

NEWS UPDATE SEPTEMBER 2007

Mount Royal is progressing well with a number of interesting milestones being reached:

SERVICE CENTRE AND ESTATE ENTRANCE:

The state-of-the-art gatehouse and service centre which is being provided for ease of client service, with ample office accommodation for security, estate management, and sales functions and an additional 120 delegate function facility on the upper level is now close to being commissioned.

The unusually wet weather conditions have proved to be a challenge to the lining of the 2000 m² ground surface of the water feature on the right of the entrance approach. The need for the lining is to keep the water clean and contained, and six rain free days are required to ensure a successful result: three for the ground area to dry and three for the lining procedures. After more than 2 months of being put to the test by this uncharacteristic weather pattern the work has finally become possible!

DOCUMENTATION:

All documentation relevant to membership at Mount Royal is updated periodically and readily available on the Documentation page on the website. These documents regulate the various spheres of interest that make up life at Mount Royal and are thus an important safeguard of the integrity of the Golf Estate and of your investment.

CONSTRUCTION:

Mount Royal is privileged to have Frans Wuim join the Mount Royal Team as Building Manager. Frans is very highly regarded at De Zalze Golf Estate where he has now been in charge of a 5 year building cycle which he will be seeing to completion concurrently with getting Mount Royal's building work up and running. His attention will increase to a full time presence at Mount Royal over a period of one year. Frans is already working closely with our Principal Review Architect, Reg Whittaker in applying the Architectural Guide, disciplining the building process and maintaining the architectural integrity of the Estate. Please note that all plan submissions must be passed by the ARC Committee before Swartland Municipality will accept them for scrutiny.

Some houses are nearing completion and the owner of [this house](#) on the northern green belt cannot wait to move into his haven of tranquility.

SECURITY:

Anyone who has arrived at Mount Royal will have noticed our smartly dressed security officers on duty (see [Site Gallery](#)). We are pleased to have Thorburn Security on board to provide 24 hour professional personnel on the ground. Thorburn have proven themselves at Pearl Valley and Atlantic Beach Golf Estates. Our security personnel are in place well in advance of our first home being occupied!

LAUNCH OF PHASE 2 ERF SALES:

Although there has been keen interest in Phase 2 erven, the only Phase 2 erf allocation granted to a Purchaser has been to Jake White as our resident of honour for Phase 2. Jake, who together with

his sons are keen golfers, plan to make Mount Royal their "golf getaway". Welcome Jake to you and your family!

Jake's team is high in the top ranking of world cup favourites and our hearts have gone to France with them!

GOLF COURSE:

The earthworks and shaping of the section of the golf course (holes 7, 8, 10, 11, 12 and 13) affecting Phase 2 plots is almost completed, although the incessant rain has provided an ongoing challenge! If all goes according to program the golf course contractor will be on site in November and the new 9 holes will be playable in April / May 2009, seeing that a grow-in period of five summer months is required. The upgrade of the golf clubhouse has been programmed for the latter part of Phase 2 and the development of the commercial village as soon as it is viable.

JOGGING TRAILS:

Construction of the extensive system of stabilised trails has commenced to give Members access to the natural surrounds and conservation areas within Mount Royal for jogging, hiking and recreational purposes. We are fortunate to have the valuable experience of Mark Gentle to handle this environmentally sensitive task!

MUNICIPAL DEVELOPMENTS:

The local Swartland Municipality has just received the Vuna award for service excellence as well as the cleanest town award. Upgrading of the N7 highway to Cape Town to a double highway is now on the priority list and negotiations are underway for a local airport.

A regional shopping centre is a recognised priority. The location opposite Mount Royal on the Malmesbury side of the land crest formed by the N7 has been recognised by prominent retailers and consultants alike as the most suitable location for the Swartland Mall. A stone's throw away and completely hidden from within Mount Royal!

TELEPHONY AND INTERNET:

Internet Solutions, a division of Dimension Data, South Africa's largest independent Internet Service Provider and a leading Converged Communications Service provider has recently launched IS Gated Solutions, which will be providing telephony and internet services to Mount Royal. It has just been announced that Sun International has also just signed up with IS as their provider. Good bye delays and frustrations with Telkom as we provide our residents with top calibre technology and service at favourable rates.

For more information on the latest on site developments please don't hesitate to phone John **083 628 0158**, Andre **083 261 7573** or Annelize **076 527 7670**.