

From the Developer...

It's no secret that the property market may have cooled off somewhat over recent months but Eye of Africa is still receiving great interest and achieving continued sales, which demonstrates the projects' superior and unique lifestyle offering. Phase 2 is proceeding swiftly with construction well underway and we are anticipating transfer of this phase to approximately another 230 residents early in the New Year.

The six show homes are also progressing well with completion expected at the end of this year.

The golf course is now fully shaped and we are eagerly awaiting the warmer weather, summer rains and the courses' ultimate green splendour.

Brad Tindale
Chief Operations Officer



Sales office open six days a week

Our sales office at the Eye of Africa Discovery Centre is now open six days a week - Tuesdays to Sundays from 10am to 4pm. Visit one of our consultants, or contact Craig on 082 570 9675 or Jack on 082 444 4180.

Greg Norman visits Eye of Africa

In the beginning of July and prior to the British Open, golfing legend Greg Norman paid another visit to Eye of Africa.

The aim of his third visit to Eye of Africa was to review and ensure that the construction activity of the golf course was delivering in accordance with Greg's vision and expectations. This design concept is created for each project and emphasises individual character and an emphasis on aesthetics and playability.

Construction of the golf course has progressed substantially since Greg's visit in December last year, with shaping completed on all 18 holes, irrigation and drainage are well underway, with four holes already grassed.

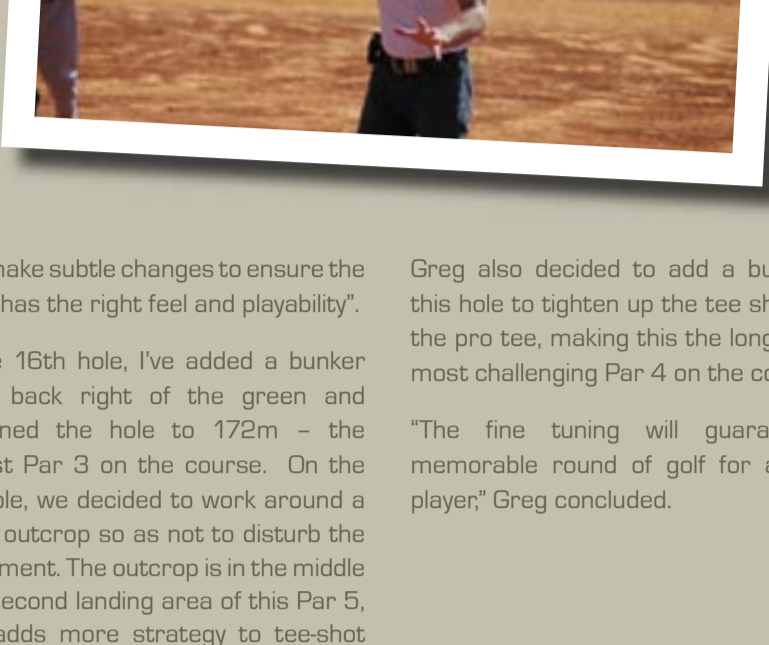
During his visit Greg commented that he is delighted with the progress of construction as "this strategically planned examination of the course allows

me to make subtle changes to ensure the course has the right feel and playability".

"On the 16th hole, I've added a bunker to the back right of the green and lengthened the hole to 172m - the shortest Par 3 on the course. On the 17th hole, we decided to work around a natural outcrop so as not to disturb the environment. The outcrop is in the middle of the second landing area of this Par 5, which adds more strategy to tee-shot placements," Mr Norman explained. The finishing Par 4 was lengthened to 465m.

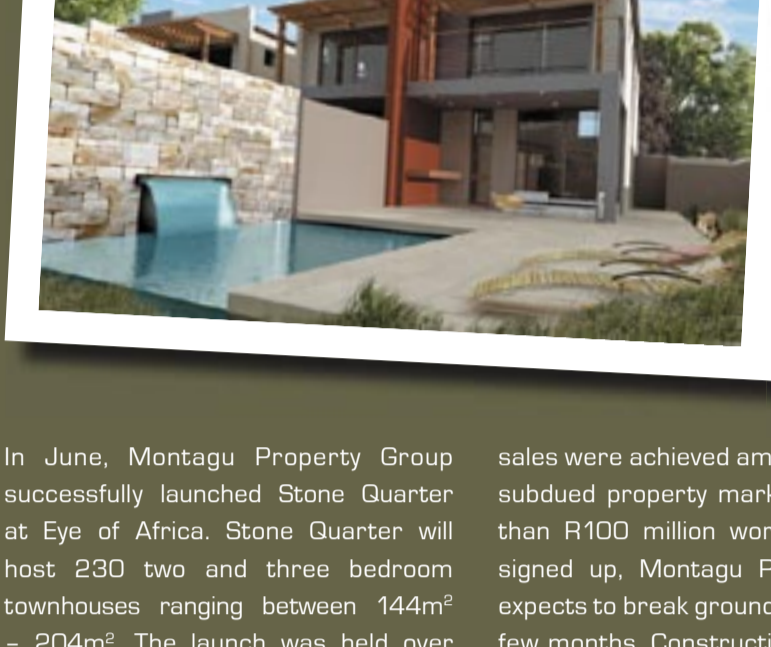
Greg also decided to add a bunker to this hole to tighten up the tee shot from the pro tee, making this the longest and most challenging Par 4 on the course.

"The fine tuning will guarantee a memorable round of golf for any avid player," Greg concluded.



Stone Quarter's Successful Launch

stone quarter



In June, Montagu Property Group successfully launched Stone Quarter at Eye of Africa. Stone Quarter will host 230 two and three bedroom townhouses ranging between 144m² - 204m². The launch was held over two weekends with more than 200 people attending, a stunning result in the current market. The launch took place on site giving visitors the opportunity to see the tremendous progress that has taken place at Eye of Africa, such as the extensive landscaping of parks and street scapes.

It is a testament to the quality of Eye of Africa and the exceptional value offered in Stone Quarter, that excellent

sales were achieved amidst a currently subdued property market. With more than R100 million worth of property signed up, Montagu Property Group expects to break ground within the next few months. Construction work will be done by Montagu Construction which possess a solid reputation for quality and integrity and has been active in the Gauteng housing market for almost 30 years.

Stone Quarter is a niche development, with an architectural style best described by award winning architects Warburton & Associates, as African-Contemporary, seamlessly merging indoor and outdoor living while

capitalising on the unique benefits of each site. The development is ideally positioned adjoining the first and second fairways of the 18-hole golf course which is designed with a minimal environmental disturbance approach.

For enquiries please contact one of the Montagu Sales Team:

Craig du Bruyn - 082 570 9675
Peter Collins - 082 455 1611
Jack Bezuidenhout - 082 444 4180

Construction Update

The Gate House

The EOA Gate House is now complete and will shortly be outfitted with various electronic security components. The area also boasts an outside water feature, a decking area as well as a cosy inside fireplace.



The front gates have been installed and provide an impressive entry statement.

Recent aerial photographs of the driving range and the progression of Phase 2 at Eye of Africa



Interview with Nic and Helen du Toit - EOA's first residents to start building their dream home

What was your motivation for commencing the building of your home as soon as you could?

We sold our house in Sandton and bought a stand at EOA with the proceeds. Nic does most of his business out in the South, being an architect, so we saw it would be better to live in the area than do the all travelling from Sandton - we are proud to be the first residents building our home in EOA. With all the walls now completed the roof will be on sometime next week!



What do you think are the benefits to building a home now in the current economic climate?

Due to the current economic market, suppliers are offering substantial discounts on building materials which all helps in the building process. My own personal situation is different, as the building materials etc are being bought with the proceeds of the sale of our previous house in Sandton.

Please explain the motivation behind the architectural design of your home. What were your influences? What have you set out to achieve?

With building our own home in EOA, we followed the architectural guidelines as much as possible in order to achieve the Afropean feel that EOA boasts. Some design elements such as solar panels and cooking and heating with gas, allows our home to be more eco friendly, which is important to us. We agreed to build our house so that the Northern sun warms up the rooms in Winter as well as creating a roof that overhangs to provide shade during the hot Summers, there is also insulation in the roof to keep us warm during the cold months and ventilation to keep us cool during the longer hot months.



Are you Golfers? How excited are you about playing on the first Greg Norman designed golf course in Johannesburg?

We have both been trying to play as much golf as possible, but often don't find the time to play. One of the reasons for us buying in EOA is the fact that the golf course will be on our door step. We are really looking forward to playing especially since the course is designed by Greg Norman.

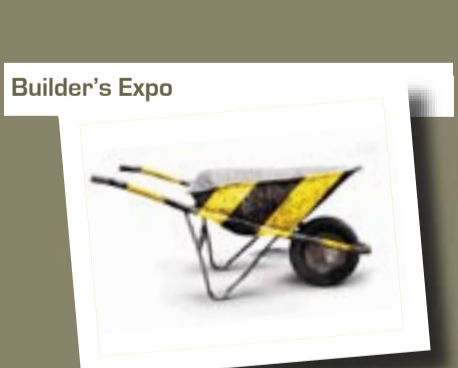
Why did you choose the stand you purchased? Did the proximity to two parks influence your decision?

Having the two parks in close proximity definitely influenced the selection of our stand. Our stand is situated on a little rise and has a 270 degree panoramic view, which is beautiful. We have designed our house to have a large veranda looking North over one park and another smaller veranda looking over the larger park and amphitheatre.

To conclude, both Nic and Helen really love the whole layout of Eye of Africa and are very excited to be building their own home. One reason why they bought and are building their home in Eye of Africa is to have the security of estate living, which is vital to them and to any family. Both Nic and Helen are delighted to have the opportunity to design and build their own house to capture and take full advantage of the unique lifestyle that Eye of Africa has to offer.

August Events at Eye of Africa - For your Enriched Living

Builder's Expo



Due to the success of the previous Builder's Expo, Eye of Africa will host another Expo on 17th August from 10am until 4pm.

This Builders Expo will give you the opportunity to discuss your dream home with the architects and builders on show. There will also be two presentations made by an experienced architect, who will not only answer any questions you have but also discuss topics including: the overall building process and the intent of the Eye of Africa architectural guidelines.

There will be two presentations on the day starting at 11:30am and again at 2pm, the day is sure to be full of helpful info.

Refreshments and lunch will be served throughout the day. There will also be entertainment to keep the kids occupied while you discuss your future plans with the builders and architects.

For more information please contact Brenda on 082 575 2540 or brenda@thirdplanet.co.za

"Green Fingers"



Eye of Africa is proud to announce an event that will get your fingers green

The landscape character of Eye of Africa is derived from the natural Highveld landscape and aims to enhance the inherent qualities of the natural and historical environment whilst adding value to the development. The landscape design is modern, contemporary and elegant with simplicity as ruling principle.

Eye of Africa home owners and their guests will enjoy an afternoon of education; including information on Eye of Africa landscaping guidelines. This presentation will provide practical ideas and support on creating the ideal garden for your EOA home. As a bonus, you will learn important tips on how to create an organic vegetable garden.

The event will take place on 31st August from 11am until 2pm.

For more information please contact Brenda on 082 575 2540 or brenda@thirdplanet.co.za

Home Owners Association

Since transfer of stands in March 2008, no levies have been imposed on our Phase 1 residents as costs have been fully subsidised by the developer. With the opening of the gatehouse, installation and operation of various security components and ongoing maintenance of the estate's various roads, paths and landscaping, levies will be charged from the 1st of August 2008.

Such levies cover the cost of managing the Home Owners Association and include benefits such as those mentioned above and the general upkeep and management of the Eye of Africa.

It should be noted that due to the limited number of members of the home owners association, the developer will continue subsidising costs by more than 50% and levies will be initially charged at R600 per month including VAT.



If your contact details have changed, please send an email to info@eyeofafrica.co.za

www.eyeofafrica.co.za