



ZANDSPRUIT

OCTOBER 2011

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ZANDSPRUIT



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ZANDSPRUIT NEWSLETTER

BREAKING NEWS

The efforts of 4 years of team work, struggles, highlights, disappointments and achievements have finally culminated in the issuing of a single page document that enables the registration of stands purchased at Zandspruit Bush & Aero Estate, in Hoedspruit Limpopo.

The Section 38 certificate for Hoedspruit Ext. 12 was issued on 31 October 2011 by the Limpopo DFA Tribunal Designated Officer after all conditions of establishment were adhered to, proof was delivered and the register was opened in the deeds office in Pretoria.

The first set of transfer documents will be handed in at the Pretoria deeds office within the week by Mr. George Clarke, of Steyn & Clarke Attorneys in Hoedspruit.

This is excellent news for Maruleng Municipality as well, as they will take transfer of the land allocated to them for an 8 mega litre water reservoir which is set to solve the water problems of Hoedspruit Town for many decades to come.

The developers of Zandspruit Bush & Aero Estate, Martin den Dunnen, Gerrit Jan van der Grijn and Tracy den Dunnen wish to thank their staff and the professional team of consultants namely;

- Origin Townplanners,
- Consolv Civil Engineers,
- Claassen & Auret Electrical Engineers,
- Eljon Electrical,
- Steyn & Clarke Attorneys
- Förtsch & Associates Architects

for their dedication in making this dream a reality.

A warm hearted thanks goes out to the businesses in Hoedspruit, Laeveld Bou Handelaars in particular, who believed in this project, supported Zandspruit Bush & Aero Estate and assisted in making it **THE** better place to move to.

Last but not least, a thank you to all the investors and purchasers without whom none of this would have been possible. We salute your vision and present to you this world first, Zandspruit Bush & Aero Estate in Hoedspruit, Limpopo.



Move to a better place, move to Zandspruit Bush & Aero Estate



Current Project Status

Good, great, best news!

Good news:- On Tuesday 20 September we received notification that Hoedspruit Extension 12 (as Zandspruit Bush & Aero Estate is officially known) was proclaimed. This was long overdue and very welcome news after the unbelievable delays in Governmental red tape.

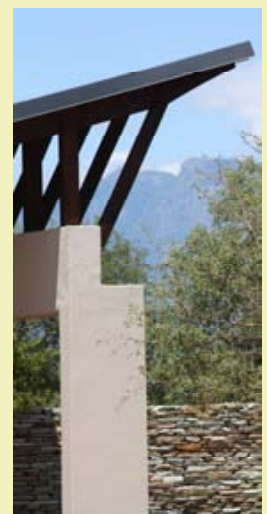
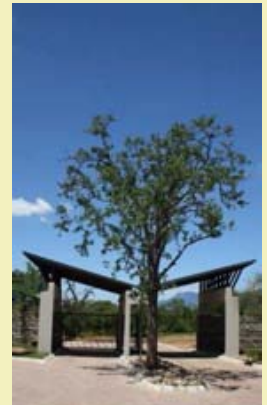
Great news:- We immediately got to work in opening the Division Register in the Pretoria Deeds Office and that process has also been completed and the register was opened on 26 October 2011.

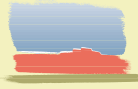
Best news:- On 31 October we received the Section 38 Certificate from Polokwane. This means that the individual stands can now be registered! This is the culmination of years of hard work and the day we have all been waiting for.

We have also made the decision to start with the hard surfacing of the roads early in the new year. This, together with the security system, will be the last obligation from the Developer's side and will be more proof of the dedication and integrity of our team where everything that was promised, is being delivered!

Zandspruit is fast becoming THE place to live. With all the construction activity that is taking place (read more about this further on in the newsletter) our new owners are showing commitment and faith in the Estate. We look forward to welcoming you, if you are not yet an owner, to the Zandspruit family.

What are you waiting for?
Become part of the growing Zandspruit Family!





Sales and Marketing News

Local Marketing

'Buy land, they're not making it anymore'

Mark Twain 1835-1910

There has never been a time when this has been more true. (Unless of course you live in Holland – they're making some new land there!) But seriously: Property remains a sound investment, and more so the quality property on offer at Zandspruit Bush & Aero Estate. We remain the only Bush & Aero Estate in the world.

Quality has a certain longevity and distinguishing appeal that remains undeniable and bears fruit 10 times the equivalent of its cheaper, often bargain counterpart. The cost of buying cheap often well exceeds the saving made on the initial purchase. And that statement too, has never been more true than now.

Sales in South Africa remain slower than those in The Netherlands and Europe, although there has been more than just a stirring in the market lately. Both lower end and higher priced properties have sold recently, with enquiries remaining steady.

Since our last newsletter Zandspruit Bush & Aero Estate attended the GET-AWAY show, the Sandton Property Expo and The Sustainable Living Festival. A very successful fly inn with the Lowveld Aero Club members including members from Malelane and Komatipoort was held on 20 August 2011. We ended our exhibition diary with the Retirement Expo in the Coca Cola Dome from 28-30 October 2011.

The last event on our calendar is our business cocktail function on 24 November 2011, in Hoedspruit. We will be sharing some exciting news at this event – for both Zandspruit Bush & Aero Estate and Hoedspruit Town. Details and invites to follow soon.

Zandspruit Bush & Aero Estate Sales office will remain open until 23rd December 2011, ensuring everyone who has not yet had a chance to view the Estate will have it now.



Kindly contact the office for an appointment should you wish to view the Estate – 015 793 1192.

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Overseas Marketing



Our first exhibition this Autumn (for South Africans it was spring!!) we exhibited at the Landgoedfair Mariënwaerd in The Netherlands. For a change the skies were clear and the temperatures were up to 24 degrees. Because it was an outdoor exhibition we were really lucky to have such nice weather. Just over 40 000 visitors visited the fair and we had a busy five days.

This year Andre Koning, a South African living in The Netherlands, provided boerewors rolls, biltong and droëwors. South African products made in the Netherlands! Numerous prospective clients were informed about the possibilities Zandspruit has to offer and various existing Dutch clients came to visit us as well and enjoyed a nice cool glass of white South African wine and a boerewors roll in our boma.



A few weeks later, at the beginning of September, we were at the 50plus exhibition in cooperation with SANEC (the South African Netherlands Chamber of Commerce). A total of thirteen South African and Dutch companies doing business with South Africa exhibited at the "South Africa Square".



As usual at the end of September and the beginning of October we exhibited at the Second Home International in Utrecht and the Second Place Expo in Brussels. The Brussels exhibition was the last one of this year.



Both exhibitions were a great success and we are busy with the follow up calls and talking to several interested parties that wish to visit Zandspruit Bush and Aero Estate in the near future.



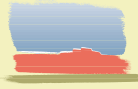
Currently we are also putting together our marketing plan for 2012 and in our next newsletter we will inform you where you can expect to see us in the new year.



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Brussels



Farm Management

Rainfall

Not a lot of rain has been recorded this summer, with only 25mm having fallen so far.

Vegetation

The bush is very dry at the moment, except for a couple of trees that have started shooting new leaves.

Animals

We have completed our annual game count and had some interesting statistics coming from it. Our Impalas have increased substantially from our last count. We recently counted 472 Impalas on the property, this before the next birthing season! This is almost double the amount that we expected to have after our game capture this year. We believe that the excess Impala are coming from the adjoining properties, jumping the fence during the winter period. (...Moving to a better place?) We have very good surface water on Zandspruit during winter, which could add to the reason for attracting animals from elsewhere. As for the other species on the property, the Zebra count is a bit high but manageable. We are a bit low on Waterbuck and are in the process of raising the numbers through the introduction of a few more females.

Game count results were as follows:-

Impala - 472
Blue wildebeest - 21
Giraffe - 10
Zebra - 46
Warthog - 46
Nyala - 38
Kudu - 27
Waterbuck - 2

The motion sensor camera's were a great success with two different male leopards and two different

female leopards being photographed. We also have great pictures of genets, civets, porcupines, an aardvark and many other animals.

Sandspruit river & dams

All three dams as well as the Sandspruit still have water in them and are looking good for this time of year. We have decided to reinstate the old dam near the Bush Camp on the Sandspruit. This was done by dredging the dam and repairing the old dam wall. Work has been completed and we now are waiting for some good rains. The water will be visible from the Bush Camp and will add extra tranquility to this already favorite spot.

Game capture

We are still in the process of capturing Nyala and should be finished within the next couple of weeks. This is done by the slow process of darting one animal at a time as they do not respond to capture by helicopter. There was a complication with our Waterbuck stocking, which has delayed the introduction of these animals until next year. With our Impala numbers being so high, we will start capturing them earlier than usual next year so as to avoid any possibility of overgrazing.

General

The making of the single tracks for cycling and walking around the Wilderness area has been ongoing and we already have 8km of track ready to be used. We are also going to mark certain trees along the route with information tags to increase your enjoyment of these tracks.

It's your Wilderness area – use it!





Construction

It seems a long time ago but it was only August last year, which is a mere 14 months, that we started the construction of our Gate House. These past 14 months have been busy and rewarding. As reported in our previous newsletter our show house, a Pavilion 'C' design, was completed in March this year.

Currently, we are building six more houses, three of which will be completed this month. Among those are three Thatch 'A' designs in different layouts, one Thatch 'B' design, one Thatch to our Clients' own specifications, a Farmhouse 'A' design house and a second Pavilion 'C' design house.

Several clients are currently in the process of having their personal designs drawn up by the Estate's Lead Architect, Reiner Förtsch of Förtsch and Associates Architects, Nelspruit. Based on the feedback from our clients, we believe that next year could see us finishing up with 20 houses.

A second hangar is almost complete along the Zandspruit runway and we expect to have the layout for the central hangarage ready at the start of next year. This will enable clients who want to live in the Bush (and not in the Aero Estate part of the development along the runway) to start building their hangars as well. We have sold 4 of the 20 proposed sectional title hangar sites, with one site on reserve under an option.

The accompanying pictures will illustrate the construction process of the various homes in the three different styles, namely Thatch, Farmhouse and Pavilion. The intended main style of the Estate remains the Pavilion and Farmhouse styles, although the Thatch style seems to be popular with the current European buyers. As soon as we have completed the first Farmhouse style house, we will be in a position to show our clients all three built styles, ensuring that clients no longer have to choose between styles off plan anymore. This is once again a huge step forward for the development.



Pavilion Design— Style C



Thatch Design - Style A

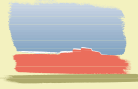


Second Hanger Almost Complete



**BUILDING
A
BETTER PLACE**





Construction

For both our South African and European buyers, the building process for one of our 15 "standard designs" (available on our website www.zandspruit.co.za/bushandaeroestate) is as follows:

After a stand has been selected the client chooses one of the designs. The design can be amended slightly, for example an extra guest bathroom can be added, a double garage can replace the carport or built in addition to the carport, deck extensions can be done and extra patios added. Final construction plans will then be issued and upon approval by the Client, Zandspruit Construction will arrange all the necessary approvals from the NHBRC (National Home Builders Registration Council) and the Maruleng Municipality.

Our Clients have full control over finishes such as sanitary ware, taps, floor finishes, kitchen and bedroom cupboards, paint colours, the choice of aluminium or wooden doors and window frames etc. Should it be necessary, we will gladly assist our Clients in making all the necessary choices. For overseas clients we can even do this at the Clients home. Once all these details have been attended to, the Client will receive a finishing schedule stating the final choices. During the construction process the Client will receive digital pictures of progress made on site once every 14 days by email. At the end of the month, the Client will receive an invoice based upon a pre-agreed valuation schedule.

A Client may decide to build a purpose designed house to his or her own specifications and in this case the Architect will deal with that Client directly. After detailed consultations with the Client, a personalized design will be drawn up including a schedule of finishes.

The Architect will provide and sign a contract between themselves as the third party, the Client and Zandspruit Construction. Project Administration during the building process can be provided by the Architect as a further option. In the case of a personalized design, the Architects' fees will be payable directly to the Architect by the Client and these will consist of a base fee and a percentage of the contract value. In our standard designs, the Architect fees are included in the building cost. However in personalized designs, the Client will get something that perfectly matches his or her own individual style and needs. The choice is yours!

Should you wish to receive further information from Zandspruit Construction or make an appointment to view one of our construction sites, please contact Martin on mdd@zandspruit.co.za or Gerrit Jan on gjq@zandspruit.co.za for our overseas Clients.



Farmhouse Design— Style A



Thatch Design— Style B



**Thatch Design—
Architect designed**



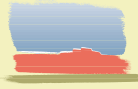
Pavilion design—Style C



Thatch Design—Style A

**BUILDING
A
BETTER PLACE**





Focus on Zandspruit

Zandspruit Bush and Aero Estate plays host to budding Architects



Southern Cross College's Grade 10 Engineering Graphics and Design Students are being hosted by Zandspruit over the next few months as they witness a house go from foundations to completion.

The class is currently busy with the Civil Component of the syllabus and they will monitor the progress on a weekly basis, witnessing their theory being put into practice.

Lowveld Aero Club Fly in

Saturday 17 September saw the members of the Lowveld Aero Club in Nelspruit and the Hoedspruit Flying Club meeting at Zandspruit Bush & Aero Estate for a hangar breakfast, some rugby and a fly away to Komatipoort to meet up with the Malelane and Komatipoort members. 14 planes and 1 helicopter landed at Zandspruit Bush & Aero Estate and were treated to a Bushveld braai breakfast, a reconnaissance game drive of the Estate and the various homes under construction, followed by a game of World Cup Rugby.

Lowveld Aero Club visited has Zandspruit on 2 previous occasions in 2010, during April and May. This visit, however, was vastly different from the ones before as a lot of development and progress is now evident. Many positive comments and admiration was voiced about the 1000m paved runway, the automated hangar doors, the infrastructure installation and construction progress.

After breakfast and rugby on Saturday, everyone departed to Komatipoort airfield where the Malelane and Komatipoort members were waiting with an outstanding evening's entertainment at Ngwenya Lodge on the banks of the crocodile river. The weekend ended after breakfast on Sunday morning with all the aircraft returning home safely.



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Should anyone wish to visit the Estate and or Bush Camp, look at their stands or to take a drive through the Wilderness area, please contact us.

Best regards to all,

Martin (082 449 8895)

Tracy (083 977 9678)

Gerrit Jan (072 915 3050)

www.zandspruit.co.za

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