

# Royal



# News

## **NEWS UPDATE OCTOBER 2007**

### **ESTATE ENTRANCE AND SERVICE CENTRE**

For those that have become used to our sales desk being in the clubhouse, the good news is that all the erven have not all sold out yet! The Mount Royal Sales Office has moved to the brand new Service Centre with a presence daily from 10am until 5pm including weekends.

The entrance water feature is now complete and turning many heads as folk drive past. There is a growing realization what a beautiful swan Mount Royal is growing to be!

### **SECURITY:**

As the biometric access system is now in place, Members will be able to activate the booms at the touch of a finger! Visitors will soon be able to open the booms with a random code generated by our software being put in place. The code will be accessed by the host Member through the telephone system and passed on to the visitor anytime before arrival of the latter at the booms. Visitors will alternatively be able to phone their hosts, from a 24 hour telephone facility for visitors at the Service Centre, which being an internal call within the Estate is free. This computer generated code will be valid for the day of issue and for one entry only. The Security Officers will not have the responsibility of granting access. This is a Mount Royal innovation that is already being copied by other Estates! Whatever the method of access, each entry and egress can only take place by proper authority and will be recorded automatically – who, when, where and by whom authorised, backed up with camera images. Once the system is fully operational there will be no clip-boards seen at Mount Royal!

Mount Royal Members are invited now to register on the biometric system and also to plan which other trusted persons that they wish to give vehicular access to the Estate. Authority should be granted discreetly and Members will remain responsible for the access of persons registered by them. Nevertheless adequate access rights need to be in place especially for household members for the efficient functioning of personal routines. Pedestrian entry will not be allowed and therefore arrangements must be made to collect by vehicle domestic workers who may have been dropped off outside the Estate.

Anyone who has arrived at Mount Royal will have noticed our smartly dressed security officers on duty. We are pleased to have Thorburn Security on board to provide 24 hour professional personnel services. 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:**

Sales of Phase 2 erven have now opened at prices ranging from R650,000 to R1,000,000 for the upper golf course plots. It is no surprise that the R1 million erven are proving the most popular! There is at this stage still a choice of golf course, nature reserve and river frontage. Those purchasing Phase 2 plots now will be enjoying the most prime positions, the best choice of erven, a year's delayed transfer, and the new 9 hole golf course construction completed before the transfer date. When the time comes for transfer as usual many will wish they had acted a year previously! The financial arrangement is 10% deposit, a bond approval for the outstanding balance, and nothing more to pay before transfer.

For those who wish to build earlier, Phase 1 plots are still available from the Developer from R580,000 and also a lovely selection of re-sales by investors wanting to realize profits.

### **WELCOME THERESA!**

The Mount Royal Team welcomes Theresa Smit to complement our existing sales team in meeting with added sales interest since the opening Phase 2 sales. Many of our Members will know Theresa as a dynamic local property personality. She and her husband Charl are existing proud property owners in Mount Royal.

### **JOGGING TRAILS:**

In addition to the construction of the extensive system of stabilised trails to give Members access to the natural surrounds and conservation areas within Mount Royal for jogging, hiking and recreational purposes, we have also started on the first of the riverine board walks. We are fortunate to have the valuable experience of Mark Gentle to handle this environmentally sensitive task!

### **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. They are shortly going to be installing the telephone reticulation network to be in time for the occupation of the first home.

For more information on the latest on site developments please don't hesitate to phone **Andre 083 261 7573** or **John 083 628 0158**, and for sales related enquiries **Annelize 076 527 7670** or **Theresa 082 552 848**.