a distinct advantage due to the sustainable initiatives undertaken there in the past 10 years.

These include the fact that it is an integrated development with all amenities in easy walking distance from each other reducing the need for motorised transport; its central location and its two public transport interchanges and multimodal interface with taxi, rail, and soon to be Bus Rapid Transport System; its use of non-potable water for irrigation; its widespread waste recycling initiatives; its green lungs including a 16ha wetlands conservation area and its management of storm water to name just some.

“All these factors are taken into consideration and can score you passive points (ones that you do not have to create yourself – in your green star rating,” he said.

CENTURY CITY READY FOR THE FESTIVE SEASON



Century City is gearing up for a bumper festive season.

Chris Blackshaw, CEO of the Century City Property Owners' Association (CCPOA), said the Operational Management Forum, which is driven by the CCPOA and which co-ordinates and facilitates law enforcement, security, traffic and disaster management issues within Century City, has been proactively preparing for the Festive Season.

Representatives from Canal Walk, Ratanga Junction and the South African Police Services have assisted CCPOA management in reviewing and updating the Century City Festive Season Preparedness Plan. The updated plan for this year covers traffic management, transport, security, landscaping, cleanliness, functions, directional signage, festive lights as well as emergency and call out procedures.

In terms of traffic management, the timing settings of key traffic signals would be changed to accommodate the increased number of vehicles and different traffic patterns; city traffic patrols would be increased;

and pointsmen would be on duty at peak times to assist with access and egress to Canal Walk. To assist with the expected increase in traffic, new directional signage will be erected to direct visitors to Canal Walk and Ratanga Junction.

Blackshaw said with regard to transport, they had requested Golden Arrow to increase the number of buses and to have an inspector on duty at the Century City Public Transport Interchange on a daily basis.

In addition the operating hours of the Century City Shuttle would be extended to accommodate Canal Walk's longer trading hours, Golden Arrow and minibus taxi operators would be advised of the extended shopping hours and the second Public Transport Interchange would be fully operational.

Blackshaw said security was also being beefed up for the festive season. Foot and bicycle patrols for the residential areas have been extended to 24 hours a day, seven days a week since 1 November 2008 and Canal Walk would put on extra security staff both inside and outside their premises as well as extra parking assistants to assist with the flow of traffic during the peak season. SAPS would also be increasing their visibility and policing in the area.

Watch out for our new festive lights that will be going up on the traffic islands in front of The Estuaries and at the Ratanga Road entrance.

In terms of the agreed Emergency Contact and Callout Procedure the Century City Control Centre should be contacted in the first instance regarding any traffic related or other incidents. The Control Centre will in turn contact the City Traffic Control Centre or relevant emergency services. The Control Centre number to phone 24 hours a day for emergencies is 021 552 0289.



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SCOOPING AWARDS

CRYSTAL TOWERS AWARDED



Murray & Roberts Construction (MRC) have scored the highest possible health and safety grading for Rabie Property Group's R700m Crystal Towers development under construction at Century City.

This is only the second site to achieve a Platinum certification (92% or higher) since the E&A Continuous Improvement grading system was launched five years ago and it is the first to achieve the grading at the height of the construction phase.

OASIS SCOOPS 2 AWARDS

Oasis Luxury Retirement Resort, jointly developed by Harries Projects and Madison Property Fund Managers (on behalf of Redefine Income Fund Limited), has received two prestigious awards this year.

The first was a Merit Award for Innovation in Property Development from the SA Property Owners' Association in the 'residential and leisure' category.

More recently, the resort was named "Best Retirement Development in South Africa for 2008" in the European Property Awards in Association with CNBC TV and SIMA. Oasis received its award in the 5 Star category.



WELCOME NEWCOMERS

NEW HOTEL OPENS

A new boutique, all-suite luxury hotel is opening at the Manhattan which is introducing Sophisticated New York-style living to Century City.



Situated on a prime waterfront site across the Grand Canal from Canal Walk the Manhattan is the first truly mixed use building at Century City, providing a Body Excel gym, a 24 hour hotel concierge and reception, conference facilities and a "neighbourhood" restaurant on the ground floor. Set above this are 95 luxury apartments including 29 hotel suites, ranging from studio to one and two bedroom units. The furnished suites in the rental pool, which is being managed by Platinum Places, are owned by individual investors with only a handful remaining to be sold.

For sales inquiries contact Brian Usher of Property World, on 021 5550105 or 082 571 7024. For hotel bookings call 021 425 5922 and ask for reservations or email reservations@platinumplaces.co.za

VIRGIN ACTIVE OPENS

A new state-of-the-art Virgin Active premier club opened at Century City on 26 November on a prime site opposite the Colosseum mixed use development.





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WHAT'S ON AT CENTURY CITY

CAROLS BY CANDLELIGHT



Join us for an evening of family fun this December at Central Park in Century City. Families will be invited to bring along their picnic baskets and enjoy two hours of entertainment which will include an animated telling of the story of Christmas and a visit from Santa. Look out for your invitations via email.

ENDEAVOUR DAYCARE CRAFT MARKET

Endeavour Daycare, Century City's very own crèche facility, will be holding a craft market day on 29 November 2008. The market will be at the daycare centre which is located at Central Park, beneath the CCPOA Head Office, from 9am to 1pm. All crafters are welcome, stalls are R25 each. For bookings please contact 021 558 6150, or simply come along on the day to see what is on offer!

RATANGA GEARS UP FOR BUMPER SUMMER SEASON



Ratanga Junction, which is celebrating its tenth birthday, is gearing up for a bumper summer season.

The theme park will open daily from Friday 28 November until Sunday 18 January. The only day the park will be closed during this period is Christmas Day.

Adventurer tickets for those taller than 1,3m cost R120; mini Adventurer (those shorter than 1,3m) will pay R60 while non-riders will pay R35 for a fun pass that will enable them to take a train and boat ride and enjoy all the live entertainment on offer. Group rates are available for groups of 15 or more riders. Over and above the thrills and spills, guests will be able to enjoy an exciting new live entertainment programme with a variety of spectacular shows.

While the ride park only operates seasonally, Ratanga's extensive and varied function and event facilities are available year round. Group bookings can be made on 021 550 8504.

For further details go to www.ratanga.co.za or telephone the info line on 0861 200 300.



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WHAT'S ON AT CANAL WALK

HOLIDAY FUN WITH BARNEY AT CANAL WALK!



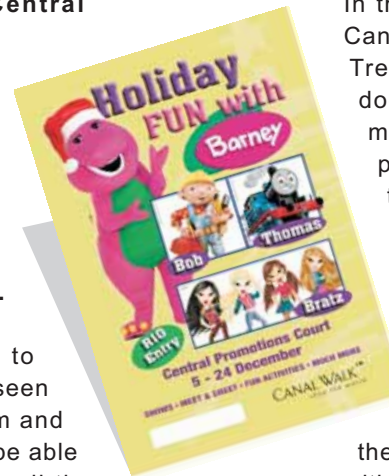
Once again, Canal Walk's Central Promotions Court is the place for holiday fun and excitement this December. From 5 to 24 December, between 10am to 7pm daily, children can experience unforgettable entertainment with some of their favourite characters and activities.

Canal Walk is bringing Barney to Cape Town with a never before seen Christmas Barney Show at 11am and 3pm daily. Barney fans will also be able to meet Barney and experience all the Barney fun and games in the fantastic Barney play area.

Joining Barney is Bob the Builder and children will delight in meeting another favourite character as well as getting to work in the Bob the Builder's workshop.

Girls will be able to dress up in like their favourite Bratz in the glam Bratz dressing room corner and have their photograph taken on the Bratz stage.

Another not-to-be missed activity is the Thomas the Tank Engine play area where children can take a real train ride around the Central Promotion Court. The train is the first of its kind in South Africa and will run all day at only R10 per ride.



In the spirit of the season, and as has become tradition, Canal Walk will have an awe-inspiring 18-metre Christmas Tree alongside the Holiday Fun arena, with a magical doorway which opens into Santa's study. Holidays are memories in the making and kids can also have their photographs taken with Santa inside the tree from 9am to 9pm daily, until Sunday, 24 December.

Canal Walk has also extended shopping hours this December with 400 shops open until 10pm from 8 December to 23 December (excluding 24 December when stores will be open until 9pm).

Entry to the Holiday Fun arena is R10 and includes the Barney Show and all the play activities. Photographs with your favourite characters will cost R50.

So for all day holiday fun, not-to-be missed Barney Shows, character meet and greets, photograph memories, real train rides and much much more, get down to Canal Walk this December!

CANAL WALK[™]
shop the world



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CENTURY CITY PROPERTY OWNERS' ASSOCIATION (CCPOA) NEWS

SERVICE IMPROVEMENT SURVEY

No less than 80 percent of respondents in the CCPOA's recent Service Improvement Survey rated the services we provide as excellent or good with not a single respondent rating us poorly.

The Service Improvement Survey is undertaken among Century City property owners and stakeholders every two years and the 2008 results show that we have improved our service delivery considerably.

What respondents rated most highly was Century City's high standards of safety and security, the fact that it is a clean and well maintained precinct, its great location and accessibility and the new urbanism lifestyle it offers with all amenities being in easy walking distance of each other.

The factors most disliked by respondents are traffic congestion and taxis on Ratanga Road and speeding on Century City Boulevard.

The Ratanga Road issues have been raised with the local authorities who have undertaken to address these problems while the speeding on Century City Boulevard should be countered by three new traffic light intersections which are to be erected shortly adjacent to Canal Walk.





CENTURY CITY PROPERTY OWNERS' ASSOCIATION (CCPOA) NEWS

CANAL WATER QUALITY IMPROVES



The ongoing success of the Century City alien fish eradication project, which saw approximately 20 tons of fish being removed from the canals and waterways in March this year, can be measured against the ecological and water quality recovery of the system.

We are pleased to be able to report the results of a recent independent survey which has shown an increase in both the numbers and diversity of aquatic macro invertebrates in the canal system.

More visible is the improved water quality and dramatically increased water clarity in the waterways. This, combined with the absence of large numbers of alien bottom feeding fish, has resulted in the prolific growth of potamogeton grass in the waterways.

This is highly desirable as potamogeton assists the wetlands in polishing and cleaning the waterways. The CCPOA will be purchasing an aquatic harvester to manage the growth of potamogeton next year.

With the improvement of water quality and clarity, and the increased water temperatures with the onset of summer, we have also experienced an increase in the growth of blanket weed (clodaphora) – another naturally occurring aquatic plant found in many Western Cape waterways.

This plant also assists water polishing but can clog up water systems and make it difficult for recreational use of the canals. While blanket weed will always maintain a presence within our canals, we will be controlling its spread through the use of barley which stunts its growth.

