



## BUYERS SNAP UP CENTURY VIEW HOUSING

**Demand for housing at Century View, which is also home to Villa Italia, continues unabated with buyers snapping up the entire 60-unit first phase of a new upmarket, single residential erven project, The Avenues in the first week of its launch.**



*The view which can be enjoyed by some of the higher Villa Italia apartments*

The successful sell-out of phase one of the R80m project has necessitated bringing on phase two earlier than anticipated and the 38 units in the second and final phase will be launched in early October.

The Avenues project is the third single residential project to be successfully launched at Century View since Villa Italia was embarked on in the second half of 2003. The other two, Cormorant Close and Weaver Close also sold in record time.

When the Avenues is completed there will be very little land left to develop at Century View. In terms of the respective construction programmes, The Avenues, Cormorant Close and Weaver Close should all be completed in the third quarter of 2005 ahead of the completion of Villa Italia in December 2005 resulting in a vibrant urban community.

The Avenues is being developed in a joint venture between Asrin and Century City Property Developments (Pty) Ltd.

It has been designed by Anthony Papageorgiou, who is also the architect for Villa Italia, to complement your development.

The two and three bedroom single or double storey homes in The Avenues all have a full main en-suite bathroom, a second family bathroom, double garaging with direct access to the house, automated garage doors, north-facing patios and gardens, with a superior standard of finishes including granite counters in the kitchen, ovens, hobs and extractor fans, built-in cupboards and downlighters in the sitting and dining rooms.

Homes, which are priced from just under R700 000 to about R1million, vary in size from 113 square metres to 170 square metres.

Greg Deans, managing director of Century City Property Developments (Pty) Ltd, said the residential market remained buoyant and it was proving to be a real challenge meeting the growing demand for housing in the area.



"We have no doubt, demand is spurred in part by the value for money we are offering as well as the fact that there are a finite number of opportunities for housing in this area which has become extremely popular due to its central location and the quality lifestyle it offers which includes a high level of security, spectacular views and close proximity to world-class facilities."

## WORK ON FIRST 15 BLOCKS UNDERWAY

**Construction of Villa Italia is well underway with a fourth crane now assembled on site.**

Work has started on the first 13 buildings in phase one with some of these now up to the second floor. The fourth crane will begin construction of buildings 14 and 15 this week.

Colin Morilly, site agent for contractors Murray & Roberts, said there were currently 150 workers on site and this would peak in February next year when the total work force will total about 600.

The Villa Italia construction project is substantial. In all 19 200 cubic metres of concrete, 81 750 square metres of formwork, 70 000 bricks and 1000 tons of reinforcing steel will be used in the 30 buildings that comprise the development.

Morilly said they were happy with the progress to date. The very heavy rains in August had come at a crucial time during the foundation work and had unavoidably resulted in some lost time but they were working overtime to get the construction programme back on schedule.



The first handovers are still scheduled for the first quarter of next year.

## CUTTING-EDGE SMARTCARDS FOR THE ISLAND CLUB

Ground-breaking technology paving the way to a cashless community is being installed at The Island Club residential development where the first handovers have been taking place.



*The Island Club under construction on the North Bank, opposite Canal Walk*

With a flash of a smart card, owners at The Island Club will be able to gain access to the development, purchase a cooldrink from a vending machine, operate washing machines in the laundrettes, purchase pre-paid electricity and, in time, possibly even make purchases at other retail outlets within the complex.

The ADO CashCard can also act as a virtual security or safety guard allowing varying levels of entry within the complex to residents and visitors.

For example there is a central Island with a swimming pool which can be accessed by outside visitors at certain times during the day. Linking this island with the private residential apartments are three bridges and visitor cards will be programmed to prevent outsiders from having access to these parts of the development.

The cards can also be programmed to limit the access of unattended young children to certain areas of the development including communal facilities such as the gym or swimming pools which might pose a danger to them.

And that is not all. Island Club owners will be able to use their same ADO CashCard to pay for parking when they go into the Cape Town CBD or when holidaying in Hermanus or Knysna or any other municipality linked to the system. They will also shortly be able to use it to pay for parking at a number of shopping centres in the Western Cape.

(continued)

## CUTTING-EDGE SMARTCARDS FOR THE ISLAND CLUB

CONTINUED

**This open platform smartcard technology – the first of its kind in South Africa - has been developed by ADO, the company which introduced the first ADO CashCard for parking in the Cape Town CBD six years ago.**

Adriaan Oosterberg, managing director of ADO, said other smartcard platforms in operation worked in a closed system configuration and as such could not be used across multi-purpose applications.

“This is the very first broad-based multi-application CashCard which can perform several independent functions while at the same time giving the card holder a seamless user interface that is standard across all uses. This is also the first time these functions have been extended to include access control,” he said.

He said there was no limit to the applications that could be incorporated into this open platform system and it would be possible to extend it to restaurants and retail outlets in the Island Club complex if they so wished.

Oosterberg said the ADO CashCard had been in use in Cape Town since 1998 and had proven to be a reliable and versatile smart card payment system with more than 350 000 users in the Western Cape, a number which was growing at a rate of four to five thousand per month.



He said they were talking to other Century City businesses who were keen to embrace this new technology and which would see Century City become “a truly smart city”. John Chapman of Rabie Property Projects, the developers of The Island Club and the majority

shareholder in the company which has acquired the property business and undeveloped land at Century City, said they had taken the strategic step of incorporating this latest access control technology into the Island Club to further enhance the

convenient lifestyle the development offered buyers. Century City itself, he said, had been at the forefront of hi-tech development with many leading Information Technology companies having established head or regional offices there. It is also home to the likes of the MTN ScienceCentre, South Africa’s first fully-fledged science and technology entertainment centre.



### First residents move into The Island Club

The first residents have moved into The Island Club, the luxury residential apartment complex across the Grand Canal from Canal Walk.

The first 30 units have been handed over and a further 60 will be handed over to buyers by the end of the month.

It is estimated that 90 percent of the 300 units in the first phase will be completed and handed by the end of this year with the balance of phase one being completed in January and February next year.

Phase 2 comprising the balance of the 440-unit scheme will be handed over in phases from March through to April.

**FOR ALL RESIDENTIAL REALES, PURCHASES OR LETTING OPPORTUNITIES AT CENTURY CITY, PLEASE CONTACT CENTURY CITY REALTORS ON 021 551 3354.**

## RATANGA RE-OPENS ON SATURDAY 27 NOVEMBER

**Theme Park re-opens its rides for the 2004/2005 season on Saturday 27 November.**

The park will operate a five day work – Wednesdays to Sundays until 14 December when it will go into a seven day week until January 9 2005 when it will resume a five day operating week.

While the ride park is closed for winter, the function and event facilities operate year round. The theme park is undergoing its annual maintenance programme to be ready in time for the opening which will

be preceded by a free day for registered welfare organizations on Friday November 26. David Kliegl, general manager of Ratanga, said that bookings for year-end corporate



*The ever favourite Congo Queen swinging into action at Ratanga Junction*



functions were going very strongly and to avoid disappointment companies should get in quickly to secure their dates.



Functions, including corporate year-end parties, can be tailored to individual needs and include luncheons, dinner and dinner and show packages.

Ratanga tickets for the new season will cost R100 for a full rider and R50 for a junior rider ticket for those shorter than 1,3m. Non-riders will still enjoy free entry.

For bookings or further details telephone 0861 200 300.

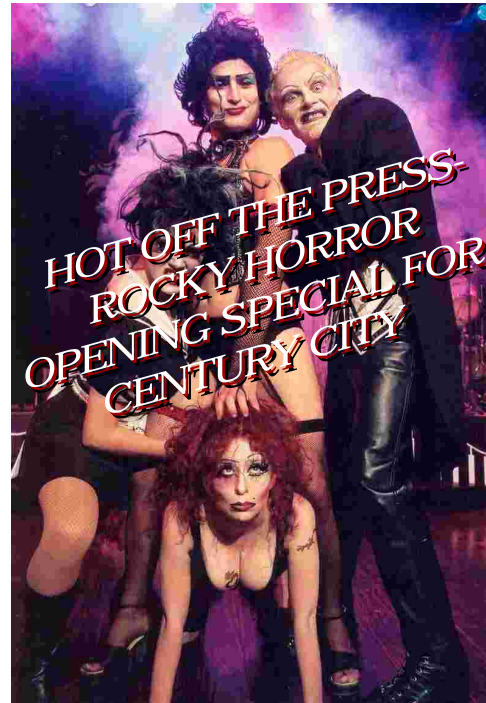
## WHAT'S ON AT RATANGA? ROCKY HORROR REVIVAL

We are delighted to inform you that we have secured a special ticket offer – get two tickets to the Rocky Horror Show for the price of one – for those living or working at Century City. The offer applies for the media evening performance at Ratanga Junction on Thursday 25<sup>th</sup> November only. Tickets numbers are limited and will be issued on a first-come, first-served basis.

Ticket sales will open on October 15. Telephone 0861` 200 300 to make your booking. Get in early to avoid disappointment.

Century City, you do not need to wait in ‘antici....pation” for much longer as the world’s most popular rock ‘n roll musical, *The Rocky Horror Show* is on the way! A brand new production of this legendary cult show is set to delight local audiences when it opens right here on our doorstep at Ratanga Junction in November.

Produced by Barnyard Theatre Productions, this production is directed by a former Frank N Furter – the talented Ian von Memerty who played the gender-bender Transylvanian in a production staged in Cape Town almost a decade ago. This time around the role will be played by popular local performer



*Just some of the star-studded cast in this rock ‘n roll classic*

Paul du Toit who will be joined on stage by another well-known Cape-based actor, Jason Ralph who plays Riff Raff. David Chevers and Kerry Hiles infuse life into the roles of those most hapless of virgins – Brad and Janet, while veteran actor David Sherwood is masterful as the omnipresent narrator. There are also star turns by Bronwyn Evans as Columbia, and Tessa Denton as Magenta, who add that special magic

to a critically-acclaimed production that has run to full houses during its stagings in Durban and Pretoria.

*The Rocky Horror Show* initially had a chequered history in South Africa, with the film version being banned after four weeks on circuit. Creator Richard O’Brien devised the sci-fi spoof in the early 1970s with the only vision being to provide him and a few friends with employment. Now, with hundreds of productions still being staged world-wide, the current South African show kicked off its year-long national tour at The Barnyard Theatre in Durban where it enjoyed a sold-out nine week run after which it moved on to The Barnyard Theatre in Pretoria where it is currently playing to packed houses.

### CORPORATE BOOKINGS

**Please call Louis Moller on 082-569-6277 to book your corporate seats or to discuss your charity event.**

Local audiences are encouraged to don their finest Rocky get-ups to become part of the action in this hit show, which celebrates its 30<sup>th</sup> anniversary this year.



*Riff Raff with the hapless Brad and Janet*

### CHARITY AND YEAR END CORPORATE SHOWS

A rollicking and irreverent musical, *Rocky Horror* is the perfect way to celebrate the end of 2004 and the advent of summer. Corporate rates are on offer for those companies who want their staff to end the year on a high note, and there are also special rates on offer to local charities who would like to use performances to raise funds for their cause.

**Show-goers will be able to enjoy a dinner before or during the show. The Bundu Café restaurant will be open for trading up until the show starts while the fast-food outlets in the main arena, Frankenstein’s Place, will be trading through until interval. The beverage bars will be open all evening. Smugglers Pub will open after the show for those wishing to enjoy a nightcap.**

## WHAT'S ON AT RATANGA? CANAL WALK TURNS 4 YEARS OLD

It's Canal Walk's 4<sup>th</sup> Birthday which it intends celebrating in true style and sophistication. The Central Promotions Court will showcase the SA Sports Illustrated Swimwear Issue on Friday 15<sup>th</sup> October 2004 in a fashion spectacular, guaranteed to thrill you and our audience of VIP guests. Don't miss the signing session between 5pm – 7pm, where you can have your copy of SA Sports Illustrated personally autographed by your favourite swimwear model.

Then our festive season begins with Die Burger Wine Festival, which once again takes place at Canal Walk from 2<sup>nd</sup> – 5<sup>th</sup> November 2004 from 18:00 to 21:30 daily.

Wine producers from various regions will showcase their products. Visitors will have the opportunity to sample award winning and unusual wines all under one roof. A number of new producers will be participating for the first time, and visitors can also sample products from a variety of cheese and olive producers.

Wines that received various awards will be available for the first time as well a number of new wines will be released at the wine festival. Visitors will have the opportunity to meet the winemakers to discuss their products. The entry fee includes an international wine tasting glass and a programme with detailed descriptions of all the products.



SA Sports Illustrated Swimwear Issue will be showcased at Century City's 4th Birthday celebration in a fashion spectacular.

In December, the Canal Walk X-Week features some of the best local and international extreme sports athletes battling it out. X-Week also features the culture that surrounds these sports and showcases local pioneers in the arts of extreme sports photography and film, graffiti, break-dancing, hip hop Dj'ing, bands as well as a showcase of the latest in fashion.

**Contact Canal Walk Marketing  
for further information  
on 555-3250.**



### GOLF FANATICS RELOCATES

Golf Fanatics is relocating from its current site on the North Bank to a prime N1 fronting site in November.

The new improved facility, to be known as Golf Fanatics Golf Village, is offering its current client base and all those living and working at Century City some exciting opening membership offers (see below).



Mark Tame, manager of Golf Fanatics, said that ten thousand cubic metres of soil taken from The Island Club development on the North Bank has been used to elevate the new site and to build protective burns along the road.

Grassing for the TurfTee Boxes will be laid next week while the target greens will be seeded with a fescue rye combination to give them a distinctive colour ala the Pearl Valley greens, he said.

Parking for Golf Fanatics will be at the entrance to the site, opposite Canal Walk on the Ratanga Junction side. One will also be able to access the site via an underpass from Canal Walk.

Tame said the new facility would be open to members only and they would not operate the current bucket system.

"There are a variety of memberships to choose from and each one offers regular players a significant discount to the bucket system."

The membership packages include a tradeable four year membership whereby for a fee of R3000 you can have unlimited access for four years. If for whatever reason you no longer require the membership, you can sell it on.

### SPECIAL OFFER FOR CENTURY CITY FAMILY

**The new improved Golf Fanatics Golf Village is offering all Century City property owners, residents and tenants a joining fee of only R25 against the current R250.**

**In addition, if you sign on five friends for a membership other than the Four Year tradeable membership, you will qualify for a free membership.**

**For further details contact Mark Tame on 0833253997 or Dick Coetzee on: 021 551 9735**