



LEOPARD'S REST
LIFESTYLE ESTATE • ALBERTON

Home Owners' Association (2016/237127/08)

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LEOPARD'S REST

HOA Newsletter 1

10 November 2022

Dear Leopard's Rest Residents,

We, The Leopard's Rest Homeowner's Association (HOA), have recently recommitted ourselves to communicating with you, our homeowners, more often and in greater detail. This is the first in a series of newsletters through which we would like to share some information that you have been asking for. In this newsletter, we thought it would be prudent to first take a step back in time and revisit the history of Leopard's Rest and then also look at what the near future holds for Leopard's Rest.

The bit of Leopard's Rest's history

Cosmopolitan Projects started building and selling the first houses in Leopard's Rest in 2015 and the last of the current 1960 houses that currently make up the greater Leopard's Rest Estate, was sold in 2021. Another big milestone in the development's history was the opening of Royal Schools Alberton in 2016, to bring quality, yet affordable, private education to the area.

Originally Leopard's Rest was planned by the developer, Cosmopolitan Projects, and approved by the local authorities as just a normal suburb of Alberton. In 2016 the original 121 residents requested the developer, Cosmopolitan Projects, to look at improving the security of the development. Since it was already approved as a normal suburb, it could not be converted into a fully enclosed estate, but Cosmopolitan Projects applied to the local authorities to convert it into a gated community with access control, but not fully restricted access.

As part of this application process, all the homeowners at that time were allowed to either accept or oppose the proposal – 117 accepted it and only four opposed it. The road closure application was formally approved by Ekurhuleni Metropolitan Council on 19 October 2018 permitting the boom gates at the entrance to the development to control, but not fully restrict, the access to the development, giving birth to Leopard's Rest as we know it today.

With the conversion of Leopard's Rest from a suburb to a gated community, came other security enhancements such as the perimeter wall topped with electric fencing and patrolling guards were also added. The HOA is currently investigating further improvements to the estate's security along the southwestern border.

What the future holds for Leopard's Rest

We are very excited to announce that the final phase of the greater Leopard's Rest estate has just started. This long-awaited final phase will add another 527 houses to the estate. This final phase was originally planned to happen sooner but was significantly delayed by the Covid-19 pandemic, but no further delays are expected at this stage.



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The developer is currently busy servicing Extension 35 and will start servicing Extension 44 at the end of November 2022. The civil and electrical services are estimated to be completed by March (Ext 35) and June (Ext 44) next year and we expect to see the show houses around March next year.

The good news is that this final phase will bring even further development and improvement to the area. Such an improvement of an area always results in the property values in that area increasing, so your current house's value is expected to increase by approximately 10% as a direct result of this further development.

A further benefit is that the extra houses added to the greater Leopard's Rest Estate will also increase the HOA's levy pool. With more funds at our disposal, the HOA will be able to improve the services, such as security, maintenance of the common areas like the parks, and the overall management of the estate.

In conclusion

We hope that you found this newsletter insightful. We will be sending out a few newsletters between now and the end of the year and would like to hear from you as well. If there are any topics that you would like us to address, please contact our estate manager, Nati Mnguni, at estatemanagerlr@csimanagement.co.za, with your suggestions or requests.

Leopard's Rest Homeowners' Association