

**NEW RESIDENTIAL
RELEASE COMING
SOON**



**CENTURY CITY
OFFICES SET
TO DOUBLE
BY END 2007**



**CENTURY CITY
C H R O N I C L E**

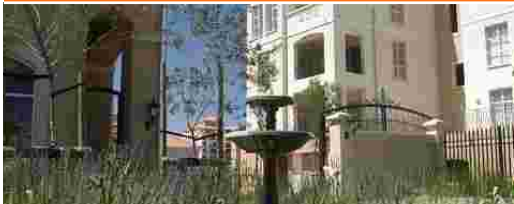
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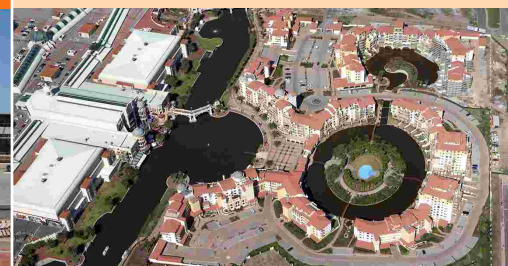
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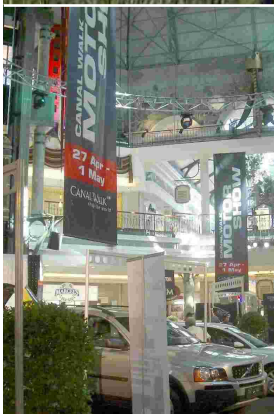


**ISLAND CLUB
SHORTLISTED FOR
TOP AWARD**



**CENTURY CITY PROPERTY
OWNERS' ASSOCIATION**

**WHAT'S
ON AT
CENTURY
CITY!**





NEW RESIDENTIAL RELEASE COMING SOON



Bougain Villas Riviera, a prestigious new residential development on the central Century City site, is to be launched shortly following the success of the Bougain Villas development where more than 80% of the 181 homes have been sold to date.

The only new residential project planned in the first half of this year at Century City, Bougain Villas Riviera will comprise 74 select sectional title apartments and some free-standing houses in the first release. These will be priced from R610 000 and R1,3m respectively.



For an invitation to an exclusive pre-launch function email us on propertyworld@ccreators.co.za or telephone Tommy on 083 270 7276, Brian on 082 857 9431 or Property World on 021 551 3354.

CENTURY CITY OFFICES SET TO DOUBLE BY END 2007

The current commercial boom at Century City will see its office component nearly doubling in size to 175 000m² within 18 months.

Currently the fifth largest node surveyed by the South African Property Owners Association for their quarterly vacancy survey, the new office space under development will push Century City into fourth position behind the CBD, Bellville and Pinelands and ahead of Claremont, Rondebosch / Newlands and the Waterfront. Greg Deans, managing director of Century City Property Developments, said while the bulk of new commercial development taking place was for owner occupiers, there was also a limited amount of development taking place for the office rental market.

“This is the first time in the history of Century City that we are seeing this happen and it is very good for the precinct in that we have just not had the stock to service the demand from those companies wishing to be located here. In particular it will allow new opportunities

for smaller to medium size companies who do not necessarily want to own their own premises.

“We are managing this situation very carefully and will only release further land for development when current projects warrant it.”

The lack of new development in recent years has created pent-up demand in the office market with market commentators predicting that this was putting upward pressure on rentals which were expected to increase 30% to 40% between June 2005 and June 2007.

This was already evident with rentals passing seamlessly through the R100 per square metre barrier, he said.

“Office tenants are becoming a lot more discerning and while rentals will always be a major consideration, the weighting of other criteria such as the lifestyle offered, parking, security and location is becoming stronger in deciding on new office premises.”

**For further information please phone
Giles Balmer on 021 550 7000 or 083 457 0628.**



COMMERCIAL PROPERTY UPDATE

THE ESTUARIES



Civil works for the 35 000m² The Estuaries office park, which sold out in record time, is well underway with transfers of the 17 sites expected to take place in May this year. Purchasers are currently finalising plans for their office blocks with construction of the first of these, including a stand-alone 800m² building by Century City Property Developments (Pty) Ltd, expected to start by mid-year.

COLOSSEUM



Construction of the Colosseum, where more than 70% of the sectional title office space has been sold primarily to owner occupiers, is proceeding on schedule. This landmark building also comprises a luxury all-suite hotel (see page 4) and ancillary retailing on the ground floor. The development is due for completion in December this year.

VILLA ITALIA



A total of 248 of the 362 apartments in Villa Italia have already been handed over with a further 30 apartments and the indoor pool and gymnasium due to be handed over by the end of March. The remaining apartments will be handed over between mid-April and mid-May. For resales or rentals contact Danté on 082 462 6397, Lilian on 082 451 4798 or Property World on 021 551 3354.

KNIGHTSBRIDGE



Construction of the 15-storey landmark Knights Bridge apartment tower development has topped out and is running on programme. The fit-out of apartments on the first five floors is well underway with first handovers expected to take place in May. All apartments will be handed over by end October this year. Only a handful of the 198 apartments remain to be sold. For sales info contact Brian on 082 857 9431 or on 021 551 3354.

BOULEVARD SQUARE



Construction of Boulevard Square, a 5800m² sectional title office block by Harries Projects which has been fully sold out, is progressing on schedule for completion in October this year. Letting of the space is now underway. For further details contact Marc Cohen of the developers on 083 675 3545.

CENTURY GATE

The first building in the Century Gate business park fronting onto Bosmansdam Road - new premises for Green Hat - has been completed with work now having started on a new head office for the Spur Corporation and the 11 000m² Millennium Park by Asrin. Additional developments are expected to get underway shortly.

KNOWLEDGE PARK 2

Spearhead Property Holdings has signed a major tenant, Fusion for its Knowledge Park 2 office block due for completion in January 2007. Negotiations for additional tenants for the 6000m² office block are underway. For further information contact Vic Razis 021 425 1000.



CENTURY FALLS



The first office buildings in the Louis Group International's Century Falls Business Park is nearing completion with occupation set for May this year.

This project complements the world-class developments by the group in recent years confirms both its belief in Century City as an investor destination and property as an asset class. For further details contact Michael Louis or Owen Gush on 021 529 4600.

NEW LUXURY HOTEL FOR CENTURY CITY



A new luxury all-suite hotel is to be developed at Century City at a cost of R85m by the Singer Group.

Brian Singer said this week that they have acquired the two top floors and part of the ground and mezzanine floors of the mixed-use Colosseum development, now under construction, to house the new hotel.

The two top floors which had initially been earmarked for residential apartments, have

been completely redesigned and reconfigured to create a luxury 70 all-suite hotel. The Colosseum Luxury Suites is the second hotel to be developed by the Singer Group at Century City and follows the huge success of the Island Club Hotel which opened six months ago and which is already enjoying occupancies in excess of 75%. As with The Island Club Hotel, suites in the Colosseum Luxury Suites, which will be managed by Protea Hotels, are available for sale to investors. Ranging in size from

40 square metres to 65 square metres, suites are available for purchase on a sectional title basis at between R950 000 and R1 565 000 while penthouse suites, which vary in size from 88 square metres to 174 square metres, are available for between R2 295 000 and R5 055 000. No transfer duty is payable. Brian Singer said suite owners will be entitled to 28 days free usage of the Colosseum Luxury Suites – for their holidays or business trips, or for their guests and / or business associates.

“When the owner is not using his suite, it operates as a luxury hotel and generates a rental income.” Singer said the rental income will be guaranteed for the first two years - expected to be 2007 & 2008 - at a minimum of 5% of the purchase price.

“And from year three (2009) onwards, the rental income will increase based on the hotel’s performance. In addition, the Singer Group will pay all property levies for the first two years,” he said.

Singer said the Colosseum Luxury Suites, which will be the third hotel in Century City, was being designed to capture the upper-end of the hotel market in Century City, and would predominantly focus on the business traveller. “Features will include: ADSL connectivity in all suites, wireless hotspots, room safes big enough for a laptop, plasma and LCD screens throughout. All this will be in addition to the luxurious bathrooms, huge

walk-in showers and top quality finishes,” he said. The hotel’s reception, concierge service, a restaurant and cocktail bar will be located on the ground floor and state-of-the-art conference and meeting rooms would be provided on the mezzanine level.

Two private lifts will take hotel guests up to the suites and penthouses on the fourth and fifth floors. Singer said buyers would be required to pay a 10% deposit on signature of the Deed of Sale. This deposit would be held in an attorney’s trust account and would earn interest for the buyer.

“The balance for the purchase price is payable on transfer, which is expected to be in January 2007.”



For further information on the hotel suites contact Helen Barrie on telephone (021) 424 2288 or email helen@singergroup.co.za .

WHAT'S ON AT CENTURY CITY!

Snake Rattle 'n Roll Party

Come and test your worth on our snake of terror and enjoy an evening of music and dance (rock 'n roll style) at "The Wildest Place in Africa".

- Date:** Thursday, 16 March 2006
Time: 18h30 - Welcome drinks on arrival, Cobra ride from 18h30 - 19h30 Weather Permitting.
Price: R95 pp (Includes light meal and rides on The Cobra)
Dress: Green (St Patrick's Day on the 17th)
Venue: Ratanga Junction "The Wildest Place in Africa"
RSVP: Please confirm your bookings with Tracy Daniels at Ratanga Junction before Wednesday 15th March 2006 on telephone: (021) 550 8529 or email :tracy.daniels@ratanga.co.za Credit card details will be required.

The recently launched Century Club hosts regular entertainment events at Ratanga Junction for the enjoyment of all those living or working at Century City. The evening kicks off at 18h30 with a welcome drink

and for those prepared to be rattled, optional rides on The Cobra. So take up the challenge of speeding at close to 100km per hour along our 779m snake of terror at up to four times the force of gravity. Thereafter enjoy a light meal (rock 'n roll style) and bop the night away at



the Ratanga Officers Club. The dress code for the evening is GREEN in honor of St Patrick's Day on the 17th! Tickets are R95 per person and include a welcome drink, a light meal and rides on The Cobra. A cash bar will be available.

Future Club events will be listed on the website. For details go to www.centurycity.co.za. We will also shortly be undertaking a survey to find out what kind of events you would like to see hosted by the Club.

For more information and bookings contact Tracy on 021 550 8504 or tracy.daniels@ratanga.co.za.

Use Networking To Grow Your Business

Century City has launched a new forum to enable Century City companies to network and grow their businesses within Century City.

The Century City Networking Forum, sponsored and hosted by Facets, aims to provide a platform for businesses to market their services and products to other Century City businesses. This forum is complementary to the Century City Property Owners Association's marketing forum, which was also formed recently and which is tasked with, among other things, pursuing joint external marketing initiatives for Century City as a whole and co-ordinating special events within the precinct.

Participation in the Century City Networking Forum, which is open to all marketing and event co-ordinators at Century City-based companies, is free of charge. The next brunch meeting will take place at Facets on April 26 from 10.30am to 11.30. Each meeting will include short presentations from Century City-based companies introducing themselves and their services.

For further details and to get on the mailing list contact Maggie at maggie@centurycity.co.za or telephone 021 550 7000 or Lize at marketing@facets.co.za or telephone 021 528 8000.

March to May

Funky fun workshops for ages 4-10 at Facets every Saturday from 10am to 1pm. Details 021 527 5600.

March 23, April 20

Funky ladies night at Facets. For details and other Facets events telephone 021 527 5600 or go to www.centurycity.co.za or www.facets.co.za.



WHAT'S ON AT CENTURY CITY! (continued)

Ratanga to Open 7 Days a Week for Holidays



Ratanga Junction will open seven days a week from 1 April until April 17.

Thereafter it will resume a three-day week - Fridays, Saturdays and Sundays - but will also open on public holidays Thursday 27 April and Monday May 1.



Although the ride park's operating schedule varies, Ratanga's wide variety of function venues operate year round.

For further details on tailor-made functions and events contact Jennie Vermaas on 021 550 8504.

Canal Walk Motorshow

27 April - 1 May

The Canal Walk Motor Show will set your heart racing from Wednesday, 27 April - May 1.



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

Canal Walk Monday Moms



3 April and 8 May

Canal Walk Shopping Centre has launched their Monday Moms' club for all mothers with babies who have the need to spend time and network with other moms! Moms

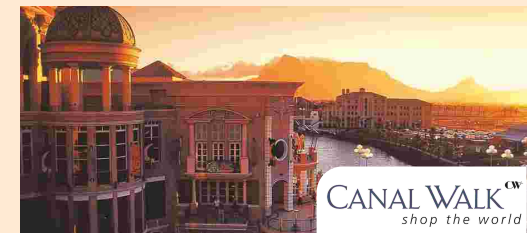
receive access to designated parking, receive assistance with prams and parcels and are spoiled with a special goodie bag from Canal Walk filled with gifts, vouchers and a free cup of coffee/tea at Mugg & Bean. Workshops relating to babies and kiddies and covering topics like paediatricians, breast feeding, colic babies and much more are offered to club members!

Moms can find registration forms for this fantastic club at the Information Desk opposite Stuttafords on the Lower Level. Come and let Canal Walk spoil you for being the best mom you can be, you deserve it! Visit www.canalwalk.co.za for further information.

Canal Walk Property Show 25 - 28 May

Whether you are buying or selling property, Canal Walk is the place to be for the Property Expo taking place from May 25 to 28 throughout the centre.

For further information please call 021 555 3691.



Keeping You Posted!

A What's On section has been added to the Century City website to keep you posted on all public functions and events being held within the precinct. Go to www.centurycity.co.za to check for further details.

If you have any events you would like listed and have not already been contacted by our marketing team, contact **Natasha** on natasha@centurycity.co.za or telephone 021 550 7000.

NEW MOTOR LIFESTYLE CENTRE OPENING SOON



A state-of-the-art lifestyle campus housing Mercedes-Benz, smart and Chrysler Jeep Dodge brands opens at Century City across Century Boulevard from Canal Walk on April 3 this year.

This R150 million investment by Sandown Motors, which will comprise lifestyle centres for Mercedes-Benz and smart on one side of the canal and Chrysler Jeep Dodge on the other, will offer a holistic lifestyle shopping destination boasting state-of-the-art multimedia equipment, a climbing wall, conference facilities, brand clothing stores and a bistro. In its quest to understand and interpret their customers' every need, it also

intends hosting an exciting calendar of events. Marketing Manager of Sandown Motors in the Western Cape, Debbie Miller, said Mercedes-Benz was synonymous with style, luxury, reliability, safety, performance and status. "The Mercedes-Benz driver will not settle for anything less than the best, from start to finish.

Sandown Motors understands and interprets their customer's every need, and aims to meet those needs, starting with the experience of choice. The new lifestyle centre is designed to offer just this and to exceed all expectations and to be a just reward for loyal customers."

ISLAND CLUB SHORTLISTED FOR TOP AWARD



Island Club included responding to the striking architecture of Canal Walk and in particular its northern face to Half Moon Bay; ensuring that virtually all apartments had water frontage; creating a secure and luxuriously landscaped environment with running tracks, play parks, indoor heated and outdoor pools; producing buildings

The Island Club, the spectacular 445-unit apartment complex set around man-made waterways and islands across the Grand Canal from Canal Walk, has been shortlisted for the prestigious South African Property Owners (SAPOA) Awards for Innovative Excellence in Property Development.

The R450m project, which was developed jointly by Rabie Property Projects, Harries Projects and Nedbank Corporate Property Finance, was recently completed. According to Mark Bezencon, development manager for Rabie, the challenges of the

with movement and changing roofscapes so as to respond to the waterways and achieve visual interest and a human scale and enabling a lifestyle of convenience where buildings and spaces were interconnected and user-friendly.



CENTURY CITY PROPERTY OWNERS' ASSOCIATION

CENTURY CITY WATER TREATMENT WORKS

During January this year a number of CCPOA Directors held a site inspection at the Century City Water Treatment Works, situated adjacent to the City Council's Potsdam Waste Water Works in Milnerton.



This plant supplies the re-cycled irrigation and canal filling water to Century City, via a six kilometre pipeline. The original treatment plant was constructed in 1957 to service the local Milnerton area. During 1996 the Century City developers upgraded the then defunct works to allow for treated water from the Council's Potsdam Works to be further treated and supplied to Century City.

A number of pumps situated at Potsdam and Century City pump an average of 326 million litres of water per year for irrigation purposes and 33 million litres of water for canal filling purposes. The water used to fill the canals contains fewer nutrients to minimise the impact on the wetlands to cleanse the canal water at Century City.

function as a natural filter and purifier of recirculated canal water as well as the treated canal top-up water from the Century City Water Treatment Works.

The water is pumped in through a sprinkler which aerates the water and spreads it across the width of Pond 1. The water flows to the opposite end where it spills over a weir into Pond 2. Both Ponds 1 and 2 are moderately deep (about 0,5m) and filled with reeds. The reeds are fast-growing and therefore able to absorb large amounts of nutrients, especially phosphates, from the water. From Pond 2 the water flows into Pond 3 which is a large expanse of deeper (about 2m) open water. Bacteria in the mud at the bottom of Pond 3 removes nitrates from the water. Finally the water flows into Pond 4 which is very shallow and vegetated. Here a last aeration and "polish" ensures that clean, safe water flows into the network of 6,5km canals which is a feature of Century City.

For any further information on the water cleansing process at Potsdam or Intaka Island please go to www.intaka.co.za



existing bird hides have also been made, additional benches have been purchased and new directional and information signage has been installed. The environmentally friendly, long-lasting and low-maintenance planks and poles used in these improvements are manufactured from recycled plastic - the equivalent of 3,5 million plastic shopping bags or 80 000 2 litre milk or juice bottles have been used in the recycled material.

Intaka Island, accessible via a well-signposted, graded road from Century Boulevard opposite the entrance to Bougain Villa, is open daily from 08h00 to 17h00. There is a nominal entrance fee of R10.

For further details contact Alan Liebenberg on 021 552 6889.

MEET THE TEAM - ARON PIETERSEN

Aron, as CCPOA Transport Manager, is responsible for ensuring that public transport within as well as to and from Century City is efficient, safe, regular and reliable. To achieve this he has liaised and built relationships with various transport providers to ensure that they provide their services within the parameters of Century City's strategy of service



excellence to all people from all areas. Aron is responsible for the effective management of the Public Transport Interchange (PTI) off Ratanga Road and the internal shuttle service which operates from the PTI along Century Boulevard via Canal Walk to the Shell Garage at the Bosmansdam Road entrance.

With the growth of Century City, the scale and complexity of his job has increased dramatically.

The current shuttle service comprises four buses operating between 06h00 and 22h00, seven days a week. It conveys over 2000 passengers per day with a maximum waiting period of 10 minutes during peak periods.

In addition 25 Golden Arrow buses and more than 90 dedicated taxis use the PTI on a daily basis.

"It is amazing to see how things have changed and continue to change since I joined the CCPOA in January 1999. I am excited about the current process to appoint a service provider for an improved shuttle service which meets the needs of the growing number of commuters as well as the planned extensions to the shelter at the PTI," says Aron.

For further details contact Aron Pietersen on 021 552 5640.

INTAKA ISLAND & WATER PURIFICATION



In addition to the unique environmental conservation, recreation and educational value of Century City's award-winning wetlands conservation area,

Intaka Island, the western half of the wetlands comprising four ponds were constructed to

The upgrade of the wetlands conservation area has continued with the construction of a 35m boardwalk in a winter marshy area which forms part of the new soon-to-be-opened 1km path around the 8ha natural salt pans.

In addition a viewing deck for the use of school and other groups overlooking the ephemeral pans, a 7m bridge between ponds 2 and 3 and a new shelter overlooking the heronry breeding islands have been constructed. Improvements to the

DO YOU NEED MORE PARKING?

A limited number of additional open parking bays are available at E-parking near the Ratanga Road entrance to Century City. A monthly tariff of R195 (excl. VAT) per bay is charged which includes free use of the shuttle service providing transport around Century City.

For bookings or further details contact Lynn Ford on 021 552 6889.