

SAN LAMEER



The Good Life SUMMER 2023

Big on
Giving Back

DID YOU KNOW?
10 Facts About the Estate

CHRISTMAS RECIPES
from San Lameer's
Kitchens

Estate Supplier Contact Directory



San Lameer

The official magazine of San Lameer Estate

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SAN LAMEER

SUMMER 2023 EDITION



08

Gardens and Grounds

Duncan from Countryline reflects on what they've accomplished as one of San Lameer's service providers. He also stresses the importance of removing invasive alien species on the Estate.



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Site of Conservation Significance

Jacques talks about why San Lameer is deemed a "Site of Conservation Significance" and the latest birdlife happenings on the Estate.



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Big on Giving Back

This last year, San Lameer has been part of numerous campaigns, fundraisers and projects to help the people and organisations who really need it. Read to learn more about how they gave back in 2023.



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Did You Know?

We share 10 facts about the Estate that make it the best place on the South Coast! From activities to efficient communication, San Lameer has got it all covered.



ON THE COVER

There's no better place to be this December than San Lameer Resort Hotel & Spa! The Hotel team shares an update and welcomes their guests on page 17.

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FROM THE PUBLISHER

At the time of writing this, we have five Mondays left of the year. Five! It's crazy to realise that we're nearly done with 2023! It's been a great year for some and a tough year for others. But we made it, and we will keep making it. And that's a good thing, right? In this issue, our last edition of the year, we get an update from all the key people at San Lameer. Managing Director Pine reflects on the last year and a few of the improvements done on the Estate. In Gardens and Grounds, Countryline's Manager, Duncan, shares why it's important to remove invasive alien species to make way for indigenous plants. Marieta, Villa Rentals Manager, tells us exactly why San Lameer is the best place to be this holiday season.

After visiting the Club Management Association of America's annual conference, General Manager of the Country Club, Pierre, reflects on why the culture at the Country Club is so great. The Hotel team shares what's in store for the festive season and welcomes their incoming guests. Lastly, the Lagoon Spa & Wellness Centre team chats a bit about the products they offer as well as a few of their treatments you can spoil yourself with this summer.

On the environmental side of things, did you know San Lameer is deemed a Site of Conservation Significance? Jacques gives an update on the happenings of the Estate's feathered and furry friends. Marketing Manager Jolanda shares a "Did You Know?" article – read more to learn 10 facts about the Estate.

San Lameer has always been big on giving back. We take a look at all the good San Lameer has done, whether it be fundraisers or participating in community projects. Pierre also takes us through all the improvements and updates completed at the Club over the last year.

If you're wanting to try something new in the kitchen this festive season, Chef Talent shares his easy recipe for a delicious chicken cordon bleu and Chef Clayton gives us his recipe for a festive fruit and brandy pudding.

Till next year, may the end of 2023 be the best beginning of 2024 for you!

Lorinda Scott
and the FabMags team

ATTENTION: PLEASE NOTE

Dear Homeowners,

Please note that we only distribute the printed San Lameer Magazine on the Estate itself and not via post. An electronic copy will be forwarded to every homeowner via email. Should you want to receive a hard copy of the magazine, you are welcome to contact Jolanda Cloete at marketing@sanlameer.co.za and we will be happy to send you a copy via the post.

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#THEGOODLIFE



From the Managing Director



As we approach the end of another eventful year at San Lameer Estate, I am filled with gratitude and pride for the journey we have collectively undertaken. The December edition of our magazine provides a fitting platform to reflect on the milestones, challenges and triumphs that have shaped the Estate.

Throughout the year, we have witnessed the unwavering spirit of collaboration and resilience among our residents and staff. The sense of community that defines San Lameer has been a beacon of strength, especially in the face of unforeseen challenges. Whether it was coming together for Estate events, supporting each other during difficult times, or celebrating shared successes, our collective efforts have truly made San Lameer a special place to call home.

I am delighted to share that our commitment to excellence has been recognised on various fronts. The tireless efforts of our dedicated team have resulted in the continuous enhancement of our facilities, landscaping and overall aesthetics. San Lameer Estate stands not only as a testament to luxury living but as a vibrant and thriving Estate.

As we step into the holiday season, let us take a moment to appreciate the beauty that surrounds us – the lush landscapes, pristine beaches and warm camaraderie that defines San Lameer. It is a time for reflection, gratitude and the joy of spending precious moments with loved ones. Reflecting on the past year, significant strides have been made in advancing key initiatives within the realms of the water and energy project. Additionally,

the implementation of a cutting-edge access system featuring facial and palm recognition, the establishment of the new security building, and the comprehensive renovation of our Estate Reception stand as pivotal projects that collectively enhance the overall living experience at San Lameer.

These endeavours are not merely enhancements; they exemplify our unwavering commitment to maintaining San Lameer as a beacon of excellence and innovation in estate living.

I extend my heartfelt gratitude to each member of the San Lameer family – owners, directors, staff and role-players – for their dedication and support. Together, we have achieved remarkable milestones, and I am confident that the future holds even greater promise.

May this festive season be filled with joy, warmth and cherished moments. Here's to a wonderful year behind us and the anticipation of an even brighter future for San Lameer Estate.

Wishing you all a joyous holiday season and a prosperous New Year!



Pine Pienaar
Managing Director



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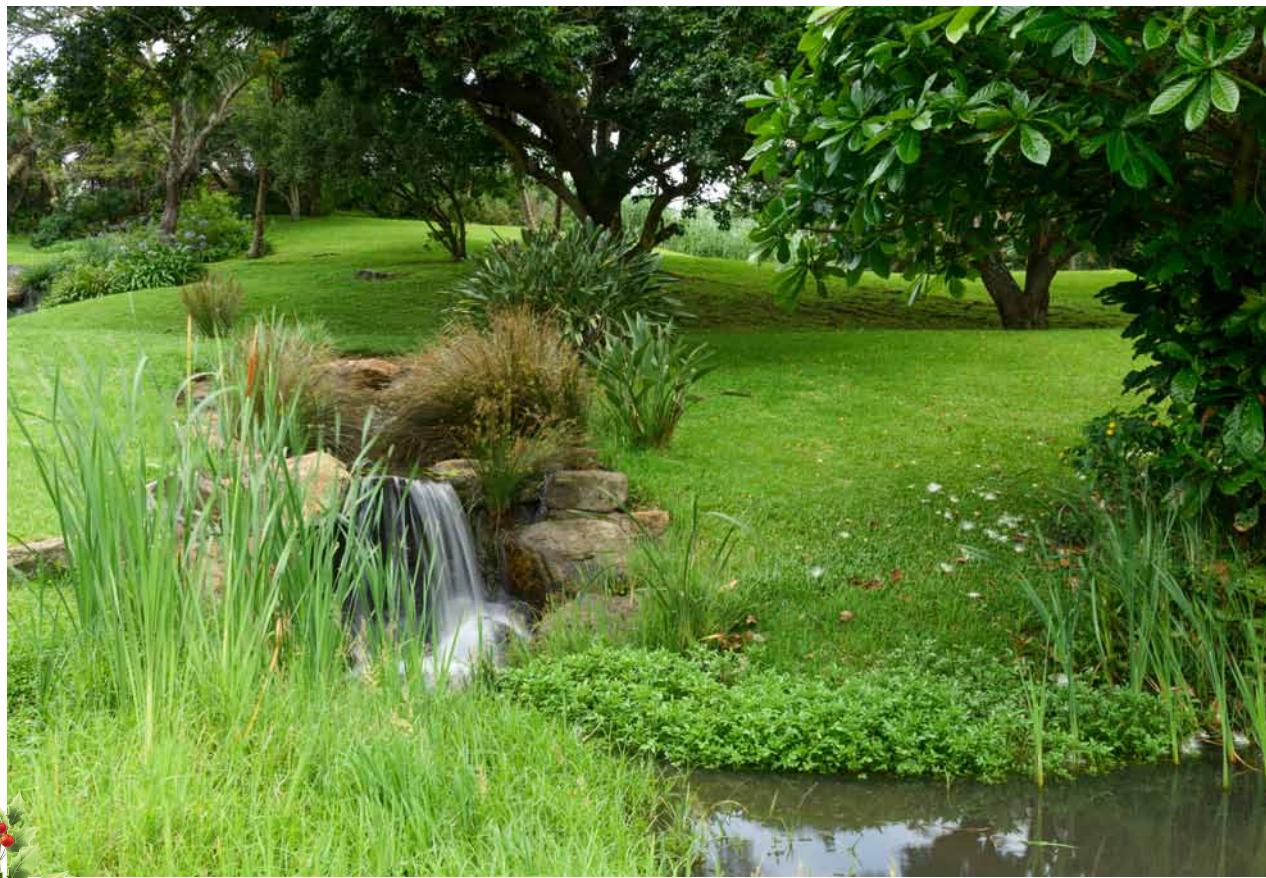
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GARDENS AND GROUNDS

“We don’t cut corners, we plant them.”

Countryline is now well into our second year as the proud incumbent service provider for all things horticultural at San Lameer. During the first year, we focused on the basics to ensure a good standard of landscape maintenance was achieved, while also identifying long-term goals based on continuous improvement of the Estate.

Countryline supports the concept of ‘eco estate’, which encourages a lifestyle that enhances the relationship between man and nature. Further to this, we have adopted many ecologically sensitive principles to promote harmony and balance in the local environment. We have started to use organic fertilisers that are more sustainable and environmentally friendly than their traditional inorganic counterparts. We have also reviewed the herbicides and pesticides used on the Estate and opted for milder alternatives or different methods of eradication.

The transition from plant choices of yesteryear to local, indigenous species can be a contentious issue but the advantages are well-documented. I feel the compromise of utilising less colourful indigenous varieties is a small price to pay knowing that the local species support a wider spectrum of organisms and ultimately a healthier ecosystem. We encourage homeowners to make informed decisions about which plants to use in their private gardens.

Our Alien Invasive Species Team has enjoyed massive success in the first 12 months, but this is an ongoing process and we cannot rest while exotics encroach from neighbouring areas. Some of these exotics, such as the Indian almond, were planted for their aesthetic appeal, but they have caused huge damage to infrastructure and must be removed. I implore stakeholders to be understanding of this cause. More suitable, indigenous saplings will be planted in place of the removed offenders.

Ultimately, we as Countryline are working in the interests of the homeowners and I encourage any feedback, whether it be complimentary or otherwise. We always aim to keep on top of homeowners’ complaints by resolving them as quickly as possible.

We thank you for your continued support and look forward to fostering a satisfying relationship with the San Lameer community. As usual, we wish you all a wonderful Christmas and a prosperous 2024.



Duncan Pratt
Countryline Manager

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Mojo'z	039 315 0040
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Ramsgate Stationers	039 315 0213

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Food Lover's Market	039 315 6384/5
Game	039 315 9400



Website



VILLA RENTALS

Welcome to Paradise. Get Ready for the Time of Your Lives!



Calling all adventure seekers, relaxation enthusiasts and those in pursuit of the perfect getaway! The moment we've all been eagerly awaiting has arrived, as we swing open the doors and roll out the welcome mat for our cherished homeowners and guests at our superb Estate.

This holiday season promises to be the one you'll treasure for a lifetime. Festive fun and relaxation are on the menu, and we can't wait to share it all with you. So, pack your bags and leave your worries behind!

Tee Off in Style: Calling all golf aficionados! Our championship golf course awaits, offering scenic fairways, lush greens and a challenge that will leave you coming back for more.

Nature's Oasis: Embark on an exploration of the breathtaking natural beauty that surrounds our Estate. Discover hidden treasures on our leisure hiking and biking trails, where every turn reveals new surprises.

Surf's Up: Grab your board, ride the waves, and experience the thrill of surfing on the sun-kissed beaches. For beginners or seasoned pros, our pristine coastline promises some of the best breaks around.

Luxury Living: After a day filled with excitement, retreat to your home away from home, where luxury meets leisure. Our accommodations are a haven of comfort and style.

San Lameer Spa: It's relaxation at its finest. Unwind. You've earned it!

Dining Delights: Embark on a flavourful expedition for your tastebuds. Our Estate's dining options offer a delectable array of culinary experiences.

Family Fun: Families, take note! Our Estate is not just for adults – it's a wonderland for kids too. The little ones can enjoy dedicated play areas, kid-friendly activities and the chance to make new friends. It's family bonding at its best.

Entertainment Extravaganza: The fun doesn't stop when the sun sets. Join us for evenings filled with entertainment and live performances. Music, dance and more await you, ensuring that your nights are just as lively as your days.

Celebrate with Us: Planning a special occasion? Our Estate is the ideal venue for your celebrations, from weddings and anniversaries to corporate events. We promise to make your special day extraordinary.

We are thrilled to be part of your journey to create unforgettable memories. Embrace our breathtaking Estate and its extraordinary holiday experience. The fairways of our championship golf course, the secrets of our nature trails, the thrills of our sun-kissed beaches, and the indulgence of our luxury accommodations are all here to make your visit truly exceptional.

Let the good times roll!

Marieta Brienley
Villa Rentals Manager



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COUNTRY CLUB

Earlier this year, I had the privilege of attending the Club Management Association of America's Annual Conference. Over 3500 club managers from all over the world attended and it was fantastic to engage, learn and spend time with them.

What stood out for me was that so many club managers talked about the importance of having a good culture at their respective clubs. It made me realise that, at San Lameer, we have so much to be thankful for. We have a great club culture and the respect between members and staff is just right.

Here are my reasons why:

- A lot of country clubs are often associated with exclusivity and prestige. Our exclusive group of members creates a sense of belonging and a great atmosphere.
- Our high-quality facilities and amenities, like our golf course, tennis courts, pools and dining options, are up there with the best in the country. We work tirelessly to ensure these stay well-maintained throughout the year. Our members appreciate the hard work done by our team.

- Our Club offers our members the opportunity to socialise with like-minded individuals. Our members share common interests, creating a social environment where friendships and business connections can flourish.
- Country clubs are a recreational hub, offering members a variety of activities. It is always great to see when our members partake in our bowls events and quiz nights or get together for a game of tennis once a week.
- Our members get to attend special events, parties and activities throughout the year. These range from themed parties and holiday celebrations to birthday parties. These add to the social experience and foster a sense of community.
- We pride ourselves on providing a family-friendly environment, with activities and amenities for children and families. The most pleasing aspect for me is to see how multiple generations can come together and enjoy our Estate.
- The Monday school, Wednesday competitions, business days and various other themed events allow

golf enthusiasts the opportunity to enjoy themselves.

- The Country Club offers a personalised service for many of our members. Johan and his team help with special events planning, our barman knows who prefers which drink, and our Pro Shop team knows who likes to tee off early and who does not. These factors contribute to the specialness of San Lameer Country Club.

As you can see, belonging to a club like San Lameer can be very rewarding. It makes me proud to be part of the San Lameer family. Rest assured that you are in great hands again this holiday season.

We will do our best to ensure that your Country Club experience is a memorable one. The Club is always very busy this time of the year, so sit back, relax, order another drink, and enjoy the view.

Merry Christmas and a happy New Year to you and your family.

Pierre van Jaalen
General Manager & the Club Team

MORE THAN CROCODILES

A family visit to the South Coast would be incomplete without experiencing the crocodile feeding show and snake demonstration on Sundays and Wednesdays at 2:30 p.m. at Riverbend Crocodile Farm, Southbroom. Howard Kelly a member of IUCN Crocodile Specialist Group shares his fascinating knowledge and experiences of one of the planets oldest living creatures and one of the greatest apex predators - the crocodile. Crocodile hatching demonstrations will commence on the 27th December, affording the public the opportunity to witness this awe-inspiring natural phenomenon. Riverbend's Snake House is also home to some of

South Africa's most beautiful and deadliest snakes. Riverbend's reputation as a regional birding hotspot has been amplified by the permanent residence of a pair of palm nut vultures who have just hatched their third chick. The public are encouraged to phone the farm to confirm show times.

The Crocodile Café, which is licensed, offers wholesome family breakfasts and light meals including various crocodile dishes. A well-stocked curio shop offering an array of quality items, including clothing, leatherwear and toys, is complemented by Riverbend Art and Wine Gallery.



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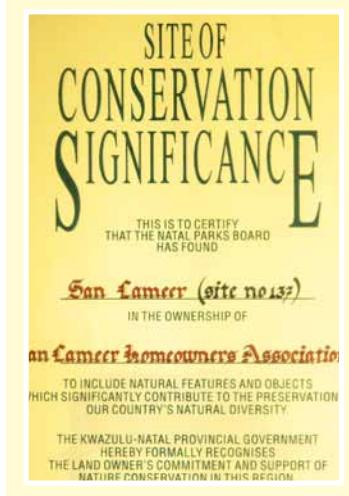
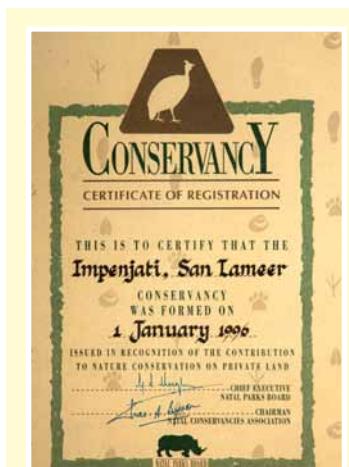
Riverbend Art Gallery has showcased the works of leading South African Artist since it's establishment in 1983. Besides paintings Riverbend Art Gallery also exhibits the exquisite bronze pieces presented by leading sculptor Marke Meyer. Associated art and décor pieces such as a fine selection of Nguni skins, tableware and quality stationery compliment the art

THE COAST'S FINEST WINE SELECTION

Riverbend's wine Cellar has established itself as the leading outlet for quality wines on the coast. A selection of premium wines from more than 60 leading wine estates are offered in our cellar, an absolute treasure trove for wine lovers! We offer personalised wine tastings and wine delivery to San Lameer. Please phone **039 316 6204** or **083 265 9583** for details of our special wine events and tastings

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SITE OF CONSERVATION SIGNIFICANCE

WORDS & PHOTOS JACQUES SELLSCHOP

They hang on the boardroom wall, side by side. Few people ever see them, even though they have been there for more than 25 years...

The two certificates were issued by the Natal Parks Board – one signals the registration of San Lameer as a conservancy in 1996 and the other declares San Lameer as a “Site of Conservation Significance”, confirming that the KwaZulu-Natal Provincial Government recognises the Estate as such. For the past 27 years, that status has never faltered. Astute and sensitive management of resources has resulted in the rich diversity of the Estate’s fauna and flora which visitors and residents can enjoy today.

The resident pair of African crowned eagles has undoubtedly been one of San Lameer’s most visible marketing tools for the past 20 years. This year alone, we

have had tourists from Britain, Russia, Japan and the Middle East who have specifically included San Lameer in their African travels to see the eagles.

As I write this, there is once again a chick, estimated to be about four weeks old, in the nest. Currently, the male, who is supposed to hunt and provide food, has disappeared. The female is doing the single-mom thing that is not really part of her job description. The pictures included here show her in flight while hunting for dassies (hyrax) and vervet monkeys. While she does so, the chick plays with his toys, which in the photograph comprise a pine cone. The third image shows the dutiful mother feeding the chick small morsels of the dassie prey she brought back to the nest.

The other bird images show a cormorant on the Bird Hide Dam in various positions of its neck-yoga stretches before it finally catches and swallows an enormous fish.



I generally photograph the eagle's nest from a small, second-storey window in the Admin building. About ten metres away is the edge of an adjacent roof on which bronze-winged starlings pause on their constant flights from elsewhere to somewhere. The two images of a female starling (female because she has those silver head and neck feathers) show that they are omnivorous, eating both bugs and berries.

From that same window, one looks down on the lush 17th fairway. Late one

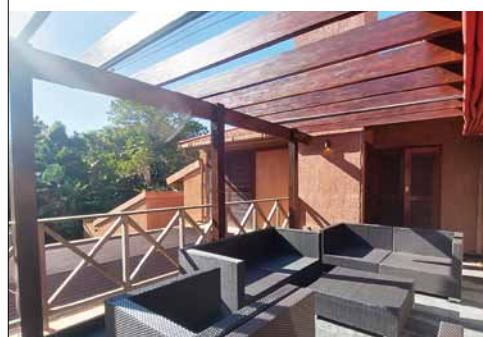
afternoon, this very pregnant impala ewe, accompanied by three others of her herd, strolled quietly across the manicured fairway and paused to contemplate the beauty of the environment.

There is no doubt that San Lameer deserves its accolade as a Site of Conservation Significance. Management must be congratulated for engineering and sustaining this sanctuary of avian and mammalian wildlife over so many years.

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HOTEL & SPA



Greetings from San Lameer Resort Hotel & Spa

As the holiday season approaches, thoughts of warmth, relaxation and joy fill hearts everywhere. In the excitement and busyness of the season, finding respite in a serene and welcoming environment becomes a cherished dream. San Lameer Hotel is an oasis of tranquility, offering guests an idyllic escape from the stresses of everyday life.

What better way to combine this beautiful, serene environment and embrace the spirit of Christmas than by indulging in a culinary extravaganza prepared by our talented chef? Chef Talent is not only bringing the magic of Christmas to your plate – his combinations of traditional favourites and innovative creations are mouthwatering. During

this festive season, Chef Talent and his team will mesmerise you with their culinary prowess that will leave you wanting more.

We have completed a wonderful upgrade to our pool deck, which creates an inviting atmosphere that will entice you to want to spend more time there. This comes with new poolside umbrellas and improved loungers to provide comfort to our valuable guests.

Our Spa Manager, Nonjabulo Hlophe, hopes to welcome you to unwind in our rejuvenating spa, where specialised treatments and massages melt the stress away. Experience our state-of-the-art facilities such as our hydrotherapy, private jacuzzis, heated pool, nail and hair salon, mani

and pedi stations, sauna, gym and 11 treatment rooms.

As always, there is bound to be fun in the sun during the school holidays! The hotel has great specials and fun-filled days for all our visitors. There will be poolside specials, slush puppies, an ice cream and waffle parlor, braais, a Christmas Eve buffet, a Christmas lunch buffet, and a New Year's Eve function for all to enjoy.

We'd like to thank all our visitors, homeowners and villa guests for their continued support. We look forward to welcoming you all to the hotel and spa this season.

Happy holidays!

The San Lameer Hotel Team



DID YOU KNOW?

10 Facts About San Lameer Estate

1. NEW PROJECTS AND BUILDINGS

Have you noticed the newly constructed building on your right just before entering the Estate? This structure will serve as the new security reception and office, key room, and parcel collection area. Villa Rentals will use the first-floor room, accessible using an exterior staircase, as the housekeeping office space.

The Villa Rentals reception, reservation office and manager, in turn, will relocate to the current security office situated in the centre between the entry and exit to the Estate. The Estate Library will be relocated to the current Villa Rentals office, adjacent to the Estate Office. These enhancements are scheduled for completion no later than mid-February 2024.

2. SEA-VIEWING DECK

Embark on an adventure along Route 3, where you'll encounter a standout feature of the remarkable MTB trail. To access this point effortlessly, park at the Bird Viewing Dam parking (reserved for golf carts only). Ascend the concrete steps and pass beneath the overhead bridge. Upon reaching the top, turn left and ascend a brief flight of wooden steps. Take a right turn, and you'll find yourself on the MTB trail. Continue along for approximately 200 metres, where you'll spot wooden steps to your right leading up to the sea-viewing deck. Enjoy the sea view scene!

3. LAGOON-VIEWING DECK

Discover two delightful ways to reach this enchanting deck along Route 3 of the MTB trail.

Option one: continue past the sea-viewing deck on your right for another 200 metres, descend a short bank, pass a solitary bench offering lagoon views, and continue an

additional 50 metres to reach the lagoon-viewing deck. This vantage point provides breathtaking views extending up to the swimming pools at the Hotel & Spa and down to the lagoon mouth.

Alternatively, choose the second route by parking your golf cart at Bird Viewing Dam on the Trafalgar side of the Estate. Enter the MTB trail on your left just before the staircase leading towards the sea, via a long wooden bridge that is also the exit point of Loop 3 of the MTB. Follow the trail for 300 metres. On your left-hand side, you'll encounter the lagoon deck, offering yet another perspective of the stunning surroundings.

4. BIRD VIEWING DAM

Nestled beyond Lot 16, the Bird Viewing Dam has been transformed into a serene picnic spot, featuring island-like seating and a bird hide seamlessly integrated into the natural aesthetics of the surroundings. To the delight of many, this location has become a haven for diverse bird species and other wildlife, offering our owners a captivating and appreciable experience.

5. 9.7-KILOMETRE MTB TRAIL

This trail was built entirely by San Lameer Estate with some assistance from J.A Landscapes. The trail is graded as intermediate with a Blue Square according to international trail marking standards and has been designed for the whole family to enjoy. The Main Route Trail of San Lameer is made up of seven inter-leading loops with a total distance of 9.7 kilometres and takes approximately 30 to 50 minutes per lap to complete depending on your pace. The entire trail has seven loops of interlinking single



9.7-KILOMETRE MTB TRAIL



9.7-KILOMETRE MTB TRAIL



LAGOON-VIEWING DECK



track. The trail consists of approximately 7.7 kilometres of single track and two kilometres of paved and gravel road.

6. SAN EXPRESS SUPERETTE (081 748 0245)

San Express Superette has all you need from pies and magazines to household goods. The superette is situated opposite Sassy's Clothing Boutique. They're open Monday to Friday from 8:00 to 17:00, Saturdays from 8:00 to 16:00, and Sundays from 8:00 to 14:00. Items not available in the store may be ordered from the cashier for delivery the next day.

7. SAN LAMEER LIBRARY

We have a well-stocked book and DVD library currently situated next to Sassy's Clothing Boutique. Next year, the library will move next to the Estate Office (current Villa Rentals office). It's open Mondays to Fridays from 11:00 to 14:00, with extended hours during peak season.

8. SASSY'S CLOTHING BOUTIQUE (061 957 6485)

Sassy's stocks the very latest in surf wear trends of all leading brands and is situated opposite San Express Superette. In peak season, Sassy's is open from Monday to Saturday from 8:30 to 17:00 and Sunday from 9:00 to 14:00. Out of season, they are open Monday to Saturday from 8:30 to 16:00 and public holidays from 8:30 to 15:30.

9. WEBSITE AND SAN LAMEER APP GUESTS

Were you aware that the San Lameer website offers a wealth of information, including details on the San Lameer MOI, House Rules, Architectural and Building Regulations, and a comprehensive online directory? Please be informed that we have chosen not to



discontinue the San Lameer App. Instead, we will maintain the app as the primary means of communication for all guests on the Estate. It will also serve as a secondary communication channel and a general information tool for owners.

SCAN ME!



10. SAN LAMEER OWNERS WHATSAPP OWNERS GROUP

We understand the importance of real-time communication, and what better way to achieve that than through the convenience of a WhatsApp group? Our newly created San Lameer WhatsApp Owners Group is a space for owners to receive all information regarding the Estate in real time.

Whether you need information regarding upcoming events, specials or important matters, this is the group to join. It's a platform designed to strengthen the bonds that make San Lameer not just a place to live, but a true community. Herewith is the QR code that

can be scanned by owners to join the group. Kindly take note of the terms and conditions when deciding to opt in to this group.

SCAN ME!



By scanning this QR code, you shall be deemed to have accepted all the Terms of Service of San Lameer (the "Terms"), which are set out on the San Lameer website (<https://www.sanlameer.co.za/terms-of-service/>), unconditionally. You must not scan this QR code if you do not agree to the Terms. All information, software, icons, text, graphics, layouts, images, sound clips, trade names, logos, trademarks and service marks are protected by law, including but not limited to copyright and trademark law, and are owned by or licensed to San Lameer. All personal information is processed in terms of the POPIA Policy which can be found on the San Lameer website.

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Dear homeowners and guests,

We have put together a list of important and helpful contact details for when you might need to make use of these services during your stay at San Lameer.

SAN LAMEER

Important and Emergency Numbers

SAN LAMEER ESTATE CONTACTS

Estate Office	039 313 0111
Estate Reception	039 313 0111
Country Club: Pro Shop & Clubhouse	039 313 5141
Villa Rentals	039 313 0450
Villa Sales	039 313 5146
San Lameer Resort Hotel & Spa	039 313 0011
Security (Emergency / Snake Removal)	039 313 0111 / 068 033 0432
Maintenance	039 313 0111 / 082 336 8127
LaMain Laundries & Cleaning Services	039 313 5138
Countryline Horticulture (Duncan Pratt)	078 176 4034 / 060 415 7204083 sanlameer@cl-hort.co.za
C&E Golf Cart Rentals	468 8332
San Express Superette	081 748 0245
Library	039 313 0111
Leisure Desk	078 394 6102
The Beach Bite Takeaway	039 313 0011
Lagoon Day Spa & Wellness Centre	039 940 5216

EMERGENCY SERVICES & DOCTORS

AA Breakdowns	0861 000 234
Police	10111
Margate Police Station	039 312 9800
Hospitals	
Netcare Margate Hospital	039 312 7300
Hibiscus Private Hospital	039 688 9960
Shelly Beach Hospital	087 087 6115
Port Shepstone Government Hospital	039 688 6000
Ambulance	10177 / 039 688 3647
Kwazulu Private Ambulance	0860 247 911 / 082 882 0911
Netcare Ambulance	082 375 5939 / 082911
Medi-Evac	082 940 1590
Fire Brigade	039 682 5555
NSRI Sea Rescue	082 990 5950
Pharmacists	
Ramsgate SPAR Pharmacy	039 314 9822
Clicks Hibiscus Mall	039 317 2050
Chiropractors	
Dr Wood, Shelly Beach	039 315 5996
Dr I von Senger, Shelly Beach	039 315 0674
Dr R Wise, Uvongo	039 315 6081
Physiotherapist	
Grace Hughes, Southbroom	039 316 6479
Dentists	
Southbroom Dental	039 3166 110
Dr Ranjith, Port Edward	039 311 1381
Dr P Viljoen, Shelly Beach	039 315 0680
Doctors	
Dr Stewart, Southbroom	039 316 8046
Dr Pillay, Shelly Beach	039 315 0275
Dr C Thompson, Margate	039 317 3221

AIRPORTS & TRANSPORT

King Shaka Airport	032 436 6758
Margate Airport	039 312 0560
Sgodini San Lameer Shuttle (Jabz)	073 659 9443
Avis Car Rental	039 312 0910 / 078 488 7538
Southern Shuttle	081 475 7575 / 079 571 9900
Margate Mini Coach	039 312 1406
	www.margatecoach.co.za

SAN LAMEER

Important and Emergency Numbers

CONTRACTORS & SUPPLIERS

Air Conditioning / Refrigeration

Comfort Cool	082 379 0917
Ace Cote (Appliance Repairs)	082 586 0824
Just Chill	039 681 2559 / 076 530 5635
Appliance Care	081 493 5271
Proline	083 561 8402

refjustchill@gmail.com

Architects

Erni & Favre	083 254 3022
Bergenthal	083 455 2483
Theunissen Jankowitz	039 682 7911
Roelof Meyer	083 654 5751

Awnings & Blinds

Danie's Blinds	079 522 5562 / 039 312 2754	danie.blinds@gmail.com
Windovert	072 234 6039 / 039 315 0987	
Roll a Fold	039 315 5451/2	

Aluminium Balustrades

KG Glass & Aluminium	082 551 8996 / 082 456 7814
L&L Aluminium	082 447 0204
Margate Glass & Aluminium	039 317 4276

llaluminium@telkom.co.za

Building Material

Build IT, Margate	039 312 1000
Builders, Manaba	039 312 2506
Builders Trade, Marburgh	039 682 2420
Doug's Hardware	039 312 1756

Construction / Maintenance

JD Construction	076 722 1411	accounts@dougshardware.co.za
CHA Construction	082 774 0860	info@jdconstruction.co.za
A&B Maintenance (Attie Howell)	081 860 0492	
Gary Martin Maintenance	082 530 0609	attiehowell037@gmail.com
Eddie's Maintenance	083 284 2051	

Carpeting

Carpet Contracts	039 685 5426	eholder@vodamail.co.za
South Coast Flooring	039 312 0038	
Top Carpets & Floors	039 312 1210	scf@venturenet.co.za

Carpentry & Decking

Edglo Joinery & Sundecks	082 493 4773
And Beyond Spas and Saunas	082 941 7034

Cleaning

Value Roof Cleaning	082 966 5518	info@andbeyondspa.co.za
ELQ Cleaning Solutions	073 738 0552	jasonvanniekerk29@gmail.com
Chem-Dry Hibiscus	072 735 9065	

Computers & IT

DS-Tech	076 949 3462	hibiscus@chemdry.co.za
Key Computers	039 315 7044	doug@ds-tech.co.za
SCT Group	087 236 6370	info@keysoftware.co.za

Electrical

Derek Chapman Electrical	083 458 1833
Electrical Installations	082 449 6536

Engineers

Kantley & Templer	039 315 1519
Bragge & Francis	082 467 5020 / 039 695 0104

Gas Installations

Gas-Mart, Shelly Beach	039 315 0580
C-Side Gas	039 312 1212

Garage Doors

Geomar	079 279 6423
Roll a Fold	039 315 5451

SAN LAMEER

Important and Emergency Numbers

Glass / Glazing

KG Glass & Aluminium	039 317 4213 / 082 551 8996
PG Glass	039 315 6475

Golf Cart Services

Piet Pretorius	083 982 8484
Ron Taylor	082 550 0335

Granite

South Coast Granite	039 317 2522
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Gutters

Gutter Man	039 312 0281
Hibiscus Gutters	039 317 1082

Kitchens & Built-In Cupboards

Coles Kitchens	039 312 0650	
Homestyle Living by the Sea	039 312 0356 / 072 442 6218	kitchenlivin@telkom.co.za
Convictea Kitchens	039 317 2997	admin@convictea.co.za
Kitchen Express	072 666 4839	

Interior Decorating

Homestyle Living by the Sea	039 312 0356 / 072 442 6218	kitchenlivin@telkom.co.za
Ria Hackland Interiors	039 695 0083	info@roystonhall.co.za
Urban Yuppie (Katie Allen)	039 315 5164 / 083 991 8429	katie@urbanitylife.com
Karin Kanquip South Coast	083 701 5120	
Fathima's Curtain	039 317 3115	mys786@mweb.co.za

Locks

The Lockmaster	039 315 1722	
KZN Safe Lock Key	082 893 8298	kznsafe@vodamail.co.za

Panelbeaters

JL Panelbeaters	039 317 3336	ida.jl@mwebbiz.co.za
Margate Panelbeaters	039 312 1079	

Painting

Southbroom Painters	039 317 4077
Execudec	039 315 5934

Pest Control

Ancor Pest Management Toinette	082 096 1957
KZN Pest Control Judy	083 755 2800

Pools

Hibiscus Pools	071 441 7295	hibiscuspools57@gmail.com
Little Pool Shop	039 319 1787	
Poolwize	083 254 4174	

Plumbers

KC Plumbing	083 258 6249	kylecollyer@gmail.com
South Coast Plumbing	082 774 0870	
Drain Experts	039 685 4311	

Printers

Printco Printers, Ramsgate	039 3144 853	printco@lantic.net
Screens & Signs Shelly Beach	039 315 5000	
Postnet Margate	039 317 2273	

Surveyors

Hudson Naude Kirby	039 312 0080	admin@hnkgeomatics.co.za
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Television & Aerials

Margate Aerials	083 269 4603 / 039 315 6909
Martin Electronics	082 880 7008 / 039 317 2222

Waterproofing

Wilcote	083 986 7071	roryp@wilcote.co.za
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Special Occasions - Party Supplies

Elle Events	078 543 8629
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SAN LAMEER

Important and Emergency Numbers

RESTAURANTS

San Lameer Hotel Lagoon Bar & Grill	039 313 0011
San Lameer Clubhouse Restaurant	039 313 5141
Blue Lagoon Restaurant, Ramsgate	039 314 4149
C-Bali Restaurant, St Michaels	072 546 1898
Flavours Restaurant, Margate	039 314 4370
Waffle House Restaurant, Ramsgate	039 314 9424
Breakers, Uvongo	039 315 6174

ACTIVITIES

Beaver Creek Coffee Farm & Tours	039 311 2347
Wild Coast Sun Casino & Wild Waves Water Park	039 305 9111
Ster-Kinekor Movie Theatre	087 055 0084
MacBanana	039 319 1033
Oribi Gorge Zipline	033 845 1999
Pure Venom Reptile Park	082 492 8256
Riverbend Crocodile Farm	039 316 6204
Butterfly Farm	072 235 3688
Must-Byt Ocean Charters	082 777 7324
Selsdon Park Estate (Horse Riding on the Beach)	083 301 2941
Lake Eland Game Reserve	039 687 0395
Landers Dive centre	039 978 1045

SERVICES

Hairdressers

Sands International Hair Salon	039 315 7636
Redzz, South Coast Mall	039 315 6765
Leandri Hattingh Hair & Make-up	076 257 6066

Courier Companies

Postnet, Margate Hibiscus Mall	039 317 2273
The Courier Guy	039 315 1352
Nanami Nursery	082 781 3261
Petterson & Pandaram Attorneys	039 317 3094

Travel Agency

Harvey World Travel Shelly Beach	039 3156330	sarah.margison@harveyworld.co.za
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SHOPPING CENTRES

Shelly Centre Mall, Shelly Centre	039 315 1304
South Coast Mall, Izotsha Road	039 315 7515
Hibiscus Mall, Margate	039 312 0680
Scottburgh Mall	039 976 1045

GOLF COURSES

Southbroom Golf Club	039 316 6051
Port Shepstone Country Club	039 695 0141
Margate Country Club	039 312 0571
Wild Coast Sun Country Club	039 305 2799

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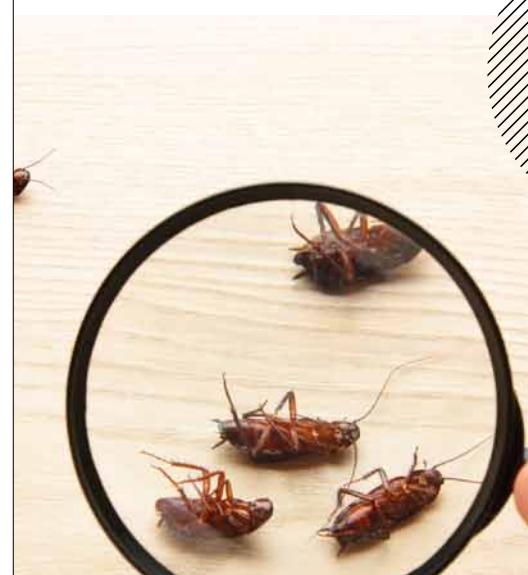
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— BIG ON — GIVING BACK

WORDS JOLANDA CLOETE

San Lameer Estate participated in a few very special social responsibility projects this past year.

4X4 MENS TEAM CHALLENGE DONATIONS

San Lameer Estate and Country Club take immense pleasure in hosting golf days, but the true satisfaction lies in utilising funds raised during these events to make a meaningful impact on the community. This sentiment recently came to fruition when Managing Director Pine Pienaar and Country Club General Manager Pierre van Vuuren extended a warm welcome to leaders and representatives from specific organisations for a special handover at the Country Club.

The funds were generated through a charity auction held at San Lameer Country Club's recent 4x4 Men's Challenge tournament, a gathering that drew golf enthusiasts from all corners of the country. A substantial sum of R85,000 was subsequently donated to six deserving organisations. These beneficiaries include South Coast Hospice (R20,000), CANSA Durban (R20,000), Pro Deo Care Group (R20,000), Margate Round Table (R10,000), Siyakwazi (R10,000) and SPCA (R5,000).

San Lameer is delighted to present these cheques to support the admirable individuals leading these organisations as they carry out their compassionate and uplifting work. It's particularly commendable given the challenging circumstances they face, relying on public support during economically strained times. The Estate extends gratitude for the invaluable work they do, and we sincerely hope that these contributions will aid them in making a significant difference in the lives of those who need it most.

The commitment to giving back to the community remains a core value for San Lameer, ensuring that their golf events not only provide enjoyment for participants but also serve as a force for positive change in the broader society.

An additional R10,000 from the funds raised has been allocated to host the children and older persons above

65, residing at Tent City across the R61 from San Lameer, for Christmas celebrations. This will include serving traditional Christmas food and a gift for each of the 30 individuals.

SANBS BLOOD DRIVES

San Lameer hosts at least four blood drives per year. We would like to thank all the employees and owners who have contributed towards this worthy cause. The generosity is helping to save lives and make a positive impact in our community.

HAMPERS FOR SAN LAMEER CADDIES

San Lameer Country Club, renowned for its exceptional golf course that often encourages the use of carts, is equally distinguished by its team of adept caddies. Some of these caddies are not only skilled golfers but have consistently demonstrated their expertise in assisting players during both social and tournament golf rounds. Whether it's providing guidance on club selection over challenging water hazards, deciphering the nuances of a tricky putt, or accurately gauging the impact of the wind, the caddies at San Lameer play a crucial role.

Beyond their on-course support, these caddies extend their services to meet and greet golfers, transporting clubs from cars to carts with a welcoming smile. Recognising the invaluable contributions of the caddy team and their commitment to professionalism and amiable service, San Lameer decided to express gratitude this past winter.

In a recent gathering at the clubhouse, the caddies were presented with substantial hampers filled with food and other essentials. This thoughtful gesture aimed to assist the caddies and their families in navigating through the chillier winter months. The Estate prides itself on the fact that the caddie team is equipped to offer only the best throughout the year, no matter the season.

KIDS TO THE SEA PROJECT

San Lameer Estate proudly supports the Round Table Margate 46 with their "Kids to the Sea" project on an



various philanthropic initiatives. One noteworthy commitment is their ongoing support for the National Sea Rescue Institute, marked by an annual cash donation.

Springtime at San Lameer witnesses a heartwarming tradition of a brunch organised for the resident ladies. In a generous display of compassion, they contribute dog and cat food as part of a dedicated SPCA drive, exemplifying the Estate's commitment to animal welfare.

Villa Rentals, serving as the official rental agency for the Estate, extends its philanthropic endeavours to cancer clinics along the coast. Their thoughtful visits bring not only support but also edible delights to the clinics.

annual basis. We were part of yet another unforgettable day etched into the tapestry of memories – reinforcing why holidays at San Lameer stand out as the absolute best!

For over 25 years, Margate Round Table 46, in collaboration with Northridge Round Table 117, has orchestrated the Kids to the Sea project. This year marked a significant milestone as they welcomed 12 orphans, aged one to 19, from St Laurence's Children's Haven in Johannesburg for an inaugural week-long seaside retreat.

San Lameer proudly played host to day one of this heartwarming initiative, driven by our unwavering passion for the well-being of the children in our nation. The day was brimming with special moments:

- Thoughtful gifts and clothing to brighten their day.
- Indulgence in delectable food and delightful ice cream treats.
- Adventurous paddling experiences.
- A taste of the golfing realm.
- A plethora of other delightful surprises!

OTHER SOCIAL RESPONSIBILITY PROJECTS

San Lameer Estate, in collaboration with Villa Rentals, actively contributes to the welfare of the community through

Additionally, Villa Rentals actively contributes to the South Coast Hospice, exemplifying a commitment to healthcare within the community. This year, their generosity expanded to education as they provided financial assistance to Suid-Natal Primary School, aiding scholars who face challenges affording textbook fees.

Undoubtedly, San Lameer believes that charity begins at home, evident in their longstanding tradition of hosting an annual children's Christmas event. This heartwarming occasion is dedicated to all the staff's children aged 12 years and younger. The day is a celebration, complete with abundant treats, the presence of Father Christmas, and the delightful participation of Alexander, San Lameer's very own Eagle Mascot.

Through these diverse initiatives, San Lameer Estate and Villa Rentals not only enrich the lives of those within the community but also embody a spirit of benevolence that resonates throughout the year.





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COUNTRY CLUB

Projects and Improvements

WORDS PIERRE VAN VUUREN



They say change is not an event, it is a process. We saw this in 2023 with various changes and improvements at San Lameer.

We certainly don't fear change. In fact, we embrace it on a daily basis to improve the experience for everyone who visits our clubhouse and golf course.

Some projects we completed in 2023:

- Kitchen revamp to improve the demand and functionality of our kitchen.
- Built an additional pizza oven to improve our offering and demand in season.
- Soft revamp of our lounge area with new furniture.
- Drainage projects on the 5th, 7th and 8th holes.
- Re-enforced the bank and diverted the water stream on the 16th hole.
- Successfully inter-seeded bent grass on our greens.
- Added more golf carts to our fleet.
- Installed our San Lameer Coffee Bar.

As you can see, it was a very successful year on and off the golf course. These changes will help us to keep up with



the demands and service levels demanded from our team. On the course, the improved drainage will help with the playability of those three holes mentioned.

Improved drainage will also allow us to handle the unpredictable rain much better, thereby avoiding having to close our course when

we have had a lot of rain. This last financial year, we had to close our course for 26 days due to rain or the course being flooded.

As you can see, we have had a very productive year at the Country Club. We have quite a few projects planned for 2024 that will improve the overall Club experience even more.

UNINTERRUPTED PURE WATER AND STABLE ENERGY SUPPLY ON ITS WAY FOR SAN LAMEER

Due to various challenges over the past eight years with water supply to areas in the South Coast and the known energy supply disruptions on the national grid, San Lameer have embarked on a partnership with PCM ReCon (as specialists in energy, water and waste) to engineer solutions to make San Lameer (SLM) independent from the local municipal water supply and to ensure stable energy supply.

THE TURNKEY PROJECTS ENTAIL:



Water treatment plant delivering 280KL of compliant drinking water per day on average, capable of filtering borehole and dam/river water to SANS 241 drinking standards.

Which also includes the drilling and testing of boreholes.

Water storage and booster pump sets.



Solar PV plant of 4MWp and maximum exporting of 2MW



All regulatory approvals



All water & electrical reticulation



PHASED APPROACH:

PHASE 1

1. Detail design and energy and water regulatory requirements
2. Risk mitigator – drilling of boreholes and assembly of a manual basic filtration plant and booster pumps with the general authorisation up until the WULA is obtained (estimated early in 2024).
 - Supplying water to SLM from beginning December
 - Generator backup during load shedding

PHASE 2

1. Advanced, fully automatic water treatment plant, when the WULA is obtained – estimated 2024.
 - Installation of another 1 500 000 litres reservoir (in total providing six to eight days of back-up water storage)
 - Direct inline water quality monitoring
 - Reduced operational costs with less operator intervention required
 - Two more advanced treatment steps capable of handling larger and more seasonal feed water quality variations including removal of dissolved solids when required
 - Increased standby equipment for successful long-term operation
 - Increase treatment capacity to sustain higher peak loads in full
 - Can add on waste water treatment in future
2. Solar PV installation and energy generation – estimated 2024.
 - Battery storage will be considered





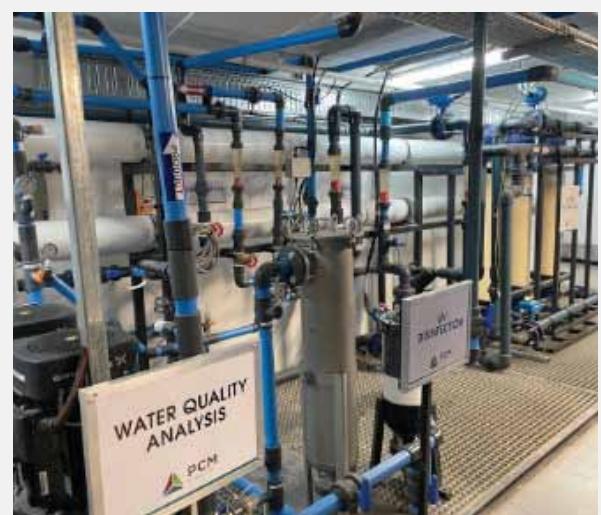
PROGRESS TO DATE:

1. Department of Water and Sanitation (DWS) in KZN - 30 October 2023 general authorisation obtained, full WULA in progress with associated additional studies.
2. Registration with Eskom and NERSA in progress.
3. Detail design complete.
4. Phase 1 water items:
 - a. Boreholes drilled and tested five more boreholes and pumps are being installed (12 pumps including three booster pump systems)
 - b. Water and electrical installed
 - more than 1800 metres of piping across the Estate
 - more than 600 metres of cable
 - c. Water plant equipment delivered and plant being assembled - in total six treatment steps are included
 - d. Enclosure and roof work in progress
 - e. Testing and commissioning towards the end of November 2023

MANUAL BASIC FILTRATION & RETICULATION:



AUTOMATED ADVANCED FILTRATION & STORAGE, & TYPICAL EXAMPLES BY PCM:





A festive message to all our homeowners, guests, and fellow colleagues

The South African property market has experienced an intriguing mix of trends in recent times. At a local level, here's a glimpse into what's been happening:

- **Resilience Amidst Challenges:** Despite facing economic uncertainties and global pandemics, the South African property market has shown remarkable resilience. Property values have remained relatively stable, offering a sense of security for homeowners.
- **Demand for Secure Estates:** Gated communities, such as San Lameer, have continued to be a sought-after choice for homeowners. The allure of security, pristine surroundings, and the serene lifestyle which our beachfront estate offers remains key for us in our local market.
- **Digital Transformation:** The industry has seen a significant shift towards digital tools and platforms for property sales. Virtual tours and online listings have become indispensable for both buyers and sellers. We are actively working on these features 24/7/365.
- **Interest Rate Movements:** Increasing interest rates this year have influenced the affordability of properties. The market has seen potential buyers capitalizing on favorable rates recently being offered by our financial institutions, leading to increased demand during the last quarter.

On the international stage, South Africa remains an attractive destination for property investment. We have observed:

- **Global Interest:** International investors continue to show interest in South African properties, driven by the country's natural beauty, favorable exchange rates, and diverse culture.
- **Lifestyle Choices:** South Africa's diverse climate and lifestyle options are appealing to our international buyers, many of whom are drawn to the country's coastal areas, pristine Golf course, Blue flag beach with San Lameer being a beneficiary.

Villa Sales at San Lameer remains dedicated to serving your property needs on our beautiful golf estate. As we approach 2024, we are committed to providing our owners a top-notch service, and in helping you our prospective purchasers find the perfect property that suits your lifestyle and investment goals.

In conclusion, we extend our sincere gratitude to our homeowners for your trust and support throughout the year. We wish you and your loved ones a Merry Christmas filled with joy, laughter, and the warmth of home. Thank you for making Villa Sales at San Lameer a part of your homeownership journey. We look forward to an exciting year ahead and assisting you with all your property needs.



Derek



René



Travis



Erika

VILLAS, STANDS AND SHARES AVAILABLE

On-Site Sales Team

Derek Thomson | 082 774 7784 | derek@villasales.co.za
René Smith | 082 571 1789 | rene@villasales.co.za
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SAN LAMEER ESTATE OFFERS YOU VACANT LAND AS AN OPPORTUNITY to build your dream Villa for permanent living or alternatively your own Luxury Holiday Villa on a well positioned sea view stand. If you prefer golf course or views out over Africa, Villa Sales will gladly assist you with your choice.

*The Premier Beachfront, Golfing and Secure Family Leisure
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SCAN ME



gifts or even for yourself, including diffusers and air mists.

The Lagoon Spa & Wellness Centre Gym is under new management. The daily rate remains at R100 per day and the month's membership is R1000. It is accessible to all guests within the Hotel and San Lameer Estate, as well as South Coast locals.

The added benefit of the gym is the photodynamic therapy treatment which is now available at the Spa at an additional cost. If you have bruises or muscle soreness and tenderness, this session can be booked to assist you with easing that pain and clearing any bruised areas on your body or face.

The Lagoon Spa & Wellness Centre Manager is a qualified aesthetician, and she is looking forward to assisting you with any advanced para-medical skincare or body care concerns. For all aesthetic services booked, it is imperative to take home at least an SPF prescription to further assist in the skin's healing and protection.

You have the option to be guided through the booking of a chemical peel, micro-needling, plasma pen treatments, high-frequency treatments, photodynamic therapy treatments and ultrasonic treatments. We have also created a festive season package including a 60-minute HSR BABOR Facial, a 60-minute Lava Shell Full Body Massage, and a 60-minute Deluxe Pedicure. This special can be booked between 15 December 2023 and 5 January 2024.

We would like to thank our clients for a wonderful year 2023 and wish you a blessed festive season.

Lagoon Spa & Wellness Centre Team

From the LAGOON SPA & WELLNESS CENTRE

We have had a wonderful year of growth and internal changes and are looking forward to finishing the year 2023 with a bang! We have acquired a few very good and effective skincare and body care products and also kept some of our trusted brands. If you believe in local, South African brands, we have TheraVine skincare and body products. For the festive season, you can expect to save on product packages, where you can get two or more products for less.

We have also acquired a high-end spa and aesthetics skincare and body brand: BABOR. It has been well-received by our spa patrons, as it is an exclusive, international brand. We can't wait for the advent calendar filled with BABOR products, which is always the highlight of the whole year. With this advent calendar, you can prepare your skin for 24 days to help reveal healthy, glowing skin on Christmas Day.

We also have Lagoon-branded products that can be purchased as



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BIRTHDAYS AND CORPORATE



Chicken CORDON BLEU

SUBMITTED BY EXECUTIVE CHEF TALENT MTHEMBU FROM SAN LAMEER HOTEL

Cordon bleu cooking doesn't have to be difficult! Chef Talent shares his simple recipe for a delicious, cheesy chicken cordon bleu. Yum!

INGREDIENTS

- 4 chicken breast fillets, skinned and deboned
- 4 – 8 slices of ham
- 4 – 8 slices of mozzarella cheese
- 1 cup flour, seasoned with salt and pepper
- 3 eggs, large and beaten
- 2 cups panko breadcrumbs

METHOD

1. You need to flatten the chicken. Place your left hand (if you're

right-handed) on the chicken breast and slowly move through the chicken breast with a sharp knife until you've butterflied the breast. Do not cut all the way through. Alternatively, if you're not comfortable with this method, you can flatten the entire chicken breast, although this is more difficult. Now, place your chicken breast in between two pieces of clingwrap and pound it with a rolling pin. Flatten the breast until it's about half a centimetre thick. Set aside.

2. Place the flour, eggs and breadcrumbs all in separate bowls suitable for dipping and covering.

3. Heat about two centimetres of oil in a frying pan and preheat the oven to 180°C.
4. Place a piece of ham (or two if the ham slices are smaller) on the chicken breast. Place the mozzarella on top of the sliced ham. Carefully roll up the chicken breast.
5. Dip the chicken in the seasoned flour, then in the beaten egg, and finally in the breadcrumbs.
6. Carefully place the chicken in the hot oil (seam side down) and fry for two to three minutes until golden brown. Transfer to a suitable oven dish and pop into the oven for 15 to 20 minutes.
7. Serve with a squeeze of lemon or sauce of your choice.

FESTIVE FRUIT & Brandy Pudding

SUBMITTED BY FOOD & BEVERAGE MANAGER JOHAN LOOTS SAN LAMEER COUNTRY CLUB

Is it Christmastime without a festive fruit pudding? It is best to bake this pudding a day or two before needed. It freezes well and the recipe is perfect to double up for a larger pudding.

INGREDIENTS

For the Cake

- 100g self-raising flour
- 5ml ground cinnamon
- Pinch of ground cloves
- $\frac{1}{2}$ tsp ground nutmeg
- 1 tsp bicarbonate of soda
- 50ml sunflower oil
- 100ml brown sugar
- 50ml golden syrup
- 2 large eggs
- 2 large carrots, finely grated
- 100g pecan nuts, broken
- 100g fruit cake mix
- 10 glazed cherries, cut in halves

For the Sauce

- 100ml brown sugar
- 30ml (6 tsp) margarine or butter
- 125ml cream
- 75ml brandy

METHOD

For the Cake

1. Preheat the oven to 160°C.
2. Mix all the dry ingredients in a mixing bowl.
3. Beat the oil, brown sugar, syrup and eggs together. Add this mixture to the dry ingredients and mix well.
4. Add the carrots, broken pecan nuts, fruit cake mix and glazed cherries. Mix well.
5. Pour the mixture into a greased heat-proof dish or loose bottom cake pan. Bake in the oven for 45 minutes.

For the Sauce

1. In a saucepan, heat all the ingredients together until the sugar is dissolved.
2. Pour the sauce over the cake as soon as it comes out of the oven.
3. Serve with custard or whipped cream.



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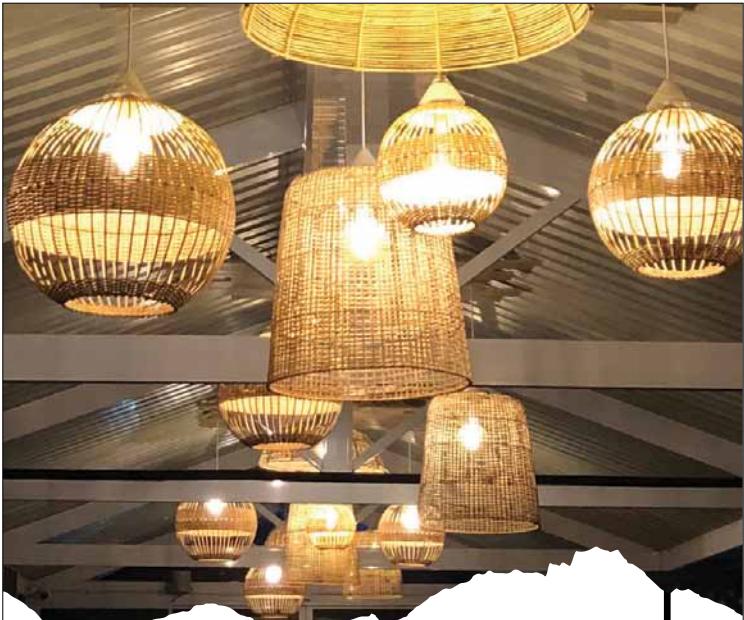
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IMPORTANT CONSIDERATIONS WHEN BUYING A HOME

As buying a home is probably the most important financial decision of a lifetime, it is vital that you do your research thoroughly to make an informed decision and avoid making expensive mistakes.

ESTABLISH YOUR AFFORDABILITY

As a potential buyer, particularly a first-time buyer, it would be helpful to ask your agent to introduce you to a bond consultant, who offers a free service to pre-qualify you financially so that you have a clear understanding of your affordability.

Ensure that you are fully informed and understand all the costs involved in purchasing a property.

VIEWING PROPERTIES IN YOUR PRICE RANGE

Prospective buyers need to establish which area would best suit their requirements and then look at a variety of homes to fully understand value. It is important to be familiar with pricing and value when buying a home. It is also essential to see as many houses in your target area as possible and get a feel for the environment in which it is located. Agents that are focused on a specific area can be a great source of information.

BUILDING PLANS

When seriously considering buying a specific property always request a copy of approved building plans and make sure that they are up to date as sometimes renovations have not been approved by the local municipality.



**GOOD BUY – Fully renovated and furniture included
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SECTIONAL TITLE PROPERTIES

When buying a sectional title property, check the levies and see if there are any special levies in force. Always obtain a copy of the house rules and determine whether they would suit your family's lifestyle. Especially note their pet policies should you have any pets. It would also be wise to obtain the latest financials and AGM of the complex.

WORK WITH A TRUSTWORTHY AGENT

Always work with an experienced agent who has a good track record in your specific area. Choose someone who you can trust and who will listen to you and understand your requirements. The right agent will always have your best interests at heart and will guide you to make informed decisions.

Sheryl Schilz is an experienced industry leader in her field and has been awarded multiple sale and customer service awards in her exceptionally successful career as a real estate agent.

Sheryl has been selected and approved by San Lameer HOA and always strives to provide buyers and sellers with knowledgeable advice and superior service.

**Sheryl: 082 5577 199
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