

cornwall view

Issue 5 2018

A scenic view of Cornwall Hill College. In the center, a stone wall runs across a hillside. Behind the wall, a tall, conical monument stands prominently. The foreground is filled with lush greenery, including tall grasses and various shrubs. The sky is filled with large, dramatic clouds, suggesting a late afternoon or early morning setting. The overall atmosphere is peaceful and natural.

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• Cover photograph by Ivan Muller

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This is already the 2nd last issue of the magazine for the year... how time has flown and what an eventful, roller coaster year it has been so far!

Ramaphoria has turned into Ramedgeddon - to quote *The Guardian*, the economy is in a recession, the Rand has crashed, again, the uncertainty of land 'reform' continuous with no idea yet what to expect and every day the radio and newspapers disclose more and more shocking revelations of greed, corruption and mismanagement in the almost decade long misrule of the 'one who laughs while grinding his enemies!' And if you thought things couldn't get any worse, the elections are next year, so brace yourself!

Fortunately, summer is upon us and in November we get a chance to show that our generous characters are untouched by all the negativity surrounding us, by once again opening our wallets and purses for the Cornwall Hill Xmas fund in aid of our loyal staff.

Please be generous!

In this issue we have well known and long time resident Nina Antoniou of BuySell estate agents explaining the finer points of the preparation sellers should do before marketing their property through an agent.

Regular advertisers, like BuySell, is what keeps our magazine going and for that I give them a big thanks on behalf of the readers!

This year also marks the 20th anniversary of the Cornwall Hill College build on 25 hectare of land donated by the Van der Byl family. Read all about it here.

VIEW FROM THE TOP



Unfortunately, I still haven't received any matric dance photos from the school so my apologies for their absence in this month's issue. I can

assure the readers it's not through lack of trying and I will try my best to include it in the next issue. Perhaps one of our residents knows someone who knows someone at the school that can help speed up the process?

"Conquer the angry one by not getting angry; conquer the wicked by goodness; conquer the stingy by generosity, and the liar by speaking the truth." - Buddha

I leave you with these wise words of an old Swedish Proverb:

"Fear less, hope more, eat less, chew more, whine less, breathe more, talk less, say more, love more and all good things will be yours."

Regards,

Ivan



HOW TO PREPARE FOR SELLING IMMOVABLE PROPERTY

BY NINA ANTONIOU

I've been a resident of Cornwall Hill since December 2001 and a Real Estate Principal agent since 1997. Every year, just when you thought you've learnt everything, another curveball comes your way. The sale of immovable property is a fairly straightforward process but there are many factors that can hinder the sale and cause unnecessary delays which results in one or both parties being extremely unhappy and sometimes even cancelling the transaction.

Below I will elaborate on some of these factors:

AVOID BOND CANCELLATION, PENALTY FEES

In most cases, homeowners who want to sell their property are more than likely to have a bond that they need to cancel with the bank that financed the purchase of their home. Costs and payment of the bond cancellation will be the responsibility of the seller. Most sellers are unaware that they need to give their bank notice of their intent to sell and in turn cancel their bond finance. Most of the financial institutions are now charging every seller who has a bond, a 90 day early termination charge if the seller wishes to cancel the bond prior to the completion of the bond term (which is usually a 20 year period, depending on the terms agreed upon). It is possible for sellers to avoid paying the cancellation penalty, by giving the bank 90 days' notice of their intention to sell and cancel the home loan.

BUILDING PLANS

Before putting your house in the market, make sure your building plans are in order. By this I mean that you need to make sure that everything you have built or added on, are on plan and that the building plan is stamped by the Council as well as the Home Owner's Association. Make sure that the building plans are "as built". Some Sellers have added on patios, entertainment rooms, domestic's quarters through the years and not had them drawn and

approved on plan. This includes internal changes as well. The banks will not grant a loan on a property that has additions that were not approved by the Council. Please make sure that you also have an updated occupation certificate which needs to be issued by the building inspector, after any additions have been done to the dwelling.

It's crucial that all swimming pools are also added to your building plans. I have come across many swimming pools that were built without plan approval and without the sign off of an engineer. Some pools have been built in areas with unfavourable soil conditions and the Council has instructed the Sellers to close up the pool.

OCCUPATION DATE AND OCCUPATIONAL RENT

Make sure that occupation date is stipulated in the offer to purchase, as well as the occupational rent. Most Sellers prefer occupation to be on registration but should there be a delay in the transfer and the Purchaser moves in sooner, then occupational rent is payable. If the amount is not stipulated from the beginning, it can cause friction between both parties.

ITEMS WHICH ARE INCLUDED AND EXCLUDED.

Always remember to give your Estate Agent a list of what stays and what goes. For example, are curtains included, does the DSTV dish remain, will the pot plants be left behind, speakers, pool cleaning equipment, fitted jungle gyms and any appliances? Everything that will be included with the house must be in writing, as well as any fittings that will be removed when the house is sold. These will need to be mentioned when listing your property with an agent. Please note, air conditioners are a fixture as they are normally fixed to a wall but if the Seller intends on removing them once the house is sold, then this needs to be stipulated in writing.

Nina Antoniou is Principal Sales Agent for the residential sales and rentals agency, BuySell. She is married to Pambos, a building contractor, and they have 3 children and a granddaughter.

For more information, please call Nina on 082 963 1994.

• Image by Ivan Muller Photography 082 454 8487 www.ivanmullerphotography.com



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Photographed by Ivan Muller www.ivanmullerphotography.com 082 454 8487

GATHERING STORM CLOUDS & WINDMILL, SMITHFIELD, FREE STATE, 2016

Photographed by Ivan Muller www.ivanmullerphotography.com 082 454 8487





CORNWALL HILL COLLEGE

Just before the turn of the century, Cornwall Hill College opened its doors to some 380 pupils, ranging from Grade 0 to Grade 9. Pupil numbers have continued to climb and we presently have over 1800 pupils enrolled at Cornwall Hill College. Our driving focus throughout the past twenty years has remained constant: a passionate vision – of a great future for our school; teachers who can raise their eyes high enough over the daily smog to see that ordinary children can do wonderful things if the conditions are right. Thus, twenty years on, our school has grown and developed into an institution with an exemplary reputation and prominence in our community.

The 25 hectares of land on which our school was established in 1998, was generously donated by the Van der Byl family, whose vision was based primarily on the principles which provided for a centre of holistic education. Indeed, by adopting this approach, our school has over the past twenty years, produced pupils who have gone on to achieve the remarkable.

To mention but a few, Brandon Stone, who matriculated in 2011 has become a professional golfer who plays on the European and Sunshine Tours. Brandon won the SA Open in 2016 and more recently, the 2018 Scottish Open. Another pupil who has achieved remarkably well in the sporting arena is Andrie Steyn. Andrie matriculated from Cornwall Hill in 2015 and has since represented the South African Women's cricket team in more than twenty ODIs. In the realm of culture, past pupil Ivan Botha has featured in many films.

The symbolism stemming from the 'then and now' speaks of a history of nurturing, moulding and producing pupils of the highest caliber. This is made possible as our pupils have access to all of the latest technological and educational resources needed for today's challenging environment. The pupils of our school are fully equipped to venture into a world that is locally relevant and globally competitive.

Testimony to the exponential growth of Cornwall Hill College is the transformation of our school's facilities. The original 'footprint' layout of the school, which originally had to

reflect the estimated needs of the College in every way, has continued to expand at a phenomenal rate, yet still reflects the neo-colonial style which characterises every building at the College. We are extremely proud that with this growth the College has remained true to the original architectural masterplan, which still creates an atmosphere conducive to that of an Irene village.

We have built two hockey Astros with state of the art flood lighting. New pavilions have been constructed to enhance the facilities on offer to our cricket, netball and tennis teams. An extremely wide range of activities are on offer to our pupils; not only the traditional sports, but also more exotic pursuits such as Equestrian, Chess, Debating, Public Speaking and the Pipe Band.

Cornwall Hill College offers boarding facilities for both boys and girls from Grade 8 - 12. Hill House, established in 2008, caters for over 60 boys while a newer Tintagel House, opened in 2014, offers accommodation for 32 girls. The caring and supportive boarding environment allows space for the pupils to grow in confidence and to develop friendships that will last a lifetime. Cornwall Hill College Boarding is an exciting and vibrant community, a "home away from home". The pupils are strongly encouraged to participate in all aspects of school life to become active and happy members of the school community. Socially, they learn to interact with boys and girls of different ages from diverse backgrounds, teaching them tolerance and understanding.

Each phase at Cornwall Hill College has celebrated our 20th year in different ways:

The Pre-School hosted an Early Childhood Development Conference, with the theme Passionately Curious on the 12th of May 2018. Delegates from around the country, as well as neighbouring countries, registered to attend the conference.

Instilling a strong desire in pupils to know or learn something is what every teacher strives for, and research has even shown that 'curiosity' is just as important as intelligence in determining how well pupils do in school. What is it that makes children want to learn? According to research, it's

“The important thing is not to stop questioning. Curiosity has its own reason for existing.” – Albert Einstein

TWENTY YEARS ON...

the joy of exploration - a hidden force that drives learning, critical thinking, and reasoning. We call this ability 'curiosity', and we recognise it in children when we see them exploring their environment, devouring books and information, asking questions, investigating concepts, manipulating data, searching for meaning, connecting with people and nature and seeking new learning experiences.

At Cornwall Hill College, magic happens in each of our classrooms on a daily basis - exciting moments which are shared and that we felt needed to be told. Passionately Curious was about telling stories from our school, moments in our Pre-School journey where children are encouraged to become "more". Delegates were welcomed to the school by our Executive Principal, Leon Kunneke, and guided through the events by our MC and Principal of the Preparatory School, Maurice Dicks. Michael Neumann, our College Chaplain lead delegates in a beautiful devotion and Carla Greenland, our Pre-School Principal addressed the audience with her keynote titled: Tell Your Story! Delegates then broke away into different

workshop sessions, each facilitated by one of the Pre-School teachers. Practical activities, hands-on games and interactive discussions were encouraged through each of the workshops.

Delegates were encouraged to engage intentionally with one another as the conference was not only about taking a few ideas back to their schools, but that they needed to find a group of teachers to collaborate and to share experiences with. Motivational speaker, Les Brown, states that "the richest place in the world is the graveyard." Too many great ideas go there to die, not only because we are scared to share them, but also because we have not shown anyone a compelling enough reason as to why they should be interested in the first place.

Our journey to excellence in Education rests on the fact that we are curious about every aspect of a child's development. As we reflect back on the Cornwall Hill College 20-year journey, we cannot think of anything more exciting than what the future holds.

ART, AUCTION & TRADITION

Every second year our Preparatory School hosts an art exhibition displaying art from Grades 1 to 7. Our main focus has been on an interactive setting that allows our guests to experience the displayed art in the same manner as our pupils did in making and creating their art.

This year is our 20th birthday, and what better way to celebrate our school than by hosting our biggest exhibition yet. Integrating different subjects and technology in the art class has been our main focus this year. Our exhibition displayed practical work as well as a variety of digital designs, 3D printing and robotics.

We are also having our very first silent auction that every class of 2018 has participated in. Stepping it up even further, we will be auctioning a large rhino installation

filled with bottle lids that our pupils have collected and we will donate our proceeds to protecting our precious rhinos.

At College level, a bell tower will be erected during the course of the year which will serve as a tradition in the entry phase into College (High School) and an exit phase.

As we move on to the next ten years, we shall continue to strive to prepare our primary clients, the pupils, for the ever-changing and challenging environment with which the world presents us. Our primary goal is to maximize fifteen years of schooling so that the process of development of our youth can be both consequential and meaningful. If the measure of success in a school is its growth, its results and the enjoyment of its young people, then we have been successful.

Top 10

TRAVEL DEALS

1. Coral Lodge offer from Mozambique

GSA. Rates from R25 090 per person sharing. Offer includes return flights departing from Johannesburg, approximate taxes, return transfers, five nights' accommodation at the Coral Lodge with breakfast, lunch, dinner and selected drinks daily, snorkelling in the lagoon and more. Valid until 15 December 2018. *For more information visit www.mozambiqueislands.com; email: info@mozambiqueislands.com or contact them on 083 299 4321.*

2. Vic Falls offer from Air Holidays. Rates from R9 190 per person sharing. Offer includes return flights departing from Johannesburg, return transfers, three nights' accommodation with breakfast and dinner daily, guided tour of the Falls and more. Offer excludes taxes of approximately R4 905 per person sharing. *For more information visit www.airholidays.co.za; email: reservations@airholidays.co.za or contact them on 011 803 8223/4.*

3. Couples getaway at Protea Hotel by Marriott Cape Town Tyger Valley. Rates from R1 350 per night. Offer includes one nights' accommodation with breakfast and sparkling wine upon arrival. Valid until 7 December 2018. Offer excludes flights and taxes. *For more information visit www.marriott.com or contact them on 021 913 2000.*

4. Arusha Day Trip Arusha National Park offer from Ventures into Africa. (Tanzania) Rates from R3 796 per person. Explore Arusha National Park there are several alkaline lakes and the spectacular Ngurdoto Crater, a variety of animals

to see. Hiking is allowed if accompanied by an armed guard and often gives the best views of Mount Kilimanjaro. Offer excludes flights and taxes. Valid until 30 November 2018. *For more information visit www.venturesintoafrica.co.za; email: info@venturesintoafrica.co.za or contact them on 011 789 1681.*

5. Luxury offer from African Pride Melrose Arch, Autograph Collection. Rates from R1 050 per night including one night's accommodation and champagne breakfast. Valid until 22 February 2019. *For more information visit www.marriott.com or contact them on 011 214 6666.*

6. Last minute Asia offer with Discover the World. Rates from R26 999 per person sharing. Offer includes return flights departing from Johannesburg, approximate taxes, return transfers, twelve nights' accommodation, all meals and entertainment. Visit Bangkok, Kota Kinabalu, Nha Trang, Ho Chi Minh City, Bangkok and Koh Samui. Set departure date 8 December 2018. *For more information visit www.discovertheworld.com; email: jnb@discovertheworld.co.za or contact them on 011 463 5251.*

7. South Coast Reunion December beach stay offer from Travel 2 Reunion. Rates from R17 650 per person sharing. Offer includes return flights, approximate taxes, return transfers, five days car hire and seven nights' accommodation at the three-star Florals with breakfast daily. Set travel date 9 – 16 December 2018. *For more information visit travel2reunion.co.za; email: info@travel2reunion.co.za or contact them on 072 352 6830.*

8. Britain & Ireland winter delight offer

from Cost saver Holidays. Rates from R11 900 per person sharing. Offer includes seven nights' accommodation, breakfast daily, two dinners, transport between destinations and sightseeing. Visit Bath, Stratford-Upon-Avon, Windsor, York, Belfast, Cardiff. Dublin, Edinburgh, Glasgow, Kilkenny and Waterford. Offer excludes flights and taxes. Valid between November – March 2019. *For more information visit www.costsaver.com or contact them on 011 280 8440.*

9. Best of Vietnam offer from Perfect

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10. Finnish Wilderness Week tour from

Earth Wanderer. Rates from R25 660 per person sharing. Offer includes seven nights' accommodation, breakfast daily, five lunches, seven dinners, local transport, tour leader throughout and specialist equipment. Offer excludes flights and taxes. Valid until December 2019. *For more information visit www.earthwanderer.co.za; email: info@earthwanderer.co.za or contact them on 074 340 4587.*



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WEB REF: AP 9760

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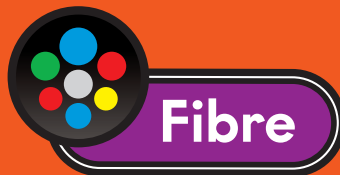
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Do you know that there is a 22 seater CORNWALL HILL SHUTTLE BUS that ferries our domestic staff to and from Irene station daily?

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In the afternoon, the bus again collects from near your home and delivers to Irene station, 3 trips, starting at 15h00.

The bus is also available for trips on the weekends or evenings for functions, and to Johannesburg or surrounds.

For more info, please call Peter Morey or Hannelie on 012 667 1676, or email us at photoman@icon.co.za, or visit us at 1 Middle Hill Road, Cornwall Hill.

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• PART-TIME GARDENER

William, cell 073 0529485, is looking for gardening work on Wednesday, Friday and/or weekends. William has been our gardener for 16 years in Irene and in the Centurion Golf Estate. Please contact Sue at 082 959 6316 for a reference.

• HANDYMAN

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Security: Emergency Only	079 575 4472

Estate Management and Administrative Office	
Estate Manager: Dirk Heyns	082 306 5767
Telephone:	012 667 2938
Facsimile:	012 667 5749

Maintenance Manager:	
Johan Visser	083 660 2518

EMERGENCY NUMBERS

JOC (sector 3 joint operations centre)

079 528 1630

Unitas Hospital

012 667 8000

Lyttelton Police

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080 1111 556

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