



RAPTOR'S *View*

Home Owners Association

News Bulletin

28 March 2018

ESTATE NEWS

Easter Weekend

With another long weekend coming, many visitors are expected on the estate. We urge all residents and their visitors to keep noise levels down, respect the privacy of other homes by not walking past them, and enjoy the estate and the designated walking trails.

Remember to renew your extended stay visitors access card with the office before Thursday 14h00 should you have visitors for the weekend.



Some golden rules to remember:

Please Do!

1. Obey the speed limit of 30 km/hr. at all times, this is to ensure the safety of children, animals, little creatures, joggers and cyclists on the estate.
2. Look out for cyclists and pedestrians - especially children - and observe the courtesy of slowing down for oncoming traffic.
3. Give right of way to wildlife that frequently cross our roads including the littlies like tortoises, snakes and dung beetles.
4. Ensure that your children are safe and do not cause danger to themselves on the roads - please ensure all cyclists wear helmets.
5. Respect the privacy of people's driveways and only use them if you're intending to visit.
6. Stick to the designated walking trails, or the fence line walk.
7. HAVE A GREAT STAY WITH US!

Please Don't!

1. Make any fires other than in designated areas at houses.
2. Abuse the security guards; please do not short circuit security rules and systems in place for the safety of all on the estate.
3. Disturb our peaceful environment with loud music, electronic instruments, power tools etc.
4. Bring any animals whatsoever, including rabbits, or birds - caged or otherwise - onto the estate.
5. Collect or take anything from the estate, including wood, stones, flora, fauna or the remains of fauna.
6. Litter or throw cigarette butts in the bush.

Building Update

The following building activity is underway on the estate:

| | | | |
|---------|-------|------------------------|-------------|
| Phase 1 | RV111 | Carl Jansen Developers | New House |
| | RV87 | Circleway Construction | New House |
| | RV67 | Savanha Construction | New House |
| | RV70 | Mathewson Group | New House |
| | RV136 | Tuskers | New House |
| | RV145 | Finelines Construction | New House |
| | RV116 | Eco Pro | Alterations |
| | RV74 | Renetech | New House |
| | | | |
| Phase 2 | RV272 | Savanha Construction | Alterations |
| | | | |
| Phase 3 | RV246 | Circleway Construction | New House |
| | RV217 | Hoffman's Thatching | Alterations |
| | RV312 | Circleway Construction | Alterations |
| | RV231 | Circleway Construction | New House |

Security Update

Status update on security measures:



- Perimeter Upgrade
On the north western fence 2km of fence have been reinforced with additional droppers on the bottom half of the fence, 90% of this has additional offset brackets and e brackets installed, 25% of this has been stranded with new electrical wire.
- Cameras
We have identified the type of camera we would like to use, the power supply and communication is being specked and priced currently

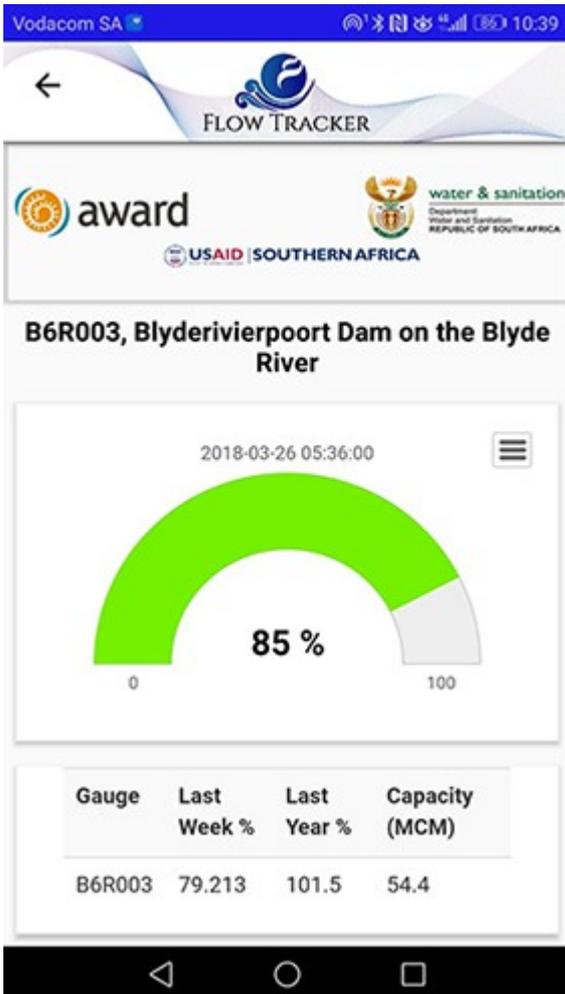
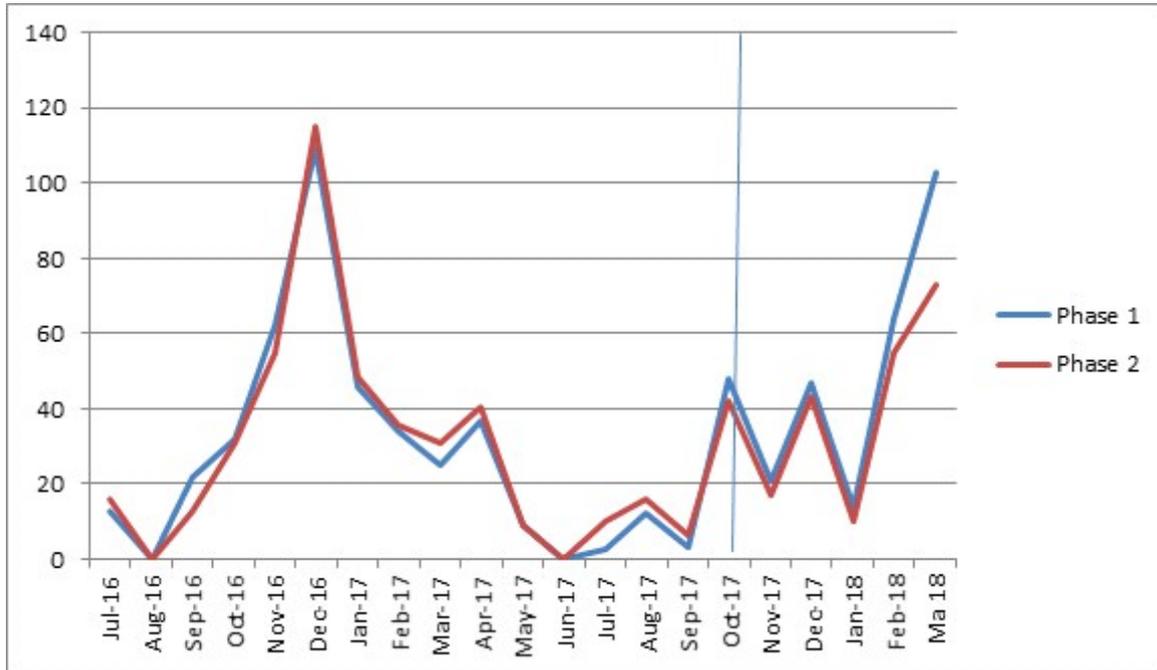
- Additional Vehicular Patrol
We have moved our mobile patrol onto the fence lines permanently and have implemented additional patrols internally to do house checks and respond to house alarms. This continues
- New Road, Phase Three - Faster Response Time
This has been implemented and cleared.

Rain and the Water Situation

We are all very greatfull for the recent rain - better late than never.

Osprey Dam is full and overflowing; Guineafowl Dam is full and overflowing; Hamerkop Dam remains low. The northern side of the estate had a combined 103mm and middle of the estate had 73mm.

Our current rainfall to date is as follows: Phase 1 – 300mm Phase 2 – 246.5 mm



Although the Blyde Dam is currently at 85%. we urge all residents to continue using water sparingly.

Malaria Spraying

A total of 81 homes were recently sprayed in conjunction with the Malaria Eradication Committee and a professional company. It is recommended that this be done every 6 months - especially after the recent good rains.

Roads



Contrary to rumors, the state of the roads are not “Traffic Calming Devices” but rather the result of the recent rains and the Telkom Fiber project laying new fiber cables. The tractor team is inundated with work, but will get on to improving the road surfaces as soon as possible.

We have put up a 3-way stop sign at Tawny Eagle and Pygmy Falcon Junction. Due to increased traffic on the estate this junction has become a danger hence the 3-way stop street. The first vehicle to enter any junction - or the causeway - has right of way.

WILDLIFE & ECOLOGY NEWS

Supplementary Feeding Program

A resident has kindly donated large bales of feed to the estate, RVHOA will be responsible for the transport thereof. We have placed two bales out in order to see if the animals utilise them, and thus far most grazers are.



The Engel & Volker report on the final page of the news bulletin has been included just for residents' interest.



2017/ 2018 Market report for Raptors' View Wildlife Estate

Sales statistics from your leading real estate agent Engel & Völkers Hoedspruit

Our detailed market report will give you a deep insight into sales performance reflecting over the period of July 2017 to March 2018

Average sales prices for vacant stands have gone up from R 450 000 to **R 571 000**. Of the 67 vacant stands left there are 13 stands in the market for resale and 8 stands are currently under construction. The highest price achieved was for a stand on the seasonal Zandspruit River. This prime stand was sold by Engel & Völkers at R 1,25 mill which was the highest price achieved for a vacant stand on the estate in the year 2017. The lowest price was for a stand which sold on auction at R 100 000. Both figures have been excluded from the above average.

Sales in general have slowed down with a total of only 17 sales recorded over the past 8 months of which 8 were of vacant stands and 9 of houses. The topmost sale on a property was for a large well-kept family home with outstanding mountain views. The property sold at R 4,7 mill!

Looking at other **house resales** there have been 7 transfers and the **average sales price** achieved was **R 1,9 million**. Interestingly enough the **asking price** for these homes was considerably higher averaging at **R 2,47 million**. A single turn key property was sold at R 3,8 million. The average marketing period for these homes exceeded 15 months. Only the turn key property sold even before completion which indicates a shortage of newly built homes on the estate and a lesser appetite for older builds.

Currently we have 17 houses in the market for sale of which 4 are new houses or houses nearing completion.

While property values for stands and new houses have gone up the resale values for older homes show a depreciation down from R 2,1 million which is a trend also confirmed on other estates.

Should you wish to receive previous market reports please feel free to contact us.

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