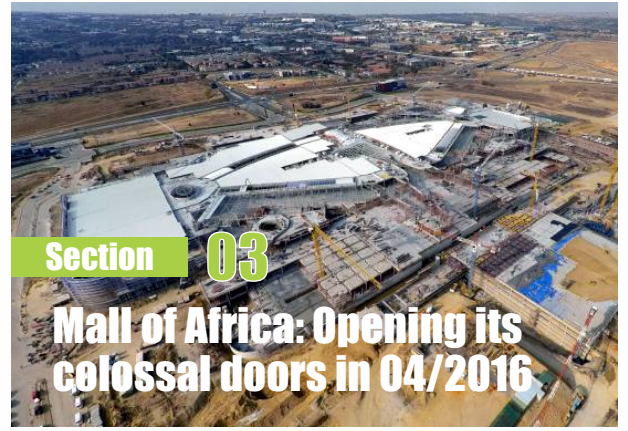


waterfall

ESTATES

News • Reviews • Updates • Progress



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01



Waterfall welcomes Pricewaterhouse Coopers

The South African head office for this multi-national organisation will soon operate from Midrand's tallest building.

There is a new landmark under construction in Midrand; the new head office of PwC at Waterfall City, which will be a remarkable 26-storey building and the first high-rise within the booming precinct.

“The brief for the PwC Tower at Waterfall City called for an iconic building form that would be unique to the development and which would mark the property as a new top tier destination for business. Given the height of the building and that it is situated on a high point in Waterfall City, it will easily be the tallest structure in the corridor between the Sandton and Pretoria CBDs. The PwC Tower will be visible from almost anywhere within a 30 kilometer radius,” says Guy Steenekamp, a director at LYT Architecture.

This high-rise building, comprising 40 000sqm of modern offices, is designed to house 3,500 PwC employees in an efficient, optimally-designed workplace. The building is also designed to conform to the internationally-recognised LEED (Leadership in Energy and Environmental Design) silver standard. Earthworks and construction for the new PwC building have already commenced. The project is expected to take 36 months and is scheduled for completion at the beginning of 2018. The PwC Tower is designed by LYT Architecture and will be constructed in phases due to the unique design of the structure.



Artist's Impression: The new 26-storey PwC tower at Waterfall City at night time.

“

The PwC Tower will be visible from almost anywhere within a 30 kilometer radius.

Other large corporates already in Waterfall city:

Altech, Cell C, Cipla, Covidien, Cummins, Digistics, Dräger SA, Golder & Associates, Group 5, Honda Motor SA, Massbuild, MB Technologies, Novartis, Premier Foods, Virgin Active, Westcon Group.

Other large corporates currently under construction:

Colgate Palmolive, Hilti, Schneider Electric, Servest, Stryker.



Artist's Impression: The new 26-storey PwC tower at Waterfall City during day time.



Waterfall poised for unprecedented growth

Homeowners sit back and watch as their investments flourish

Waterfall as a corporate and residential precinct is fast becoming one of South Africa's most prestigious and sought-after real estate investments. In 2016, the much anticipated Mall of Africa will open its doors and more than a million square meters of office space will be under construction, including the 26 storey PwC head office. It is clear that Waterfall City is destined to rival Sandton as a commercial hub.

With all the Waterfall residential estates both complete or nearing completion, and less than 4% of the developer stands remaining, land costs are set to increase dramatically in price. The residential components alone of Waterfall com-

pose over 2000 properties in total. With only 32 and 58 developer stands remaining in Waterfall Valley and Waterfall Country Estate respectively, it is time to reflect on past achievements and also look to the extremely bright future ahead.

Not long after all the developer stands are all sold out, the stands will exponentially increase in value as the demand will far exceed the supply. This is clearly visible at the Waterfall Equestrian Estate where the resales are fetching around R10m for vacant stands that was originally sold for R3m. It is believed that the biggest demand will be from the Executives of the multitude of companies that will be locating to Waterfall, not to mention the increased ex-

Apart from being Gauteng's newest suburb, Waterfall is giving its investors plenty to smile about.

With some of the original purchasers already seeing a 200% return on their investment, this development is set to raise the benchmark for property investments even further.

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Not long after all the developer stands are all sold out, the stands will exponentially increase in value as the demand will far exceed the supply.



Original artist's impression versus actual site: Waterfall Equestrian Central Arena.

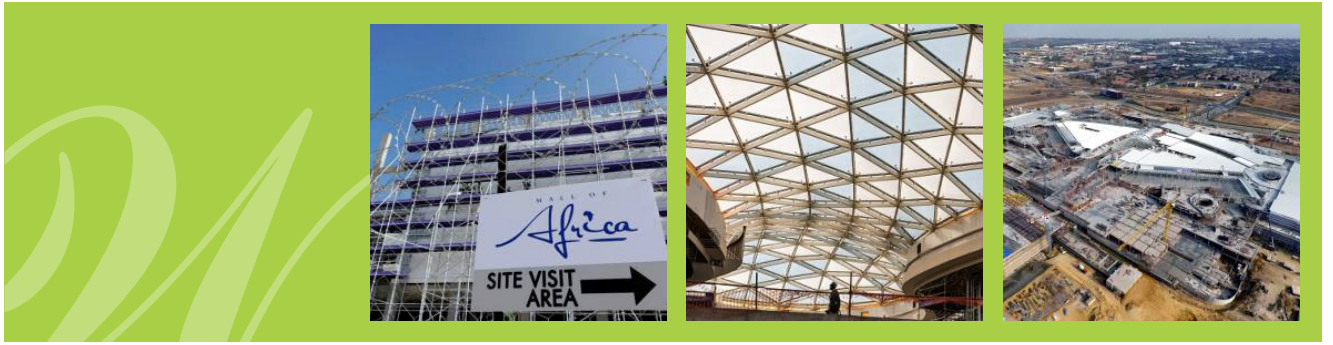


An aerial view of Waterfall Country Village shows numerous completed houses and construction sites.

posure Waterfall gets as more and more homes near completion.

The sales consultants at Century Property Developments are inundated with questions such as “Isn't it too late to invest?” or “When will the value curve even out?” With Waterfall there are still some remaining developer stands left and considering that Waterfall as a precinct, is less than 20% developed. Property experts predict that the real growth is yet to come. In the near future it will become one of the most sought after suburbs in South Africa, which supports the notion that the major growth in values is definitely yet to come.

03



The Mall of Africa: Opening its colossal doors in 04/16

Introducing South Africa's largest single-phase shopping mall and new attraction in Midrand

Since October 2012, the Midrand skyline has featured numerous construction cranes working feverishly on the new Mall of Africa. Atterbury Property Group is developing the impressive 131,000m² structure at a cost of R5 billion - South Africa's biggest single-phase shopping mall development to date. The new super-regional Mall of Africa will be the heart of the ambitious Waterfall. Earthworks for Mall of Africa began in October

2012 and it is anticipated that it will open in April 2016.

The Mall of Africa will be a visual, social and economic anchor within Waterfall, featuring over 300 shops with seven anchor tenants. It is based on a carefully considered retail mix to create a unique retail experience which will provide a well-balanced variety of local and international brands, services, speciality shopping, entertainment and eateries. Flagship stores for



Artist's Impression: Interior atrium showcasing the use of natural light within the Mall of Africa.



Artist's Impression: Aerial view of the Mall of Africa upon completion.

all major South African retailers will be part of its attraction.

Its two levels of exceptional shopping will be matched by a two-level basement parkade. Mall of Africa will combine the latest international trends and environmentally sustainable materials and technologies. Its design is formed by the New Urbanism principles of walkable, mixed-use environments to create a truly cutting-edge shopping centre.

INTERESTING NUMBERS	
10,000,000	bricks used on site
204,000	m ³ concrete used
18,500	tons of steel used on site
9,200	columns in the mall
1,450	staff and labour on site
570	piles on site
530	km of post tensioned cables



Actual Site: Aerial view illustrating the progress of construction on the roof of Mall of Africa.



Actual Site: Construction of the North-Eastern facade of the Mall of Africa.



Could a retirement home be a sound investment?



Actual Site: Waterfall Hills Estate's clubhouse, Waterfall Manor, located on the apex of the development.

Invest for the future can be a daunting task with numerous interpretations on what makes the ideal investment:

Investor focus in Waterfall Estates is turning towards Waterfall Valley a "mature" lifestyle estate for residents over 50. Exactly how does a retirement home perform as an investment? Traditionally, not well – especially with concepts such as "life rights" where the investor does not see the benefit of capital appreciation over the years. But at Waterfall Valley, it is the same lease-hold structure that the rest of Waterfall Estates operates on, and anyone can invest, regardless of their age.

With over 460 homes and apartments already sold, the final phase of only 32 cluster homes in Waterfall Valley is on show daily from 9am to 5pm. These are bound to be snapped up in the next month or so. At Waterfall Valley, clients have the option of securing a stand and building their bespoke home or buying a completed cluster, both of which offer a great investment.

The rental market in the estate is extremely buoyant, with demand surpassing the number of houses that are available for rental, which makes buying-to-let a very good investment option. The three-bedroom houses in Waterfall Hills and Valley are achieving impressive rentals of up to R24,000pm. Waterfall Valley is well under way from a completion point of view with all construction on site due to be completed by October 2015. There are a limited number of spec homes that are available for purchase and all of these homes are three-bedroom, two-bathroom units with double garages of varying designs. They range in price between R3,8m and R4,6m and some of which are ready for occupation whilst others are still under construction.

As occurred with Waterfall Hills and Waterfall Country Village, there will be a substantial increase in property value once all the developer units in Waterfall Valley have been sold out.



This 220m² unit (2 bed and 2 bath) is currently on the market for R4,600,000. Rodney: 078 800 2041

“

...at Waterfall Valley, it is the same lease-hold structure that the rest of Waterfall Estates operates on, and anyone can invest, regardless of their age.



This 275m² unit (3 bed and 2 bath) is currently on the market for R5,500,000. Vee: 082 937 1680



Typical Unit: Interior layouts are generally much larger than those in competitive units.



Waterfall's new N1 highway overpass bridge

The Midrand road infrastructure is facing a fantastic new upgrade through Waterfall Estates

Over R160-million is currently being channelled into the construction of a highway overpass bridge, situated south of the Allandale interchange and north of the Buccleuch interchange. The new Bridal Veil Road Overpass Bridge is being developed by Atterbury Property Development and engineers, AECOM, for and on behalf of Attacq. The superstructure of the bridge will total a length of 115,8 metres and carry four lanes of traffic, (two in each direction), a pedestrian walkway, a cycle track and a raised centre median, resulting in a width of 22,7 metres. It will also feature street lighting below and above the bridge, illuminating the N1 highway and Bridal Veil Road.

Construction began in November 2014 and the project will take 16 months to complete in March 2016. The development is being undertaken in strategic phases to minimise disruption to traffic on the N1 while the overpass bridge is being constructed. The completion of the new Bridal Veil Road Overpass bridge is scheduled to coincide with the launch of the iconic new 131,000sqm super-regional shopping centre, Mall of Africa, at Waterfall City, which is set to open in April 2016.



Aerial view of construction progress on the N1 overpass bridge at Waterfall



AND IN OTHER TRAFFIC NEWS...

The traffic circle at Waterfall Corner will be converted into a traffic light intersection. Construction will commence on the 1st of September and is expected to be completed by December 2015. We thank all residents and their guests for their patience during this time.



Construction of the pillars that will support the 4-lane road that will cross the N1 highway.

IMPORTANT DATES - AFFECTING N1 TRAFFIC

The lifting and placing of concrete beams is planned to take place during the day-time hours of the following Saturdays and Sundays. Each beam's placement will take approximately 45 minutes with the affected lanes closed for 15 minutes while the beam is placed and open for 30 minutes while the next beam is prepared for lifting.

Weekend One – 8 & 9 August 2015

Affected lanes: N1 South Bound on and off ramps to Allandale

Weekend Two – 15 & 16 August 2015

Affected lanes: N1 South Bound Main Carriageway

Weekend Three – 22 & 23 August 2015

Affected lanes: N1 North Bound off ramps to Allandale

Weekend Four – 5 & 6 September 2015

Affected lanes: N1 North Bound Main Carriageway

06



Introducing the Waterfall Real Estate Company

R20,000,000

This 574m² home is located on a massive 3886m² stand at Waterfall Country Estate. Norman: 082 903 7502

R10,200,000

This 580m² home is located on a 1132m² stand at Waterfall Country Estate. Norman: 082 903 7502

For expert advice on Waterfall Estates' resales of stands and completed houses

The whole point of making an investment is the ability to cash in on it at the right time in order to enjoy optimal returns. There are numerous estate agencies that operate in the Waterfall area, but none are better equipped and connected than the newly launched Waterfall Real Estate Company.

Apart from having the advantage of being the official real estate agent for Waterfall Estates, this agency has a database of potential purchasers that have expressed interest in the development over the years. They also offer their clients a professional service that should see their property deal done in record time. Waterfall Real Estate Company is the only estate agency that has the full backing of the developer with offices located conveniently inside the estate sales office.

Apart from their agents' in-depth knowledge of the unique Waterfall properties, this agency offer a comprehensive marketing strategy to get their clients' property exposed to the right buyer. For investors needing advice on the value of their stand/house in Waterfall Estates, one should just contact the estate specific agent to arrange a convenient day to meet, and they will take care of the rest.



Norman
082 903 7502

Waterfall Country Estate / Village

Developer Stands Resales / Clusters



Vee
082 937 1680

Waterfall Equestrian Waterfall Valley

Retirement Resales Developer Units



Rodney
078 800 2041

Waterfall Hills

Retirement Resales



Jessica
082 937 4760

Waterfall Rentals Waterfall Clusters

Cluster Sales / Rentals



WATERFALL
REAL ESTATE COMPANY

Sales office hours:
09h00-17h00, 7 days a week

Contact them for a free appraisal of your property, regardless if it is rentals or resales!

07



High demand for educational facilities:

Reddam House Waterfall expands whilst Curro Castle will open in 2016

After operating for three years with 100% enrolment and a long waiting list, Reddam House Waterfall Estates will be adding its College to the campus, thus being able to cater for grades 9-12. Construction of this new phase of College buildings is well underway and will be open for the 2016 educational year. "Noticing the demand and importance of top quality educational facilities within our communities, it was imperative to cater to this need of our clientele," says Mark Corbett, CEO of Century Property Developments. Residents will benefit from the security and convenience the Estate schools offer and hence be able to spend more family time together as opposed to wasting time commuting in traffic.

This recipe proved to be so sought -after that Century Property Developments

have partnered with Graeme Crawford, founder of Reddam House, to launch Reddford House – the sister franchise. Both Blue Hills Estate and The Hills Estate (Pretoria East) are on the Century portfolio and opened a Reddford House respectively in January 2015 with an impressive 70% occupancy rate. Both these school franchises cater for students ranging from toddlers to Grade 12. Their success lies in the fact that they offer an internationally respected curriculum, courses and academic, cultural and sporting activities conveniently within the estates.

Parents who wish to enrol their children at Reddam House Waterfall may contact Sandy Weinert on 011 100 0353 or info@reddamwaterfall.co.za



Reddam House Waterfall has direct access into Waterfall Estates for resident children.



Construction of the new Reddam House College is reaching roof-height, ensuring the facility will be operational in 2016.



A typical pre-school classroom in Reddam House Waterfall as an ideal environment for learning.



Completed earthworks for Curro Castle Waterfall, conveniently located on Maxwell Drive.

Residents of Waterfall Estates and the greater community will be excited to hear that Curro Castle will be opening in January 2016. Conveniently located on Maxwell Drive in the centre of the Waterfall development (across from Netcare Waterfall City Hospital), Curro Castle Waterfall will educate in both English and Afrikaans and accept all children from three months to grade 12. They currently manage 42 campuses, providing education to over 31 000 boys and girls. Curro Castles are nursery schools that believe in the magic of childhood, the joy of being young and the unbridled innocence of youth. They aim to inspire young minds to become extraordinary through the unique Curro nursery school curriculum.

Parents who wish to enrol their children at Curro Castle may contact Marcel Untiedt on 083 354 4661 or info.castlewaterfall@curro.co.za.

08



Setting a new trend:

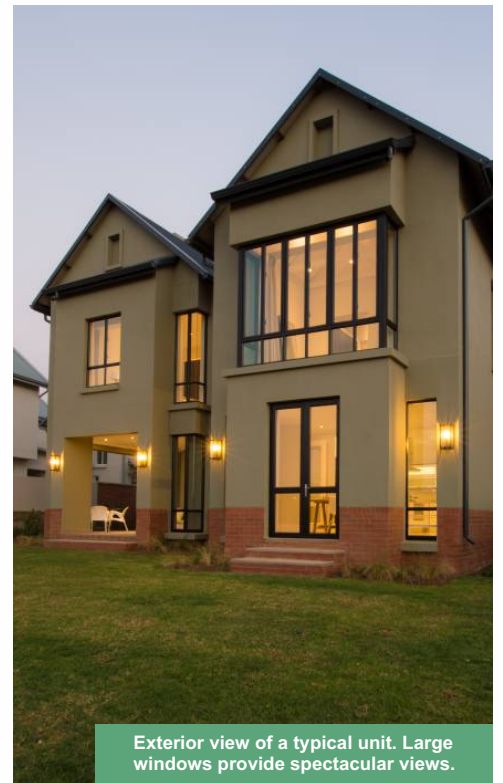
Exclusive cluster living at Waterfall Estates.

Situated in a prime riverfront location, Waterfall Crescent is a village of 24 completed homes that range between four and five bedroom designs. These luxuriously appointed homes range from 398m² - 414m² with prices from R5,9 – R7,8million.

These homes are placed in a prime location within the estate with some units located on 1000m² river-front stands. The design is centred on spacious bedrooms, all of which are en-suite, with beautifully finished bathrooms. The designer kitchen flows on to an open plan living area, as well as a private patio with a built-in braai. The large garden offers a great space for the whole family to enjoy the outdoors. The house designs also offer a double garage, storage under the stairs, and an amazing loft area which has been designed as a multipurpose area, as it could be used as staff accommo-

modation, exterior office, bachelor flat or even a man cave.

“What makes these units spectacular is the attention to detail, the finer touches that just improve the overall look and feel,” says Joanne Reynolds, Principle Residential Architect at Century Property Developments. We have used neutral finishes to ensure that the house is warm, appeals to many and makes the house lovely and light. “All the rooms within the house have extra height ceilings, creating a great space and open feel to the entire area,” states Joanne. “The house offers many green features such as polystyrene insulation in the raft foundation, cavity walls (also insulated with polystyrene insulation), insulation in the ceiling as well as low-e glass – ensuring homes are cool in summer and warm in winter. We have only used LED lighting, instant gas geysers and gas hobs to decrease



Exterior view of a typical unit. Large windows provide spectacular views.

“ These luxuriously appointed homes range from 398m² - 414m² with prices from R5,9 – R7,8million.



The spacious kitchen showcasing the finest fittings and finishes available on the market.

the amount of electricity needed to run the house.”

All the houses are south entry and north facing, thus optimising the natural light and heating benefits on offer in our unique Highveld climate. By investing in these clusters in the newest phase of Waterfall Estate, investors will be saved the inconvenience, stress and time delay associated with private construction and be assured of the best quality fittings and finishes. Some of these homes are also available as rental options which is ideal as corporate packages or temporary homes during the construction phase of one's own dream home.

For more information, contact Jessica on 082 937 4760 or jessica@century.co.za. These houses are on show seven days a week 09:00 till 17:00.



Collecting awards and accolades:

Waterfall shines on the international stage

Waterfall has been hailed as the largest and most impressive residential property development in South African history and has the credentials to back it up. Firstly, Waterfall Estates won three CNBC International Property Awards just after it was launched to the public. This included the title of “Best Retirement Development in the World” for Waterfall Hills. According to the judges at the CNBC International Awards, it is also the first time ever that a South African company had won an overall international category. Waterfall Hills was also awarded a merit for having the “Best Marketing” for any development in Africa. That same year, Waterfall Equestrian Estate was crowned

the “Best Overall Development in Africa” also by the CNBC International Property Awards. These awards were issued during a gala event held at the Marriot Hotel in London, United Kingdom. This is the most glamorous event on the international property and real estate calendar. Waterfall Equestrian Estate has also enjoyed prestige among the South African councils for the high quality infrastructure that has been designed and implemented. These include seven of the 'Masonry Awards for Excellence’, with two being the premier category, two years in a row – first time ever that any property developer achieved this. In 2011, Waterfall Valley was voted "Best Retirement Resort in the World" by Globals

Over 50's Housing. The judges were particularly impressed by the focus on bespoke homes, and the quality of amenities available to residents. More recently Waterfall Estate once again came up tops in the prestigious African Property Awards 2014 by winning the "Best Mixed-use Development in South Africa and Africa" awards, in association with Rolls-Royce Motor Cars, announced in Dubai. There is no doubting the quality offering of Waterfall as the most sought-after location in Gauteng, with a host of other lifestyle amenities such as the impressive Mall of Africa still to be opened, this development is sure to win many more international accolades.



Marketing managers Martin O'Connell and Geoffrey Crow attend the gala event.



The prestigious awards ceremony held in London, UK, was attended by hundreds of property experts.



10



Missed out on investing in Waterfall's flagship development?

A second Equestrian Estate to follow suit

Waterfall Equestrian Estate was the first of Waterfall Estates to be launched to the public, and to this day it remains a flagship development for Waterfall. It was sold out over a span of two years and already resales are fetching premium prices. The 8000m² properties were selling for R2,8 million and a mere 5 years later are now valued at over R10,9 million for the same land, with completed houses ranging from R22 million to a staggering R160 million. Century is so confident in the success of Blue Hills Equestrian Estate, which is also located on the R55, near Kyalami, that they are comparing it directly to the Waterfall Equestrian Estate.

“The Waterfall Equestrian Estate is a prime example of how one can grow your property portfolio substantially by

making a savvy investment decision. We envisage the same to happen at Blue Hills Equestrian Estate where 5000m²-15,000m² stands are currently selling from only R2,5 million,” states Rob Emmett, Sales Director of Century Property Developments.

Interest in the large freehold stands at Century's Blue Hills Country & Equestrian Estate in Beaulieu is picking up, with clients recognising the unique opportunity to acquire a large country property within a secure estate close to urban centres.

Over 60% of the stands have already been snapped up by savvy purchasers who realise the value on offer. “The large stands appeal to people who want a country lifestyle within the boundaries of extremely tight, non-intrusive security,” says Rob. Century's signature infrastructure offers all the lifestyle faci-



The secure estate gatehouse and sales office overlooking the development.



Entrance to the newly completed Reddford House School at Blue Hills.



Aerial view of Blue Hills Estate with completed houses of Phase 1 in the front and stands from Phase 2 at the back.

lities a family would need including the newly opened Reddford House private school, scenic walking and cycling paths, children's playgrounds, tennis courts as well as space for equestrian pursuits.”

The R55 drive is the main access to the estate and the upgrade from a two-lane road to a four-lane road is currently being finalised. This will see five kilometres of the road (from the T-junction with Main Road to the South to join Summit/Olifantsfontein Road to the North) upgraded to a four-lane road, which will increase the access to the estate and therefore optimise the property values.

For more information, please contact Musi on 082 806 1735 and musi@century.co.za or visit the Blue Hills sales office open daily 9:00 till 17:00.





Property investors ask Century:

I have already invested in Waterfall. Now what?

The answer is simple, buy another stand at Waterfall and rent/upgrade your current property in Waterfall Estates. Undeveloped land at Waterfall is almost sold out. Looking ahead, it is clear that once this target is achieved, one can expect a 50% increase in value, which is exactly what happened in previous phases. Since the original launch of Waterfall, investors have enjoyed an average property value increase of 200% on their initial investment (and in many cases, even more!).

Due to high demand, a limited number of properties and unrivalled lifestyle facilities, values of property at Waterfall have and will continue to far outperform the industry growth norm. Property experts recon that it is definitely still a good time to invest as it is expected that values will continue to double every three years. The buy-to-let option is also a good investment as owners are receiving high rental returns

– easily covering their expenses all the while benefitting from exceptional capital appreciation.

The rental market is very strong at the moment due to limited supply and high demand from families and corporates wanting the security, prime location and lifestyle benefits that Waterfall offers. The exclusive 8000m² properties in the Waterfall Equestrian Estate are achieving monthly rentals of up to R120,000 with houses in Waterfall Country Estate and Waterfall Country Village attracting equally impressive rentals of R60,000pm and R35,000pm respectively. The final phase of stands at Waterfall Estate has only 58 developer stands remaining, many of which are still prime riverfront properties which represent the best and most private locations on the estate for one to build their dream family home.

Alternatively, invest in your lifestyle... literally.

Highland Gate Golf and Trout Estate in Dullstroom has recently been acquired and re-launched by Century Property Developments and is providing investors with the opportunity of purchasing a weekend getaway property in South Africa's most exclusive golf and fly fishing resort. There is however a limited number of only 174 investor stands available selling from as low as R715,000 per stand.

The estate spans 700 hectares of which only 30 percent will be developed. The residential component consists of 455 prime stands ranging between 770m² and 1900m² with the remainder of the property left in its natural state. It is widely considered to be the perfect weekend retreat for outdoor enthusiasts, the focus is not only on the championship level Ernie Els golf course but also the wealth of leisure activities the estate offers, including hiking trails, fly fishing, mountain biking, picnicking, swimming and bird watching.

Due to the fact that Century was able to obtain Highland Gate Estate at a significantly lower market value, they were able to pass on the value and offer the undeveloped stands at this discounted price. If this was a greenfield development, the stands would sell in excess of R2 million each. Investors can also purchase properties in a syndicate to enjoy their weekend getaway with close friends or family. Century recently completed the development infrastructure by constructing a new 12km tarred access road and state-of-the-art golf clubhouse, unlocking true value for investors.



With a primary residence secured at Waterfall Estates, one can look at investing in a weekend property.

For further information on property at Highland Gate, contact Rob Emmett on 082 882 5087 and rob@century.co.za

