



LOMBARDY

E S T A T E & H E A L T H S P A



JULY 2010

Welcome

Welcome to the winter edition of the Lombardy news! Winter is well and truly here and with it some of the coldest temperatures recorded in many years. The weather's done nothing to dampen the spirits of those working to make Lombardy one of Pretoria's premier residential estates though and development is continuing apace.

Much has happened both within and without the estate in recent months. A number of milestones have been met at Lombardy which has occurred against the backdrop of one of the most exciting times in SA's history, namely the 2010 World Cup. Read on to catch up on the latest updates.

DEVELOPMENT NEWS

Greg Dart, Lombardy's Development Manager had the following news to share regarding the estate's development progress.

"The construction programme at the Lakes node has continued to deliver results and many new residents have now taken occupation of their units. To date, ten of the thirteen front row units which have been sold are now occupied. Other units in the Lakes node are nearing completion and will be occupied in the near future.

"Phase one of the Fountains will largely be completed by the end of July. A number of the units are already registered and will be occupied soon."

Spa update

Construction of the spa which is situated near the entrance to the Lombardy Hotel, is ongoing says Greg. Lombardy is pleased to announce that the 'Spas of Distinction' group will operate the spa going forward. The group operates according to the following premise:

The Spas of Distinction Collection has been created to unify a successful group of unique, family owned day spas under one umbrella brand. Although each day spa carries its own look and feel, they each comply with a strong set of processes and procedures that have been developed, tried and tested over 35 years.

Each individual spa has been so successful in their own right that the natural progression was to group them together to form the Spas of Distinction Collection brand. By developing this new brand, each day spa can maintain the goodwill and customer loyalty that it has built up over the years while presenting a unified force to the public and the health and beauty industry alike.



PICTURES LEFT: The Spa under construction



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DEVELOPMENT NEWS *continued*

The Collection is already seen as a competitive player in the spa arena and is a known market leader in the health and beauty industry. With constant upgrades, developments and new innovation, The Collection's strategy is to be seen as South Africa's top group in its arena, in both profitability and customer experience."

Spas of Distinction is currently providing technical assistance for the design and layout of Lombardy's spa. Well known spas in the group include the Life Day Spa (Crystal Towers Hotel & Spa, Century City, Cape Town,) Octavia's Sensorium, the Renaissance Spa (Michaelangelo Towers, Sandton) and Soulstice Day Spa.

Lombardy commercial property

The proposed Lombardy Business Park has met with great success. Situated on the periphery of the estate, this land measures 2, 3 hectares and was purchased for development by O4 Property Developers in the first quarter of 2010. The park's buildings were designed by Baum Haus Architects.

O4, (previously Ukwakha Developers) is headed up by Johan and Piet Olivier and Fanus Ferreira. Collectively this trio has over 40 years of development experience

between them.

O4 has enjoyed development success in both the commercial and residential sectors. Projects include sectional title units at Newmark Estate and Silver Lakes and offices at the Tiger Valley Office Park and Silver Oaks. At present

O4 is finalising a sectional title contract for Thornbrook Golf Estate in Akasia and is constructing 192 residential units in Hazeldene.

According to O4, 80% of the Lombardy Business Park was sold off-plan within the space of two weeks.

Lombardy's central locality and proximity to other major residential and commercial sectors has also bolstered the appeal of the business park says O4.

The park will consist of seven buildings each containing 18 offices. Allotments measuring between 70 and 90sqm have been sold which can be divided or combined according to each client's requirements given the open plan nature of the buildings. Covered parking will be available as will 24 hour security access. Access will be provided via a Lynwood road extension.

In terms of aesthetics, O4 says the buildings have been positioned in such a way as to maximise the use of available space and natural light, all of which is conducive to creating comfortable work environments.

PICTURE BELOW: Lombardy's commercial property site plan



Environmental issues have also been taken into consideration says O4. "In line with the move towards sustainable development, energy efficiency measures will be implemented.

"Boilers will be installed which will provide hot water for climate control functions which will reduce electrical costs; the few geysers that will be installed will automatically shut down over night as will the lights. Essentially we will prevent energy wastage as far as possible."

Interestingly, the layout of the park has been designed in such a way as to allow visitors to see the office building they seek with ease. Johan Olivier says this was a key element of the development as too often people battle to find the place they need in such parks thanks to haphazard design.

The park has attracted all manner of tenants ranging from orthodontists to musicians. According to Olivier, future tenants typically live in the immediate area with additional tenant feed through stemming from other estates.

Plan approvals for the site are expected to be confirmed shortly and predevelopment work is already taking place. The business park gatehouse and first four office blocks will be constructed in the first phase which is estimated to be completed either by the end of 2010 or in the first quarter of 2011. The balance of the park will be constructed in the second phase. The remaining 20% of the park will be sold at a later stage.



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LANDSCAPING

Wessel Weyers of Real Landscapes, the company mandated by Lombardy to handle its landscaping affairs says 2010's winter has taken its toll on Lombardy's plant life.

"2010's winter has been particularly harsh. A number of plants that lived quite happily through the winters of previous years have taken a beating this year as a result of black frost. That said, most of the plant life has survived quite happily, indeed some even thrived under the cold conditions such as the geranium plants which actually prefer the cold. All the plants will be trimmed soon and should grow back come summer."

A lot of landscaping work has taken place at Lombardy despite the doldrums of winter.

Work at the Fountains is reaching the final stages with much of the effort now focused on completing the turning circle area. This area will eventually act as the entry point to the Fountains and looks set to become a fine feature of the estate.

A number of hedging plants are also being planted at the Fountains. The hedges will increase privacy and the mix of evergreen plants in the hedge will ensure colour and variety all year round says Wessel.

White Stinkwoods (*Celtis africana*), Bushwillows (*Combretum erythrophyllum*) and Holy Bamboo (*Nandina domestica*)

have been planted elsewhere at the Fountains. When planted in sunshine hot spots, Wessel says Holy Bamboo turns a brilliant blood-red colour which makes for an appealing addition to the Fountains' landscape.

Other landscaping activities at the Fountains include the installation of pathways and the planting of grass. The various water fountains which will characterise this area are now also being installed.

The fountains were designed by Uys and White Landscape Architects and have all been designed in such a way as to blend various acoustic and visual effects into their relevant spaces. All fountains have been designed with interactive elements and will be located in forested spaces adjacent to the Fountain roads.

As for the Lakes sector, landscaping work at the first phase is all but complete says Wessel. Following the final construction

work here, a few last vegetation 'touch ups' will be administered. This should occur no later than September.

The well-being of the Lakes canal fish has come into question of late. Approximately 8000 fish were introduced at the beginning of 2010 and have happily been swimming around the canals up until recently.

Wessel says that this is because many are now 'hibernating' as they are less active when it's cold. Suffice to say they will make more of an appearance again when the weather improves. He adds that residents should keep in mind that the present fish are essentially breeding stock which should increase drastically over the next few years.

In other exciting news, Wessel says Lombardy's grounds will be featured in Landscape SA's July/ August edition. Interested residents can view the photographic portfolio at the following web address:

http://picasaweb.google.com/117301721086807723219/ServestLandscapingLombardyEstate?authkey=Gv1sRgCLG8_r2li9LWTg&feat=email#



PICTURES BELOW:
The turning circle nearing completion



LOMBARDY



HOMEOWNER PROFILE



Lakes unit 11 is owned by Annelies and Pieter Grobler. The Groblers own five premium hairdressing salons which operate under the banner of 'House of Hair Design'.

The Groblers came across Lombardy one day while reading a media report and decided to pay the estate a visit. They fell in love with the contemporary architecture, appealing lifestyle and natural elements of

the estate and bought a unit at the Lakes as well as one of the freehold plots. They moved into the Lakes at the end of April and have thoroughly enjoyed the close interaction with nature the estate affords. Annelies and Pieter have come across a number of frogs, hares and birds and have even spotted squirrels and wild cats. Pieter has also managed a spot of wild game viewing courtesy of the nearby game reserve.

The two moved quickly to create an interior space to their liking. They employed the services of their long-time, award winning interior decorator Wessel van Deventer who has decorated a number of boutique hotels and embassies.

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The result? A magnificent, striking abode characterised by a fusion of contemporary and classical elements. Collectors pieces from France, Italy and the Philippines

festoon the interior. Bespoke paintings by Hettie Pullinger (who has worked closely with the State Theatre) feature; opulent mirrors maximise the sense of space and plush Persian carpets soften the cream coloured travertine marble floors. Each piece of furniture has been custom made and handsome silk striped wallpaper covers the walls.

The garden, though still in a fledgling state is just as impressive as the interior. Wild Olives have been planted along with numerous other plants to attract birdlife and a poignant sculpture named 'Elysium' has also been commissioned which will take centre stage of the garden.

Overall Annelies and Pieter are excited to be feathering their new nest at Lombardy and cite living at the estate as "a dream come true". They have found the services of Lombardy's staff to be professional and efficient and if their history is anything to go by, this home looks set to become an award winner in its own right.



PICTURES LEFT: Annelies and Pieter Grobler's home



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SALES AND MARKETING



Christo Steyn, Managing Director of the Chas Everitt sales and marketing team mandated to Lombardy says that the property market is beginning to manifest a tangible upswing.

Weekend show-house attendance at Lombardy has improved significantly and enquiries are increasing with much of the interest aimed at the Fountains. The advent of Spring will also do much to improve buyer sentiment he adds.

So confident is Christo regarding Lombardy's outlook that he and his wife are in the process of purchasing two units at the Fountains.

In terms of rentals, a number of units of varying size at the Fountains could be put into a rental pool shortly. Enquiries can be directed to Christo at: 012 809 2270 / 012 369 9040.



PICTURES LEFT:
The Fountains will soon have their first tenants



LOMBARDY



HOA

The report-back from Lombardy's HOA yielded a number of interesting updates.

An AGM will take place on the 30th of July. A number of important issues will be discussed at this meeting including the proposed implementation of the estate rules and the presentation of the new budget for approval. Frans Stander, Lombardy's Estate Manager urges all residents to be present at the meeting.

At the beginning of the year, Lombardy undertook to implement cost saving strategies which included handling all levy collection in-house and switching over maintenance of the estate's parks to the Garden Group. These actions have resulted in significant annual savings which will directly benefit homeowners.



PICTURE LEFT & RIGHT:
Look how far we've come



In an effort to further trim costs, new landscapers will be invited to tender for Lombardy's landscaping contract when the current contract comes to an end at the end of August. It must be noted that Lombardy has been completely satisfied with the present service provider, and this company will be invited to tender once more.

On the trustee front, progress has been made with Lombardy's Board of Trustees. The trustees essentially act as a mouthpiece for Lombardy's residents in terms of operational issues pertaining to the HOA. Engagement with this body has enabled clarification of a number of concerns and will continue to do so going forward.

In closing Frans would like to mention that three new building plans have been submitted to the HOA for approval since March this year. Two have been approved and one is under review. Nine freehold building sites are currently under construction which bodes well for the future face of Lombardy.



PICTURES LEFT:
Lombardy is coming into its own