

INTABA RIDGE

MAGAZINE

INSPIRED LIVING NATURALLY

FEATURED SCHOOLS
MARITZBURG COLLEGE AND ST JOHNS D.S.G

MEET THE
Schultz Family

BLACK OUTS
AND GREEN SOLUTIONS

INTABA RIDGE

— SECURE ECO - ESTATE —

MARCH 2020

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— SECURE ECO - ESTATE —

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INTABA RIDGE

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from the DEVELOPER



We are very proud of the brand-new look of the Intaba Ridge magazine that welcomes in a new decade! In the Chinese zodiac, 2020 is the year of the rat. It is ironic that in this year, supposed to bring wealth and good fortune, China has experienced one of the most contagious viruses in recent memory that is starting to spread across the whole world. We hope that it is contained soon and that this "black swan event" is brought under control as soon as possible. "Black swan events" are those events that come as a

surprise but have a major effect or impact. In the security world, it is always prudent to plan for worst case scenarios and to have contingency plans for "black swan events". It is therefore appropriate that we introduce our dedicated and skilled team that controls the security at Intaba Ridge.

From the master plan with contingency measures through to daily monitoring, reporting and access control, there are many layers of security controls that require the teamwork and skill of a focused team of professionals. This edition introduces you to the people behind the scenes that make this happen!

One of the other key talking points of the New Year has been the return of severe load shedding, with Eskom announcing stage six load shedding in December. This is the highest level of load shedding ever announced and meant that 6000 MW of our national capacity was not available. We hope that the government manages to get a grip on the mess at Eskom, and to start "righting the ship" sooner rather than later. However, in the meantime, we got hold of the guys at Bundu Power here in Pietermaritzburg to give us an overview of alternative and back-up energy options.

There is an extremely informative article that looks at various "green ways" to deal with our current power challenges, and even save money on your power bill. It also explains the differences between inverters and UPSes, and gives you a checklist to consider before installing a generator.

On a brighter note, the Estate is looking magnificent after the summer rains and the wildlife have had an extremely active breeding season! With only a few remaining stands left in phase one, this really is the perfect time to "secure your view" by investing in a view site on which to build your dream home. Come and find out what all the fuss is about and start experiencing designer living... naturally.

Brendan Falkson

Director of Sign Power Investments,
the Developer of Intaba Ridge Secure
Eco - Estate

BLACKOUTS

AND GREEN SOLUTIONS

These days, everyone would love to generate their own electricity for their own consumption to avoid power outages and constant price increases. We chatted to Guy at Bundu Power in Pietermaritzburg to take a look at what sort of green options are available and what to consider before taking the plunge to invest in alternative energy or a backup supply.

OPTION ONE: FULL OFF-GRID SOLAR SOLUTION

Going off the grid can be costly, but if you're prepared to make the necessary changes, this price can be reduced substantially. You don't need to make all the changes at once, but it's good to know where to start. The following 10 points should be considered when going for an off-grid solution.

1. Convert your lighting

If you're using old incandescent light bulbs, you're literally burning money! Even the new light bulbs have their limitations for energy saving when you have many of them. Replace all of your light bulbs with LED light bulbs. This will significantly reduce your current electricity usage and reduce the size of the solar system you require.

2. Convert your appliances

Converting your cooking and hot water

heaters to alternative power is the next big change. Electric stoves, ovens, geysers, heat pumps and heaters all use excessive amounts of power when considering a solar system. Where possible, replace these with their solar alternative, and if that isn't an option, replace them with gas.

3. Changing consumption patterns

Change when you're using your power. If you can change when you're using your power to position most of it during peak sunlight hours, then you'll reduce the load on the batteries during the evening. This might not seem like a big deal but the less discharge you have on your batteries, the longer they last.

4. Battery storage is expensive

As previously mentioned, batteries have a lifespan. This lifespan is greatly reduced

if your batteries are discharged too far on a regular basis. In order to avoid having to replace the batteries often, high quality lithium batteries can be used. These can be discharged further and have a longer battery life than traditional lead acid based batteries.

5. Do you have the space?

A full off the grid system requires a lot of space. Not only do you need space for around 12 panels (5 kW system) on your roof, you also need the space to house the batteries. As the lifespan of the batteries is also affected by the ambient temperature that they're kept at, the batteries required to have a functional off-grid system need to be housed in a cool, dry area.





6. Why do you need so many panels and batteries?

If you're going off-grid, there is generally no backup (unless you have a generator as a last resort), so in order for the system to function correctly, even if you have a couple of days with bad sunshine, you need to have enough battery storage to keep you running.

7. Maintenance

Solar systems generally do not require a lot of maintenance. Ideally, you should purchase maintenance-free batteries to avoid the hassle of checking water levels constantly. The only other aspect that needs your attention is the panels. These should be hosed down every now and again to ensure maximum efficiency. They tend to get covered in dust, etc. over time, which reduces their efficiency. A quick hosing down will sort out the problem.

	UPS (Uninterruptable Power Supply)	INVERTER
Definition	The UPS is an electrical device that provides power to the load when the main power fails	The inverter converts direct current (DC) to alternating current (AC)
Function	Act as a flywheel storage system	Main function is to convert DC power to AC power
Switch over	Immediate	Takes time
Backup	Electricity	Electronic power
Types	Offline, Online, Line Interruptive and Standby UPS	Stand Alone and Grid-Tie Inverter
Connection	Directly connected to the appliances	Connected to the battery and appliances
Cost	More expensive	Less expensive
Circuit	Inverter and controller	Battery
Supplying Power	Short Duration	Long Duration
Voltage Fluctuation	Does not have	Does have
Use	Domestic and industrial	Domestic only



8. Have a backup

If your intention is to completely part ways with Eskom, you should keep in mind that all technology has its limitations. If your solar system isn't functioning for one reason or another, you will not have power until the problem has been identified and fixed. Investing in a backup to your primary electrical system would be prudent. It doesn't have to be anything big or expensive, especially since you've more than likely already converted all of the power-hungry items in your home or office to be energy efficient.

9. Source the components carefully and have a professional install them

This is your primary source of electricity. Make sure that you have good quality

components with local backup and support. Are you prepared to wait weeks sitting in the dark while the supplier is assessing the problem with your inverter? Probably not, so stick to quality brands with local support and professional installers who know what they're doing. The installation of an off-grid system can be as exciting as it is painful if you don't have it done properly.

10. Return on Investment (ROI)

In South Africa 2020, the pay-off period for an off-grid solar system is still fairly long if you're looking to convert a whole house, as the reduction in carbon emissions and consistent supply of power are hard to quantify in rands and cents and therefore do not form part of the ROI calculation. If your motivation is financial, then you should consider the hybrid and grid-tied systems as alternatives. These systems are far less expensive and can also offer great long-term savings and backup to Eskom.



OPTION TWO: GRID-TIED SYSTEMS

Grid-tied systems supplement your mains utility with solar power. In order to achieve this, the electricity produced by your solar panels is converted from direct current (DC) to alternating current (AC) by the grid-tie inverter. The inverter then synchronises the two power sources and supplements the mains utility with the solar power. The advantage of this system is that you can dramatically reduce your mains utility bill through solar power. No power is stored for later use, and hopefully, in time, this excess power can be fed into the grid.

OPTION THREE: HYBRID SYSTEMS

A hybrid system makes use of a solar hybrid inverter, which is a hybrid between the traditional on-grid inverter and off-grid inverters. During normal operation, the hybrid inverter synchronises with your mains utility power and supplements your power usage using the solar power during the day. In addition to this, cost-saving batteries are used to supplement your usage during the evening hours. The solar hybrid inverter will first use the solar power and, if demand exceeds the solar power, it will supplement it with your mains power. If the solar power is exceeding demand, this will be used to charge the batteries.

Bundu Power's range of solar hybrid inverters has an Emergency Power Supply (EPS), which offers backup power if your mains utility power fails. In EPS mode, power is supplied solely from the battery pack up to the maximum capacity of the inverter installed, to cover only the most important appliances when there is no power.

OPTION FOUR: GENERATORS

Generators are a viable option as a backup to your mains, hybrid or off-grid solar system. The biggest problems with generators are the amount of noise they make whilst running and the cost to run them over a long period of time. The advantage is that they can provide more backup than batteries or UPS systems.

Bundu Power supply silent generators (both diesel and gas). These are generally rated as 72 db or less, which amounts to about the same amount of noise as a vacuum cleaner. They even have one diesel and one gas generator that is rated

at 63 db, which is the same amount of noise that an air-conditioning unit makes. These are great options for gated estates or complexes where noise pollution needs to be considered. If you are considering a generator, then consider the following:

Generator Checklist

- Have a Load Test performed by an electrician
- Determine what needs to run during an outage
- Confirm noise limitations
- Get a quote on the installation (not just to supply)
- Do you need it to turn on automatically?
- De-rate the generator for altitude (1% for every 100m above sea-level) Find a suitable installation location
- Try install the generator close to your distribution board

Bundu Power's Generators

Bundu Power is dedicated to providing the best value-for-money generators and

service in South Africa. Their product range is dynamic and modelled to suit your needs.

Silent Diesel Generators

Their diesel generators offer value-for-money for home, office and industrial use. They use 1500 RPM engines for long-lasting, super silent generators

Silent Gas Generators

They also offer class-leading Liquid Petroleum Gas (LPG) and Natural Gas (NG) generators. They stock a range of single-phase air-cooled Generac® generators from 5 to 13 kVA, ideal for domestic use.



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MARITZBURG COLLEGE

PIETERMARITZBURG, KWAZULU-NATAL

Maritzburg College Is not Just a School, it's a Way of Life

Pro Aris et Focis



The oldest boys' school in KwaZulu-Natal, Maritzburg College has, for nearly 160 years, proudly produced not only young men who have taken their place in the front rank of South African society, but also legions of plain-speaking, upstanding citizens able to withstand the struggles that life throws at them with courage and good cheer. Through their steady character and adherence to time-honoured values, these young men have made positive contributions to those around them.

A modern school in every way, Maritzburg College retains a strong sense of its history and heritage. Our boys leave the school as young men imbued with independence and individualism, but also team-spirit and belonging. The school unashamedly embraces and promotes core values of commitment, courage, honesty, respect, integrity and self-discipline, which all of our boys are expected to live out each day. Our College Credo includes an individual pledge for each boy to remain true to all that is College; its values, brotherhood and traditions.

College has evolved considerably over the last few decades, and today offers a multitude of opportunities for all boys to find their niche and be happy. Having the boys fulfil their academic potential remains the school's priority. The class of 2019 achieved a 99,6 % pass rate and an 81.2% Bachelors'

Pass, with Yusuf Akoo, our Dux, placing an excellent fourth in the district, and the runner up to Dux, Sambulo Dlamini, placing sixth. College's sports facilities are world-class, catering for all of the major sports and a number of lesser ones too. Although a traditional rugby powerhouse, the school also dominates in sports such as soccer, hockey, canoeing, basketball and cricket. Our High Performance Centre includes a wide range of high tech training gym equipment, and this year the facility was developed further to include the newly established Maritzburg Sports Injury Centre. The centre provides the school and the community with access to high quality sport medical practice in a range of disciplines. As a school that supports multiple provincial and national sportsmen, the need for a specialised centre like this is crucial. The centre goes beyond merely treatment and management of injury, but provides the school programme with cutting edge research, information and technology that will support coaches and players in developing the best practice in training and analysis of young sportsmen.

The school has adjusted well to the demands of modern society, while still retaining its unique character. This is especially apparent in our boarding establishment, which boasts a compliment of 500 boys and 40 live-in staff. We have five boarding houses on the campus, providing comfortable home-like accommodation and care.

College's innovative pastoral care programme, managed through the 10 school day houses, aims to build a community within the school, create supportive systems and positive relations and promote a strong ethos of mutual care and concern. Through mentorship, we help each of our boys develop his sense of value and character, while focusing on his health, safety and well-being, academic growth, self-discipline, resilience, self confidence in social interactions and practice of servant leadership.

Maritzburg College is a modern, relevant multi-racial school that embraces all that is best in South Africa's ever-changing environment, and has a crucial role to play in national building. Our Social Awareness Programme, involving pupil, staff and parents, is actively seeking ways to embrace and manage diversity in the school, ensuring that this becomes embedded in the quality education we offer.

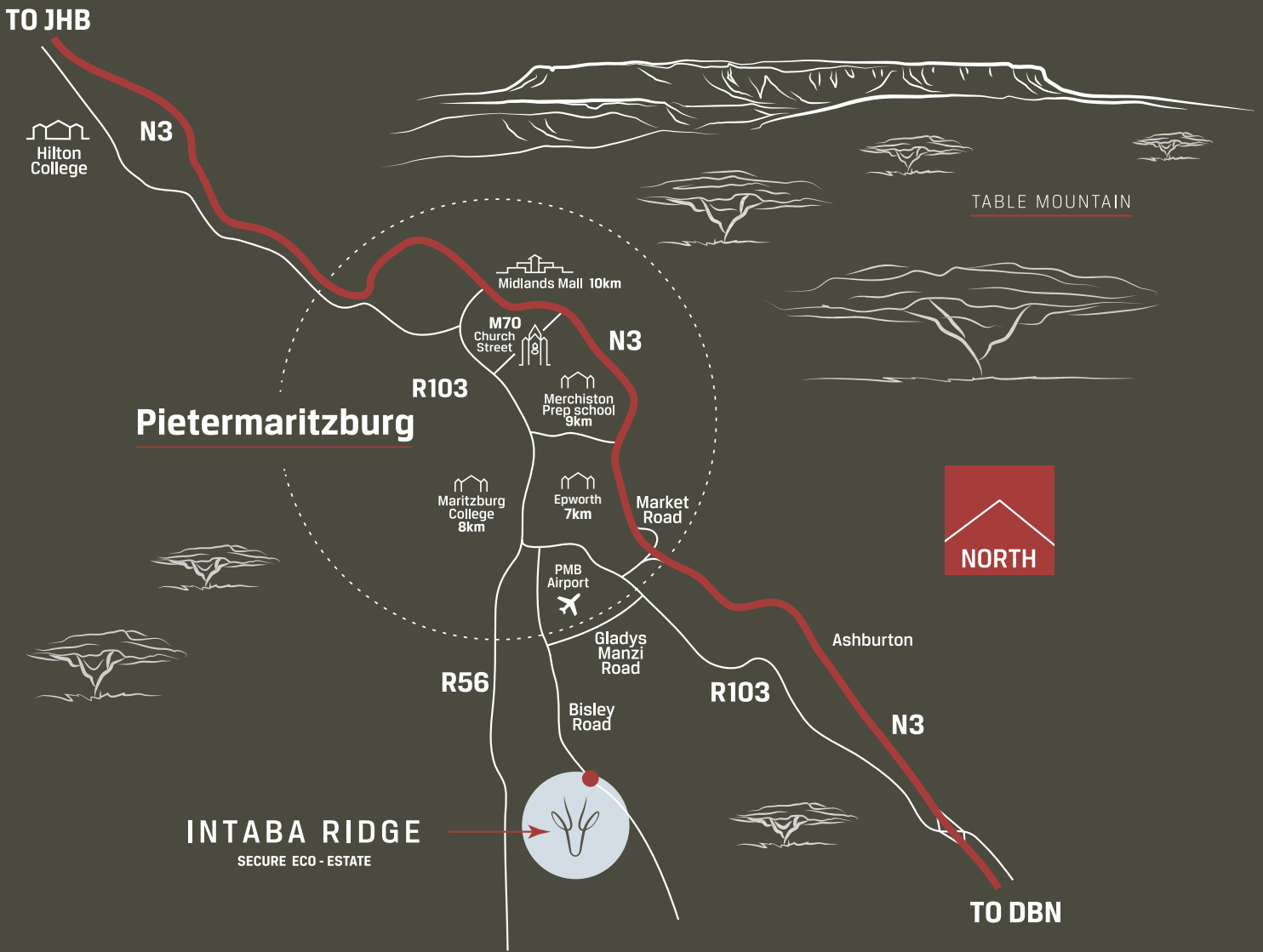
At Maritzburg College, we are immensely proud of our shared identity that binds the

Head of school: Mr. Christopher Luman
Type of school: Boys' high school
Number of learners: 1360
Average class size: 27
Entry requirements: promotion from Grade 7 (Each application is assessed)

Annual fees for Form 2:
 R54 450 (2020 – day boys)
Hostel fees for Form 2
 (where applicable):
 R80 500 (2020)
Total: R134 950
 (2020 – boarders)

Contact details:
 Tel: 033 3429376
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 Email: info@mcollege.co.za
 Website: www.maritzburgcollege.co.za
 Address: 51 College Road,
 Pietermaritzburg 3201

INTABA RIDGE

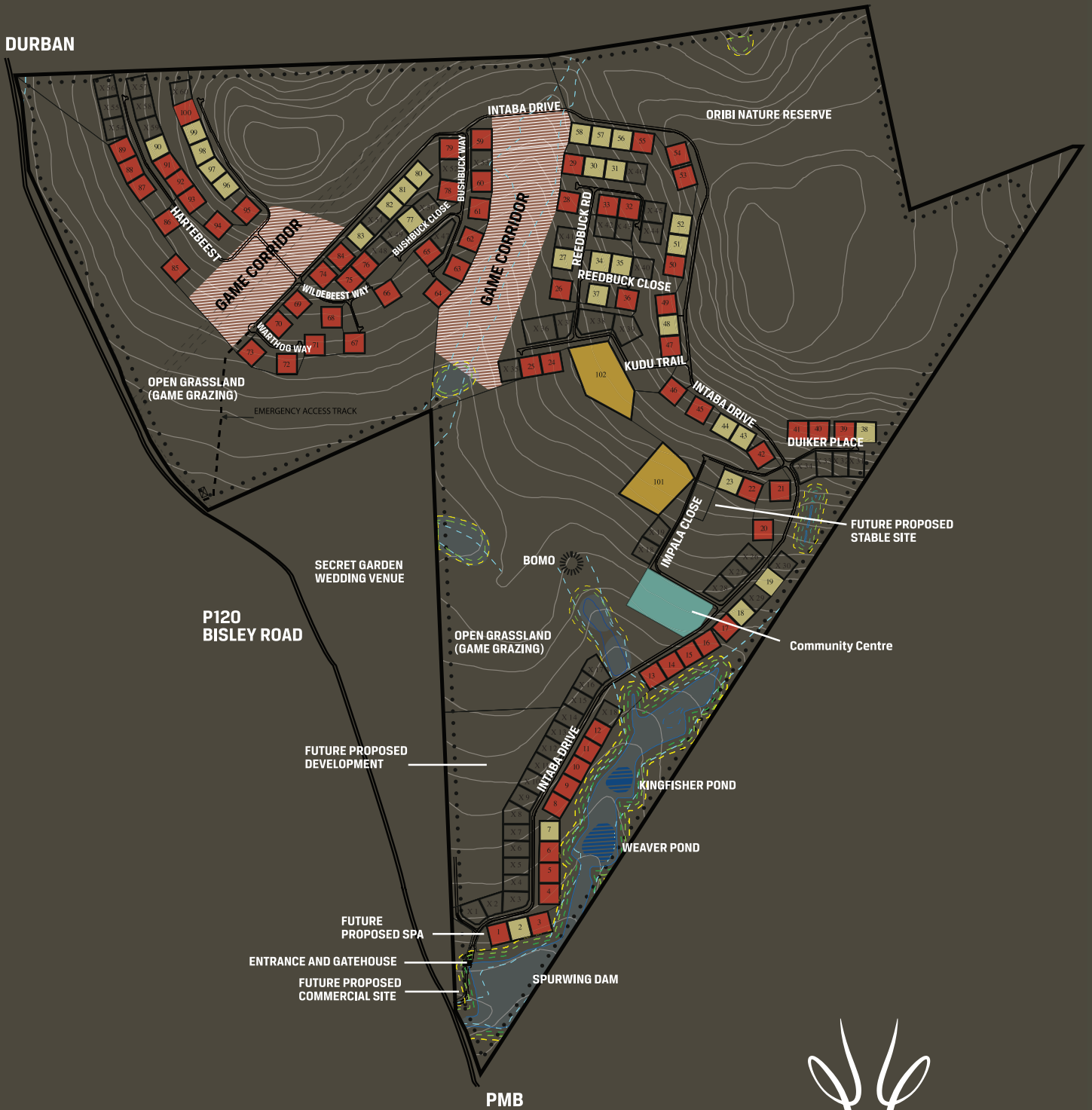


6km from PMB Girl's High
6km from Hayfields mall
7km from Maritzburg College
7.5km from Epworth
8.5km from St. Johns
8.5km from St. Charles

10km from Wykeham
10km from Merchiston
10km from Cordwalles
5km from PMB Airport
9.5km from PMB Golf Course
11km from Midlands Mall

ESTATE MAP

DURBAN



INTABA RIDGE

— SECURE ECO - ESTATE —



..... *Meet the*

SCHWULST FAMILY

IN THIS EDITION, WE MEET THE NATURE-LOVING
FAMILY OF WAYNE, JANI, ANJA, NICOLE AND BRUCE.



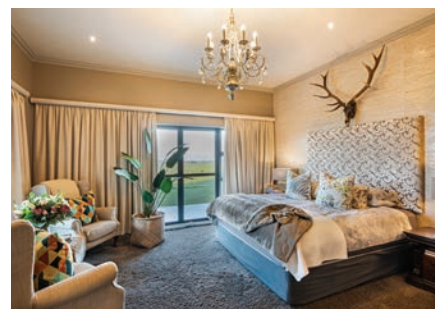
So, we are the Schwulst family – Wayne, me (Jani) and our three wonderful children. My husband and I went to the same high school, but we only started dating once we left school. We have been together for 24 fantastic years! Our three children, Anja, who is in Bangkok teaching English, Nicole, who is currently busy with her second year of BCom Finance and Accounting, and our son Bruce, who is in Grade 10 at St Charles College, all mean a great deal to both my husband and I. We couldn't love them more! We also have two precious dogs: a Yorkie named Cole as well as a Pekingese named Nala, who are treated in the same manner as our children in the house! Our dogs create such a humble environment within our household and we love them dearly.

My husband has his own tyre retreading business and I work with my husband at

his business, operating the admin section. We, as a family, thoroughly enjoy nature. We love going camping, doing hiking trails and our children love horse riding. We are what some like to call: "avid nature lovers".

We are a normal family with a normal life that thoroughly enjoys adventure and time spent at our magnificent house in Intaba Ridge, which we moved into during December 2017. That's just over two years of absolutely loving life here!

We love the peace and tranquillity, and the fact that Intaba Ridge is a safe and secure Estate. We also adore waking up and having that feeling that you are in the bush, well, in a bush lodge luxury sense! At Intaba, you can do hiking trails, go for a stroll to view game, and watch the beautiful sunsets and breath-taking sunrises.



MEET THE FAMILY



house, I would say, is the interior design and decorating (which was done by a very special lady, Suzi Hellens Interior Stylist). Another feature is the view; I think we have the most mesmerising view. I absolutely love it!

We chose Intaba Ridge because it's a secure, private Estate. The lifestyle at Intaba is harmonious and this is all due to the wonderful natural elements that surround us. We absolutely love nature and animals, and you are equipped with all of that here. At night you can hear all sorts of insect and animal sounds, ranging from bullfrogs to jackals!

Even though you find yourself fairly close to the hub of Pietermaritzburg, it is as though you are miles away from any city or town, which is an indescribable feeling. Another standout point of Intaba Ridge is the viewing of fireflies in the late evenings. Throughout the night, it is extremely amazing how many you are actually able to see once the sun has gone down. It is an absolute privilege to be able to see and hear all of nature that surrounds us. We love Intaba living! 🌿

We have a four-bedroom house with three and a half bathrooms and a wine cellar, family room, living room, dining room, study room, kitchen and scullery.

It's a large, spacious open-plan house that we built to our liking. We also have a beautiful granny flat attached to the house, where my mom-in-law, Cilla, lives – we love having this addition and her so close to us! The best feature of our





MEET THE SECURITY TEAM

At Intaba Ridge, security is a priority and, as the estate has grown, we have recently increased our staffing complement. As a result, we are fortunate enough to have a dedicated and highly skilled team looking after the Estate's security.



Gavin Sibbald Estate Manager

Gavin has been working at Intaba Ridge since 2012. He brings with him a vast array of experience through his wide range of previous jobs and skills. Over and above his general estate management duties, Gavin also oversees the security team. Gavin is a qualified diesel mechanic and started work as a diesel fuel injection technician. He then started and ran a successful tree felling and garden service company for 20 years. The next phase of his working life saw him work as a construction foreman for the developer of large scale projects,

ranging from affordable housing to upmarket developments on Plantations Estate in Hillcrest and Kindlewood Estate in Umhlanga.

He has been happily married to his wife Belinda for 31 years and has one daughter, Carrera. Yes, she was named after the famous Porsche sports car! That tells you that Gavin has a passion for cars, especially fast ones! It therefore comes as no surprise that Gavin's most prized possession is his original 1967 bright red Ford Mustang with original white leather seats.



Mark Adams Security Consultant

Mark has been a security consultant to many of KZN's largest estate, including Mount Edgecombe, Brettenwood, Simbithi and Palm Lakes. At Intaba Ridge, he has helped develop our security master plan and provides a monthly service to continually evaluate, monitor and improve our overall security in line with this plan. He has had a long and interesting career in the security industry, having started in 1984 with Coin Security, where he eventually became Operations Director. He then spent four years at a refugee repatriation centre, working for international aid agencies like the American Rescue Committee and Swiss Disaster Relief.

Following that, Mark joined his brother as a partner in Legend

Security, where they grew the company to over 500 guards. The company provided guarding, CCTV and access control services to gated estates and large corporates. After the guarding division was sold to a JSE listed company, Mark began consulting. He has been a security consultant ever since, although he did take a up two interesting full-time security contracts during this time: one in Liberia providing security management and logistic support for mining operations, and another short-term contract for security-related services in Kabul, Afghanistan to "bring himself up to date with security operations in a hostile environment." In his private life, Mark is a cancer survivor, and enjoys providing support and guidance to other cancer sufferers in his spare time.

Alfred Iman Security Administration

Alfred has been contracted to Intaba Ridge for the past two years and handles all of the security administration and reporting for the Estate. Alfred has excellent computer skills, as he has previously been

a PC technician, working on installing programs and assembling PC parts. He is responsible for monitoring and reporting on alarms, CCTV, fence performance and access and guarding software.



Stanley Chitende

Perimeter Fencing & CCTV Technician

Stanley recently joined the Intaba Ridge team after having spent 10 years working for a fencing company that specialised in gated estates. As such, he has worked on the perimeter fencing of most of KZN's larger estates.

He is a qualified high and low voltage technician and bi-polar gate motor installer. Stanley has a passion for fault-finding and an in-depth knowledge of perimeter fence installation, repair and maintenance.





Lawrence Shezi Access Control

Lawrence started working in the security industry in 2006 as a gatehouse guard at the prestigious Brettenwood Estate. Over the next 12 years, he worked his way up to Security Administrator. Lawrence has completed numerous skills training courses, including smart-screen and biometric integration, security guard training, firearm training, fire fighting equipment training, and even a snake handling and snakebite first aid course.

However, one of his best skills is no doubt his likeable demeanour and charming smile that greets you as you arrive at the Intaba Ridge gatehouse. It's a smile that's so contagious it can make your day!

Red Alert Guarding

Red Alert has been doing the guarding at Intaba Ridge for the past six years. They have a national footprint, with branches in the Eastern Cape, Gauteng, KZN and Western Cape, and have extensive experience in gated estate guarding. Red Alert is always prepared to go the extra mile by providing 24-hour assistance to cope with any eventuality.

RED ALERT GUARDING

CAREFULLY SELECTED
SECURITY OFFICERS
OF THE HIGHEST QUALITY

With branches in the Eastern Cape, Gauteng, KZN and Western Cape, we are your trusted local partner, providing carefully selected security officers of the highest quality. Our hands on, service orientated approach is driven by a passion for excellence. Using the latest technology, we deliver consistently upon this commitment - allowing us to develop as the Preferred Choice for Guarding.

RED ALERT



Service Solutions



redalert.co.za redalert@redalert.co.za

LEVEL 1 B-BBEE

TAKING ACTION TO EARN TRUST





RAISING GENERATION Z

Word from Mr. Simon Moore, Principal of St John's D.S.G.

Have you ever had an intelligent discussion with your teenage daughter when, out of the blue, the conversation crashes as she makes a comment like, "You're so lame" or "What do you know?"

If so, don't despair – this is typical of those belonging to Generation Z or iGen, those born between 1995 and 2010. They occupy the corridors and classrooms of our schools, and fill us with a mixture of admiration and apprehension with their combination of incredible knowledge and demand for instant gratification. As they are the first generation to have grown up in a world dominated by smart phones and internet accessibility, Gen Zs are seldom seen far from an electronic device, are image conscious and, yet, they are highly informed on a wide range of topics. So, how can we assist in preparing them for a job market which boasts an alarming 55% unemployment rate for our youth of South Africa?

Interestingly, although Gen Zs are the most informed and, therefore, most capable

generation in history, they are also the most at risk due to some of their shortcomings. Therefore, it is crucial that we educate them regarding their advantage and guide them away from the numerous pitfalls which they face. They need to take ownership of the fact that their future success is determined by their own choices, as they enjoy independence. If we get their buy-in to use their strengths and manage their challenges, they can drastically improve their chances of being a part of that 45% with jobs in the future. Gen Zs do not respond well to authoritarian-style discipline, but do respond to reason and trust, which is why this needs to be discussed with them in a reasonable, logical manner, as opposed to an authoritarian directive.

In order for them to achieve success, our children need to optimise the benefits of an information saturated world by limiting their dependence on technology and to reintegrate them back into the real world. Gen Zs are straight-talking, principled, ambitious, and are certainly no fools. According to Higher US Education Consultant, Eric Stoller, educational leaders

who "understand the connection between digital engagement and student experience will cause dynamic changes within their organisations." It is all about balancing the benefits of technology with real life integration.

The words of Theodore Roosevelt over 100 years ago in his "Daring Greatly" speech ring even truer today than ever: "It is not the critic who counts. The credit belongs to the man who is actually in the arena, whose face is marred by dust and sweat and blood; who strives valiantly." In asking people to be doers, rather than critics, he could have been addressing the Gen Zs, encouraging involvement in real life 'doing' activities, such as community projects, school committees, or extracurricular activities, as opposed to being obsessed with social media images and associated cyberbullying, sexting and stalking.

As parents, we need to first limit screen time for our children, in order to protect them. To start with, we need to model this behaviour ourselves. As Gen Zs are well-informed, they have the capacity to understand reason and

consequences. It is, therefore, imperative to convince them in a calm, rational manner (engaging their developing prefrontal cortex) to agree to fair rules and limits regarding screen usage. This should involve more restrictions during the week, and possibly more screen time during weekends as a reward when other tasks are completed. By being reasonable and engaging, you will almost be guaranteed to get a sensible, reasonable response from this intelligent cohort.

The next step is to encourage children to think and plan for the long-term. They need to build their CVs and become involved in meaningful programmes such as the President's Award. This valuable programme and qualification tracks participation in community service, development of new skills and involvement in physical activities, as well as an adventurous journey. Most girls are committed to these already; they just need to register and complete the paperwork, which develops another important life skill as it involves diligence, organisational ability and understanding responsibility.

Another skill is adaptability - a necessary quality in a dynamic, rapidly changing world. In order to develop this, children are encouraged to take on new responsibilities or challenges in order to develop a growth mindset. By volunteering for new, unfamiliar activities or visiting new places, they open up their minds and overcome fears as they reassess their limitations and learn to enjoy new adventures. I also encourage girls to choose Matric subjects which enhance their skills and characters. In addition to their preferred subjects aimed at careers, subjects like drama develops confidence, history develops the ability to think critically, and business studies enhances entrepreneurial skills.

In addition, I encourage children to embrace diversity by making new friends, especially from different social or cultural groups. This allows youngsters to learn to understand different perspectives and develop emotional intelligence, a significant indicator of success. Relating to a wide range of different people develops tremendous social and communicative skills. This requires them to be authentic, a necessary attribute in an image-obsessed world. According to author Brené Brown: "Authenticity is a collection of choices that we have to make every day. It's about the choice to show up and be real. The choice to be honest. The choice to let our true selves be seen". Being genuine, and serving the needs of others, allows for the development of self-worth, empathy, commitment and humility.

So, in conclusion, we need to dare children not to avoid new activities through fear of criticism, but to rather embrace life and, in the words of Roosevelt, be the person "who at the best knows in the end the triumph of high achievement, and who at the worst, if he fails, at least fails while daring greatly."





BAY UNION

Bettering Estate Living

Pertinent Benefits of Being Part of a Collective Insurance Programme for Your Home

WORDS CAL WRIGHT



Whilst we pride ourselves in being part of the Intaba Ridge community, one of the HOA's objectives is to promote maximum benefit to all homeowners on the estate, and to ensure the success of the estate development as a whole. With our bespoke cover and competitive pricing, it will certainly put the homeowner in a better position by creating an insurance benefit for the entire estate.

Over the past 10 years, the Bay Union's specialised Leisure Estate Insurance Programme has settled claims in excess of R25 000 000, thus demonstrating one of the most important benefits of being a part of an estate community. Homeowners not only receive tailor-made cover, but also the softer benefits of being a part of a group scheme policy.

Bay Union is proud to offer a full range of tailor-made insurance products but, most importantly, we believe that we are able to provide sound, quality advice, which results in us becoming your trusted advisor. Should you be interested, please allow us the opportunity to contact you to discuss our Executive Estate Domestic Product (contents, motor and personal possessions), which is specifically positioned for residents of our gated estates.

We appreciate all commentary - be it good or bad - in order to grow and walk this path alongside you, the valued homeowner.



Proud brokers to Intaba Ridge Homeowners Association and residents



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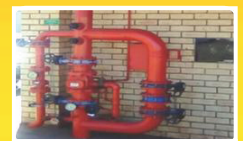
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Fire fighting equipment and emergency signs



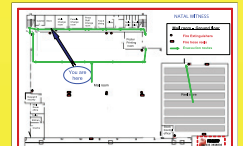
Sprinkler systems, hydrants, hose reels & fire mains



Fire alarm & evacuation systems



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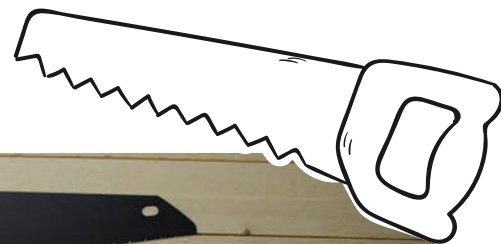


TIME TO DIY-IT!

A brand new home for the DIY and crafts enthusiasts has opened in the new Woodburn Square Shopping Centre. Woodburn Square is a new centre, anchored by Dis-chem, Woolworths and Checkers that all have just opened there. DIY-IT Hardware is located next to Woolworths and is owned by well-known property developer Andrew Barnes and Intaba Ridge resident Mike Weston. There are two branches, with the other store being located in Chasedene. DIY-IT is a well priced hardware store, with a unique DIY section aimed at all levels of DIY enthusiasts from beginners to professionals!

The store is will be servicing the areas of Pelham, Bisley, Hayfields and Scottsville, and is located just around the corner from Maritzburg College and St John's D.S.G. The store opened on 1 December 2019 and does key cutting and paint mixing onsite. They also stock the popular Granny B chalk paint range and stencils, together with moulds, which are used to do up old furniture. This has become a very popular DIY trend.

Why not pop in to DIY-IT next time you're at Woolworths, Checkers or Dis-chem? See what they have on offer and have a chat to their extremely friendly staff, who look forward to helping you!



Bring this original ad into our store & claim your 10% discount!!!



CONTACT US ON 033 342 0705



HEALTH RUSKS

Makes 55 big, chunky-sized portions

INGREDIENTS:

- 1 kg self raising flour (to make your own self raising flour: add 5 ml of baking powder to 1 cup of flour)
- 5 ml baking powder
- 10 ml fine salt
- 65 g All Bran flakes
- 28 g digestive bran
- 100 g raisins
- 130 g extra fruit - dried apricots and/or cranberries
- 115 g sultanas
- 100 g chopped pecan nuts
- 25 g desiccated coconut
- 35 g sesame seeds
- 350 g brown sugar
- 4 whole eggs, beaten
- 2 cups amasi or buttermilk
- 500 g salted butter, melted

METHOD:

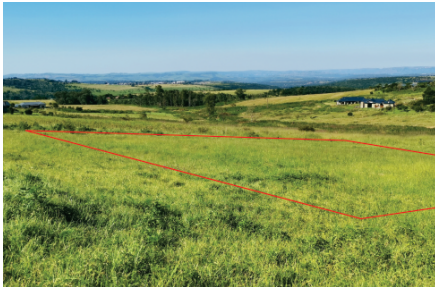
1. Mix all of the dry ingredients together.
2. Make a well in the centre and add the liquid ingredients (eggs, amasi/buttermilk and butter) and mix.
3. Place the mixture into a deep grease paper-lined tray (34 cm x 23 cm with a height of 6 cm); push the raisins deep into the mixture so that they don't burn.
4. Oven bake at 180°C for about an hour or until cooked.
5. Remove from the oven and allow to cool - even overnight if possible.
6. Slice into desired portions and dry out in the oven at 80°C with the door open, overnight if possible. The result must be crisp and crunchy rusks!

Homemade RAISIN-FILLED RUSKS

Coffee and rusks: you can't have one without the other! There are many variations of the traditional rusk and a favourite of mine includes cranberries or some other chopped dried fruit in the mixture. Ouma wishes she'd thought of this!

WORDS JACKIE CAMERON

10 REEDBUCK ROAD R565 000



URGENT RESALE - VACANT LAND. This site is situated on the game corridor with a north east orientation offering stunning views towards Table Mountain. Geotech report already completed.

VACANT LAND FROM R625 000



Various sites carefully positioned in order to protect view lines and ensure wide open spaces. Game corridors and waterways create a haven for fauna, flora and birdlife. This is the ideal place to design your dream home. **NO TRANSFER DUTY.**

9 INTABA DRIVE R3 200 000



3 or 4 bedroomed home on a level 2,500 m² property with large open-plan living spaces. Beautiful views and the wildlife roams at your front door. This home is beautifully finished with modern touches. Own this gem today! **NO TRANSFER DUTY.**



15 INTABA DRIVE R3 300 000



3 bedroom, 2 bathroom home with beautiful finishes overlooking the dam. Newly built and is truly what one can expect from living under African skies with wildlife on your doorstep. **NO TRANSFER DUTY.**

2 KUDU TRAIL R2 495 000



Three bedroom home built on one of the prime view sites in the estate. The living space is open plan and opens up onto a covered veranda to laze the weekend away.

PLOT & PLAN FROM R3 700 000



Plot and Plan options designed by renowned estate specialists, Sagnelli Architects, available from R3.7m (3 bedroom, 4 bathroom) or R4 175 000 (4 bedroom, 5 bathroom). **No transfer duty.** Architects fees, engineers and plan submission fees payable.



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