



MOUNT ROYAL NEWS

June 2006

Mount Royal purchasers playing a round of golf from time to time will no doubt have noticed that the Mount Royal ocean liner has been steaming ahead at full speed. Requad Civils were awarded the civil construction tender and given access to the site in February ahead of our taking transfer of the land in March this year. The 3500m storm water pipes, 6500m sewer pipelines and 5100m water mains have been laid under ground, complete for the first phase. Huge volumes of earth have gone into constructing the berm for screening the northern section of the site from the N7, and the berm itself is nearly ready for shaping and planting. The water reservoir is at an advanced stage, road preparation is moving at a pace and the first 1000m curb stones have been laid. Taking into account the gradients within the estate all the roads will be paved with interlocking aggregate concrete pavers, which will serve both a technical and aesthetic purpose. Construction of the perimeter electrified fence has commenced and the electrical contractor has moved on site.

The new design of the entrance Gate House has been completed ([Click here to view](#)). Construction will be complete in time for basic access security to be in place before the first owners take occupation of their homes, scheduled for April / May 2007. In addition to the Gate House we are planning a Service Centre inside the Estate, which will accommodate the Mount Royal Sales and Administration Office, to be operational early next year.

Transfer of the plots themselves is estimated to be in November this year, and Purchasers should prepare to be contacted shortly by the Attorneys in regard to getting the transfer documentation and finances in place. Of the utmost importance is that the entities purchasing the plots (individuals, trusts, close corporations or companies) have an income tax reference number and are up to date with their obligations to SARS. Without this the process will be held up and penalties incurred unnecessarily.

Although Purchasers may appoint an architect of their choice plans will be subject to scrutiny by the Mount Royal Reviewing Architect, whose services will be available to Purchasers once they have taken transfer of their plots. In the common interest the Reviewing Architect will only approve designs that are architecturally well conceived. Where possible suggestions will be made by the Reviewing Architect to redeem sub-standard design submissions but extra professional time may be charged. Purchasers are cautioned that the choice of a less competent consultant may prove more expensive in the long run.

Because of the gradients involved, it is essential that house plans are in accordance with these final contours of your plot. In order to save Purchasers costs, Mount Royal will have the plots surveyed again once the civil construction is complete so that final contour plans will be available for each plot at a reduced charge.

Construction of the golf course itself will commence early next year.

The Development Team