



Century City Powers Ahead



New Liberty Life Head Office



CENTURY CITY C H R O N I C L E

Work Starts On
Boulevard Place

**Construction
Of Oasis Starts**

Ratanga
Relaunches
On 27 October



Century Gate Project Nears Completion

Lifestyle
Centres
Rising
Rapidly



**R300m Colosseum
Gets Going**

Fusion Quarter

INDEX:

- Pg 1 Century City Powers Ahead
New Liberty Life Head Office
- Pg 2 Ratanga Relaunches 27 October
R300m Colosseum Gets Going
1st Phase of Waterview Park Nears Completion
- Pg 3 Work Begins On Knowledge Park II
Work Starts On Boulevard Place
Lifestyle Centres Rising Rapidly
- Pg 4 Residential Marketing Steaming Ahead
First Century Gate Project Nears Completion
Fusion Quarter
- Pg 5 Louis Group Develops New Business Park
Construction Of Oasis Starts
- Pg 6 Canal Walk - The Best Thing About Christmas
- Pg 7 News From The Century City POA

Residential Market
Steaming Ahead/
Meet The Winners!



Work Begins On
Knowledge Park II



The Best
Thing About
Christmas



Louis Group
Develops New
Business Park



News From The
Century City POA

1st Phase Of
Waterview Park
Nears Completion



Century City Powers Ahead



On site at Century City where major bulk infrastructure works are taking place are from left Greg Deans, Managing Director of Century City Property Developments (Pty) Ltd; Louis Coetzee, project manager, Century City Property Developments; Mark Bezencon, development manager, Century City Property Developments and Fred De Villiers, project engineer of HHO.

Development at Century City is powering ahead with 14 new major commercial and residential projects totalling more than R4,3billion now under construction.

On completion of these new projects in mid-2007, Century City will be home to no less than 6000 residents and close to 30 000 office and retail workers.

And that won't be the end of it. When Century City is fully developed within the next decade or so, there will be a total of 590 000 square metres of offices, just under 3500 residential units and 300 000 square metres of retail developments within this bustling new urbanist hub which by then will be home to an estimated 60 000 residents and office workers.

To support the new developments taking place, one of the largest private sector bulk infrastructure roll-outs ever seen in South Africa is underway. New infrastructure projects totalling more than R52m have been completed in the past year and a further R210m will be spent providing additional services and infrastructure over the next two years. These projects will double the amount of bulk infrastructure that has been installed at Century City since work first began on this new urbanist city within a city in 1997.

Commercial developments now under construction and supported by this infrastructure include Daimler Chrysler's new brand campus providing Mercedes Benz and Chrysler Jeep Lifestyle Centres, the 10 000 square metre Waterview Park office block, the 40 000 square metre Century Gate Business Park, and the Fusion Quarter office complex.

Also benefiting from the new infrastructure are residential developments currently under construction including the landmark KnightsBridge apartment towers, the Bougain Villas, residential development, The Island Club and Villa Italia residential complexes, Century View and the Oasis retirement complex which together will bring more than 2300 front doors to Century City by the end of 2006.

Servicing of sites for five new commercial developments – The Colosseum- a R300m iconic mixed-use development consisting of groundfloor ancillary retail, three levels of offices and topped by loft leisure suites as well as three new office blocks for owner occupiers including Liberty Life and a 30 000 square metre business park are currently underway or due to be launched shortly.

New Liberty Life Head Office

New regional head offices are to be built for the Liberty Life Group on a prime site at Century City at a cost of R206m.

Liberty Group Properties has acquired a 19 000m² site overlooking Century City's award-winning wetlands conservation area on which it will develop the offices to be primarily occupied by the Liberty Life Group.

Roger Corlett, managing director of Liberty Properties, said their investment in Century City was a signal that they believed this location had "all the makings of one of the most desirable addresses in the Mother City". "We see Cape Town as an area of high growth and high potential. Achieving an enhanced footprint in the Mother City and a strong presence at Century City is a strategic priority for us."



At 17 000 m², the building will be the largest single commercial development at Century City. Liberty Life will occupy 12,000m² with a further 5,000m² available for sub-letting to other tenants and providing them with their own entrance and lift lobby.

Construction of the four-storey building starts this month with completion scheduled for end March 2007.

The move, he said, would enable the Liberty Life Group to combine their seven different offices in the Western Cape into one modern, high-tech building at a prestigious address, allowing for a greater efficiency regarding current cost structures. With 440 covered parking bays and 156 open bays, the new development also addressed the parking problems that Liberty Life has been experiencing in its present locations.

For commercial inquiries contact Giles Balmer on 021 550 7000 or 083 457 0628.

Ratanga Relaunches On 27 October



Meet Murphy
The Meerkat
Ratanga's new
adorable character

Ratanga Junction theme park, which is now under new owners, relaunches on 27 October with a four-day festival for the whole family and promising more fun than ever before.

Over the relaunch long weekend which stretches from Thursday 27 October to Sunday 30 October, Ratanga will be holding a host of fun activities for children during the day from Halloween dress-up competitions with great prizes to be won, magic shows, hip hop dance shows, bird and snake shows, and circus acts. And of course, you will be able to take to the rides to your heart's content. Oompah-Pah, Marimba and Calyspo bands as well as some of Die Burger Plussterre will add to the daytime entertainment for families.



And for adults live music, entertainment and a beer garden will also be on tap from noon until late into the evening on Friday and Saturday. The evening programme on these two days boasts a variety of top performers including Blackie Swart, Dave Levensohn and Christo & Cobus.

For full details on the launch weekend, go to www.ratanga.co.za or telephone the Ratanga infoline on 0861 200 300.

To celebrate the new season, rider ticket prices have been lowered. A Mini Adventurer ticket for junior riders under 1,3m now costs only R45 while an Adventurer ticket for those taller than 1,3m costs R95 giving access to all the major rides other than the Sling Shot which is separately ticketed. Entry for non-riders during the day is free.

BeerFest-only tickets will be available from 5pm for R50 which will entitle purchasers to a free draft beer and access to the beer garden, live music and entertainment. Each day a Halloween costume competition for Mini-Adventurers under 1,3m will be staged with great prizes to be won for the scariest and funniest costumes. The winner of the Best Overall Costume will receive a mini adventure season ticket to Ratanga Junction valued at R180 allowing the winner to visit the theme park as often as they wish during operating times until July 16 next year.



And moms and dads can also take part in the Halloween Dress-Up Competition and in so doing stand a chance to win a Season Adventurer Ticket to Ratanga valued at R380 which will give them unlimited access to the rides during operating times for the entire season.

During November Ratanga will operate a three-day week – Fridays, Saturdays and Sundays – until November 25 when it will go into a seven day operating regime until the schools go back in January. The only day it will be closed during this period is Christmas Day. The 2006 operating schedule will be announced shortly.

R300m Colosseum Gets Going



Contractors have moved on site to begin work on the first phase of the landmark Colosseum mixed-used development being built on a prime gateway site at Century City.

The R300m development, which has been designed as a microcosm of the new urbanism environment being created at Century City, will comprise three floors of offices topped by a boutique hotel offering 40 penthouse suites with ancillary retail on the ground floor. About 60% of the sectional title office space, which is priced from R9250 per square metre ex VAT, has already been spoken for with strong interest being shown in the remainder of the space, according to Giles Balmer, sales and letting manager for developers Rabie Property Projects. Office space, he says, is available from 215 square metres to 2000 square metres.

The entire first phase of the project, which exceeds R180million, is due for completion in December 2006.

For further details contact Giles Balmer on 021 550 7000 or 083 457 0628.

1st Phase Of Waterview Park Nears Completion

The first phase of new high tech offices for Smerelda Property Investments is well underway on a prime site overlooking the Intaka Island nature conservation area next door to the planned new Liberty Life regional head office.

The first phase, which will comprise 8600 square metre of offices over two levels, 272 undercover parking bays and 106 open bays, is due for completion in December this year.



Aerial view of the progress

The development is being undertaken for an owner occupier. The project is being undertaken as a turnkey design by Durban-based construction and development company JT Ross, which after 103 years of trading has now established a permanent presence in the Cape.

JT Ross has also been appointed to undertake phase two of the development comprising a five-storey, 2500 square metre office block. The phase two building is scheduled for completion in September 2006.

Work Begins On Knowledge Park II

Construction on Knowledge Park II underway



Construction of Knowledge Park II, an R85m extension to Knowledge Park I has started.

The state-of-the-art development by Spearhead Property Holdings will provide 6000 square metres of offices and two levels of basement parking and will be linked to Knowledge Park I by a convenient skywalk.

Knowledge Park I, which boasts cutting-edge design and technological facilities, has Fusion (part of the UK Budget Insurance Group), and Discovery Health as its main tenants. Much of the new space is accounted for.

Construction Of Boulevard Place Starts



An Artist impression of the new offices on Boulevard Place

Construction has commenced on Boulevard Place, a R65m office building, situated on Century Boulevard.

The development consists of 5000m² of A-grade office space arranged in two integrated blocks each surrounding a courtyard with water features and its own lift lobby. A total of 350 parking bays will also be provided. Three floors of offices in Block A and two floors of offices in Block B set above three floors of parking will allow great views of Table Mountain, the Intaka Island wetlands conservation area and Durbanville Hills.

Interest has been strong with the first tenants already signed - Auto & General have taken a three-year lease for a motor insurance assessment centre on the ground floor. Completion of the buildings are expected in September 2006. Lettable areas available range from 200 square metres to 3000 square metres starting at R85/m². Parking bays are available from R600 per month. The building is 100% sold.

For further details contact Marc Cohen on 083 675 3545 or (021) 465 2233.

Lifestyle Centres Rising Rapidly

Construction on the way for the two Lifestyle Centres



Construction of state-of-the-art motor vehicle Brand Campus comprising two separate Lifestyle Centre facilities - one for Mercedes-Benz and Smart and the other for Chrysler and Jeep - is well underway on a prime N1 fronting site.

Being built on a 30 000m² site, the two Centres flank either side of the canal that runs through the property. The Mercedes-Benz and Smart Lifestyle Centre, comprising 10 000m² of space, will provide showrooms displaying 24 new Mercedes-Benz & five Smart vehicles, 54 premium pre-owned vehicles and a 32 bay workshop facility capable of servicing upwards of 75 cars per day. The facility will also house a bistro that spills out onto the canal, a boutique with branded merchandise, and an entertainment area for children. The Chrysler and Jeep Lifestyle Centre, comprising 6 000m² of space, will display 15 new Chrysler & Jeep

vehicles, 53 premium pre-owned vehicles and house a 20 bay workshop facility capable of servicing upwards of 50 cars per day. Included in the building is a bistro, a boutique with branded merchandise, and entertainment area for children.

It is envisaged that the Lifestyle Centres will host events that fit the lifestyle profiles of Mercedes-Benz, Smart and Chrysler and Jeep drivers, ranging from music concerts, art exhibitions and cocktail parties, to club functions, fashion shows, conferences, lectures and training workshops.

The Brand Campus concept also makes provision for the Lifestyle Centres and their respective parking areas to be used as start and finish areas for races, weekend meeting areas for cycle and running clubs, and mooring for canoes. The external bistros will create an interaction space around the canal. Completion of the Lifestyle Centres is scheduled for early 2006.

Residential Market Steaming Ahead



Fully furnished Showhouses at Bougain Villas

Century City is bucking the reported slowdown in the residential property market, notching up record sales over the past 10 weeks.

Brian Usher of Century City Property World, the official marketing arm for residential properties at Century City, said they had achieved 25 sales in August and the same again in September for a total value of more than R57m.

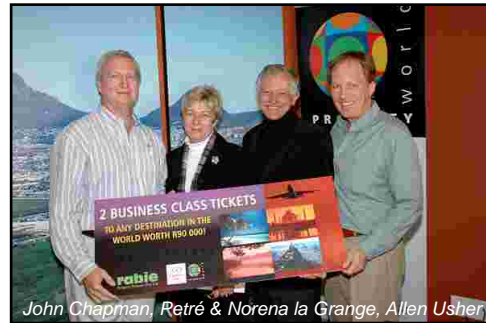
"And in the first 12 days of October we had 12 confirmed sales for a total of more than R18m so we are succeeding in doing an average of one sale a day." Usher said they were seeing absolutely no sign of any slowdown in the market and demand for well-designed, quality products was still strong. "In the main we are dealing with a largely, well-informed consumer market," he said.

Of the more than R30m of residential sales last month, 15 units totalling R16,5m were in new developments still under construction and 10 units totalling R14m were resales of existing stock.



Meanwhile two stylish, fully furnished showhouses in Bougain Villas, Century City's latest residential development, have been completed and are now open for viewing. "Show

apartments are also available for viewing in The Island Club and Villa Italia which makes it much easier for many buyers, particularly owner occupiers, who prefer to see in bricks and mortar what they will be getting," he said.



Petré & Norena la Grange were the lucky winners of the Century City Property World competition, "Win two business class around-the-world air tickets worth R90 000". Century City Property World is a permanent exhibition showcasing all the available residential properties at Century City. For further phone 021 551 3354 or fax 021 551 9589.

For further details contact on the showflats and houses contact Century City Property World on 021 5513354 or Tommy on 0832707276 or Steve on 0832639663.

Century Gate Project Nears Completion

The first buildings are now under construction at Century Gate Business Park, a 40 000 square metre business park fronting onto Bosmansdam Drive.

The high visibility development, which will provide offices, showrooms and distribution premises, is being undertaken by six different developers who have acquired sites from Century City Property Developments.



Buildings under construction include new showrooms, offices and warehousing for Green Hat Distributors who import and distribute premium brands of crockery including Wedgwood, Royal Dalton, Royal Albert and Waterford Chrystal. MD Andy Schoeman said their new R6m, 1100 square metre premises would be completed early November. Other planned developments include a purpose built new head office for a listed company which is being designed and built by Lovemore & Co.

In addition, construction of a 10 500 square metre sectional title office development, Millennium Business Park, is due to start in early November.

This Asrin development comprises six office blocks strategically placed around a courtyard.

More than 70% of the space has already been sold primarily to owner occupiers.

Office space is available in modules from as small as 50 square metres through to 4940 square metres.

Parking will be provided on a ratio of four to five bays per 100 square metres.

Fusion Quarter

Construction has started on Fusion Quarter, a low-rise office development comprising four stand-alone, free-hold office blocks in Century City.

Completion of the first block in the R20m development, which is a joint venture between Century City Property Development (Pty) Ltd

and TGLC Developments, is scheduled for December, with final completion of all four blocks scheduled for February 2006. Situated in the prestigious Waterford precinct of Century City, Fusion Quarter abuts Century Boulevard, the main Century City thoroughfare, providing high visibility for the four office blocks. Three of the buildings have been sold to owner occupiers.

For letting inquiries contact Giles Balmer on 021 550 7000 or 083 457 0628

Louis Group Develops New Business Park



An Artist impression of the Century Falls Business Park

Louis Group International broke ground on their latest Century City development, Century Falls Business Park, last month.

This development, which includes five state-of-the-art buildings varying between 1000m² and 2000m², sees the first phase focusing on the growing needs of Louis Group's subsidiary companies.

The Group is currently negotiating with leading South African technology and property businesses, who are all considering relocating their head offices to Century City, regarding the remaining four phases.

Michael Louis, a director of the group and project co-ordinator on Century Falls, said the project allowed for companies to develop their own corporate identity with five separate buildings in a contemporary, modern yet classical understated design.

"The architect's brief was that the buildings need to make provision for a modern design, combining a lot of glass, steel and stone. Water needs to also feature predominantly to give the feeling of life. The buildings we believe, will succeed design-wise on an international stage."

The first building, which will house Louis Group companies, will be completed in February 2006 with the balance scheduled to come on stream within the next 12 months. The professional team includes C.P. de Leeuw (project managers), Moren Williams Lotter Forsythe International Architects and builders Van der Slys.

**For further details contact
Michael Louis or Hannes Cloete
on 021 529 4600**

Construction Of Oasis Starts

Murray & Roberts have started construction of the first phase of the R500m Oasis retirement village.

Sales in the development, which is a joint venture between Harries Projects and Spearhead Property Group – the Top Performing JSE-listed property company of 2004 - have reached R95 million.

When completed, the development will comprise five 10-storey tower blocks, each with its own parking basement, visitors' lounge and concierge-manned foyer. The sales to date have been in the first two apartment blocks, Palm Springs and Palm Grove.

Each of the first two blocks will have one-, two and three-bedroomed apartments as well as penthouse suites. Floor sizes are

65m² to 297m², some 15% to 20% larger than the average Cape Town apartment, and the extras will include enclosed balconies, underfloor heating and imported kitchen equipment with upmarket finishes such as granite and glass tops. The prices of the units are from R895 000 to R4,4m. The first two blocks will be completed for hand-over by October/November next year. The development will also have a frail care facility with 24-hour nursing facilities and 78 assisted living apartments built around a citrus courtyard, in which some of the frail care services will be available to residents in their own bedsitters. Assisted living levies will be fixed for life.

The Oasis Club will give residents their own mini-cinema, restaurant, ladies' bar, coffee shop, library, hairdresser, cocktail pool and function room along with a wellness centre featuring a large heated indoor pool, sauna, gym and aerobics.



The Best Thing About Christmas.....

One of the best things about Christmas is you... and Canal Walk Shopping Centre has assembled all the best things about Christmas for you this holiday season.

Starting from Saturday 1 December, you will find everything you need to make the festive season fun and convenient for the whole family, with extended shopping hours from 9AM to 10PM to suit you.

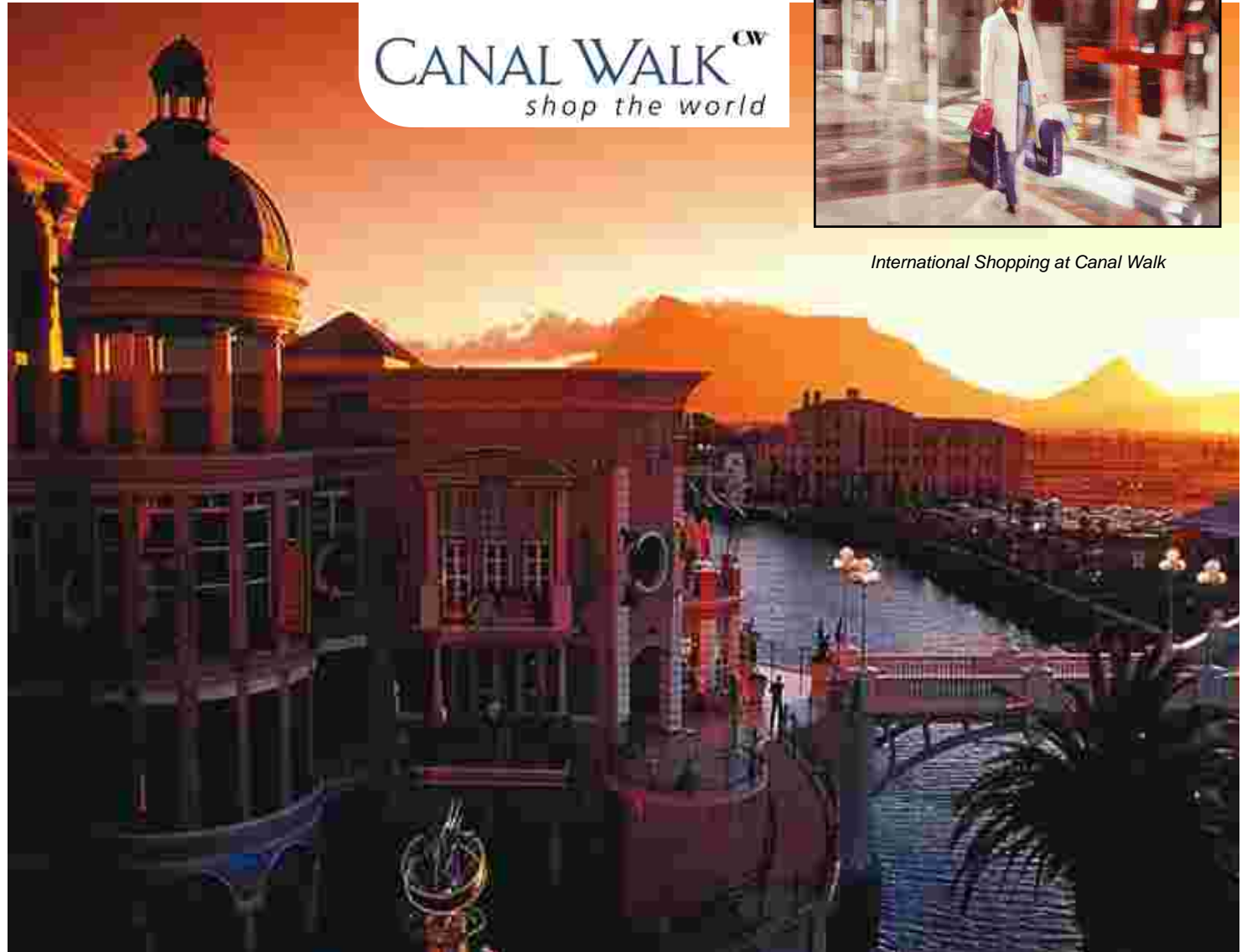
A great thing about Christmas is the fun and the Snow Show promises to be the coolest fun in town! Get to Canal Walk in December and experience a breathtaking slide down the 12-metre-long snow ramp, on a tube or a sledge. This cool fun will keep kids entertained for hours and they can also enjoy themselves in the kids play area... in the snow.

The laughter of children is one of the best things about Christmas and there will be laughter aplenty at Canal Walk Shopping Centre as children design and create their own Christmas trees which, through the Canal Walk Foundation, will be donated to less fortunate children.

Holidays are memories in the making and you can cherish your best festive season yet by having a photograph taken with Santa inside the biggest indoor Christmas tree.

Save time and improve the lives of others by using the Canal Walk gift wrapping service, which will raise funds for the charitable Canal Walk Foundation.

You'll find the best of everything at Canal Walk Shopping Centre these holidays with Christmas carols, sung by angels and played on piano, inline skating with the Alex Groll Cup at Boogaloo's Skatepark and much, much more. See www.canalwalk.co.za for more information.



CANAL WALK^{CW}
shop the world



International Shopping at Canal Walk

News From The Century City POA



Chris Blackshaw, who has more than 21 years experience in local government, has been appointed CEO of Century City Property Owners Association.

Chris Blackshaw

The skills Chris has acquired over the past two decades will stand him in good stead as he grows the CCPOA into an organisation that can meet the continually evolving needs of the burgeoning Century City community.

In the most recent Council restructuring Chris was appointed a director supporting the new chief operations officer, a position he had just taken up when he was approached by Century City. "It was a hard decision to make.

I was extremely privileged to have had the opportunity to work in the exciting realm of local government during a period of immense change and transformation. I thoroughly enjoyed the job but I have always seen change as a challenge and an opportunity not to be feared so when the challenge of helping to build a city within a city, almost from infancy, came up I just couldn't say no." Chris said the functions of the CCPOA were not dissimilar to that of a municipality and his experience in the city has equipped him to be able to respond to the changing environment facing the Century City Property Owners Association as Century City continues to grow and prosper. "The CCPOA has to be responsive to change and provide a strategic service to meet the needs of all its stakeholders – not only commercial and retail but also residential and that represents the biggest challenge and one I am looking forward to meeting," he said.

If you have not yet met Chris and would like to do so, give him a call on 021 552 6889



Siqwala Buzile with wetlands carp

Fish Monitoring

The most significant finding of the fish survey, recently undertaken on our behalf by the Nature Conservation Corporation, was the presence of a sustainable population of the locally indigenous Cape Kurper (*Sandelia capensis*) which was re-introduced into Intaka Island three years ago. However, one finding of concern was that Carp constituted 77% of the biomass netted. Carp are large scale bottom feeders which can cause a decline of aquatic plants and the deterioration of water quality. A fish management programme is now being developed which will include the control and management of the Carp population.

Flower Show



Intaka Island will be showcased at the SAA Cape Town Flower Show taking place from 27th-30th October 2005 at Lourensford Estate in Somerset West. The focus will be on promoting Intaka Island as an "Environmental Educational venue" and Century City as "A city in harmony with nature".

Arbor Week



Our three Intaka Island field rangers linked up with the MTN ScienCentre during Arbor Week to promote awareness of our indigenous flora and fauna. They gave talks to over 1000 scholars from 23 local schools.

Integrated CCTV Surveillance

The introduction of an integrated wireless CCTV Surveillance and Security solution aimed at utilizing recent technological advances is being considered. The proposed system would not only increase security coverage and reduce response time but also assist in traffic management. A needs assessment is currently being undertaken.

Review of Rules & Regulations

The CCPOA Rules and Regulations have been reviewed and rationalised to make them more "user friendly" and functional. The Century City community is encouraged to familiarise themselves with this document which is obtainable from the CCPOA or can be viewed at www.centurycity.co.za

E-Parking

E-Parking, which provides inexpensive, secure parking within the Century City precinct, on a park and ride basis is proving hugely successful with 250 monthly parkers making use of the facility. The monthly parking fees are R195 which includes unlimited use of the Century City Shuttle Service from Mondays to Fridays. For further details Tel: (021) 550 7000.

Public Transport Investigation

A study is underway to assess the existing shuttle bus service and predict future demands for the service. This will inform decisions on the type and number of vehicles, bus schedules and routes as well as the internal transport interchanges, bus stops and shelters required to support the service.