



Newsletter

June, 2010

A message from Hein

Dear Residents and Friends of Helderberg Manor

Our Civil Engineers are currently busy with the design of Phase 2 which will be submitted to Council for approval. The good news is that we have received approval for Phase 3 which includes all the garden cottages and our Engineers are in the process of calling for tenders after which we will commence with installation of the said services.

We have also after many months, received approval for the boundary wall and will commence with construction thereof in August. Given the increased rate of sale, we are confident that we will have a significant escalation in construction activity on the site within the next six months.

As monthly statistics of residential sales are released, it is becoming evident that the residential market is improving with some sales agents reporting up to 47% growth year-on-year for the month of May. The indices of the major banks now clearly point to a trend of increased prices with the latest indices showing price increases year-on-year of between 8% and 10%.

I am convinced, now more than ever, that sales prices in general of development stock will increase significantly during 2011. This prediction is based on the current statistics released on a monthly basis, as well as the fact that construction costs have been contained at virtually zero inflation due to the significant drop off in construction activity. This is, however, not sustainable as the contractors cannot indefinitely absorb cost increases. It is my submission that this is an excellent time to buy.

As indicated by Bev and Joan in their note, we are certainly seeing a significant increase in sales activity at Helderberg Manor. I have no doubt that this trend will continue and that sales will accelerate further.

Kind regards
Hein Ehlers

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June, 2010 (page 2)

A note from Bev and Joan

This month we were very pleased to welcome Boudewijn and Anneke Scholten, who have relocated from Stellenbosch, to 'the house on the hill', as it has become known. They certainly chose the coldest and rainiest week of the year to make the move and we hope this did not make the transition any more difficult than moving already is.

Now that we have launched the 2nd phase of the Manor we are pleased to report that the 6th phase, which is the open area on the right of the security gate when entering the Manor, will be added to this phase. With 29 homes in the 2nd phase plus these additional 14 homes, we now have much more variety to offer our potential clients.

With the wireless internet up and running, the show cottages completed and sales much better than ever, things are certainly looking good at the Manor. Our gardens and lawns are still a topic of conversation when we roam around with our potential clients and we should all give our gardener, Rasta, and his assistant Slabbert, a pat on the back for their excellent effort.

If you are one of the many who have been waiting for the show cottages to be completed, please take this newsletter as a personal invite to visit the Manor for a sneak preview. Give us a call and we will gladly set time aside to show you around as we are sure you will be pleasantly surprised at just how well these cottages have turned out.



As our offer of 4 YEARS NO LEVY still applies to any contracts signed before the 31st July, 2010, if you are close to a decision please contact us with a view to taking advantage of this financial benefit.

Bev Tarling

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