



The Villager

Issue 4 • 2017

**Be a Star
Project**



***Build your
own pool table***

Disempowering bullying

I am Irene Farm Villages & Centurion Golf Estate

Peter Varrie 082 457 7416, pamgolding.co.za/peter-varrie

Office: 012 644 8300


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PROPERTIES



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Centurion Golf Estate

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for your property too.

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your sales requirements.

Contents

The Villager focuses on Irene Farm Villages. The magazine is delivered to the home of each resident on the Estate. The magazine is co-ordinated and published by Estates in Africa (Pty) Ltd on behalf of the Home Owners' Association of Irene Farm Villages. The opinions of workers and personnel of Estates in Africa (Pty) Ltd do not necessarily reflect those of the HOA of Irene Farm Villages.

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Cover by Madeleine Du Plessis



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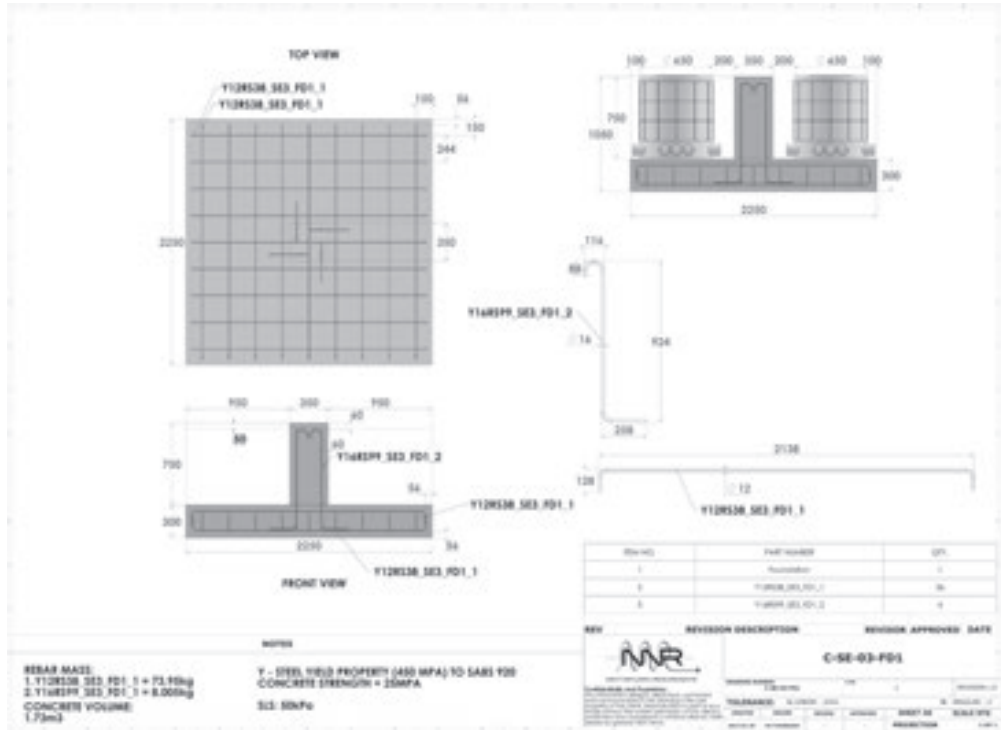
At van Niekerk

Dear Residents

The first quarter of 2017 is behind us and the question in one's mind is, am I still on track, achieving my set goals and having sight of the winning post at the end of the year? I trust that you are on track and enjoying the journey through 2017.

Firstly, some feedback on the Master Development Plan:

- **The infra-Structure Development Plan (“IDP”):** The Home Owners Association (“HOA”) Property



Management (“PMC”) Sub-Committee has obtained several quotations from quantity surveyors and structural engineers. The professional team should be appointed soon. The building plans must still be finalised and approved by the HOA Board and the Tshwane Municipality before

any building works can commence. This project will be funded from the special levy income.

- **The Close Circuit Television (“CCTV”) Project:** The excavation and digging of the plinth holes (34 in total) is the first phase of this project, which was supervised by Hennie and Simon from the HOA





Maintenance team. The plinth hole is 2.5 x 2.5 x 1.2 metre in dimension. The plinth hole was designed to provide for two chambers, the one for the power cable and the other one for the optic fibre cable, as well as the steel raft foundation for the six (6) metre camera pole. The chambers and pole foundation will be placed beneath ground level, with a few exceptions. The plinth holes were handed over to X-On the appointed service provider, who will start with the second phase of this project i.e. the casting of the plinths. This phase is expected to be completed by the end of April 2017.

- **The Power Solution:** The purchase of the two (2) Perkins 20kVA diesel standby generators were concluded and the delivery of the generators is expected any day. This project runs together with the

CCTV project. Once the plinths are completed, the trenching around the perimeter will start, followed by the installation of the power and the optic fibre cable. M & T Developers, who is developing across the road from the North gate, was instructed by the Tshwane Municipality to install a power cable, which will run from the Kirkness sub-station on the Western side of the Estate, along the Northern servitude boundary of the Estate to the East, across Van Ryneveld Road. The contractor has started with the trenching work. To remove the soil and rock from this servitude, two (2) temporary motor gates were installed, one in the North-West corner of the Estate and the other one in the North-East corner of the Estate. The gates will be manned by Bidvest Protea Coin security guards 24/7.

- **The Fibre-to-the-home ("FTTH") Project:** Vodacom is waiting for the way-leave to be signed by the Tshwane Municipality, whereafter the micro-trenching will commence. Residents will be informed in advance of the progress of this project, as well as the signing up with Vodacom.

Residents are once again requested to avoid the servitude areas, due to the current ongoing construction work in and around it.



The HOA Board approved the restructuring of the Estate and Security Management due to the CCTV-network, which should be completed and functional by mid-year. The HOA is in discussions with Bidvest Protea Coin to revise the current SLA accordingly. A new position of Assistant Estate Manager has been created by the HOA Board. This position will provide for the directing and coordination of the activities and duties of the HOA personnel responsible for the maintenance and operational duties, the execution of the contractual responsibilities of contracted HOA service providers and to stand-in for the Estate Manager in his/her absence.

Estate Manager

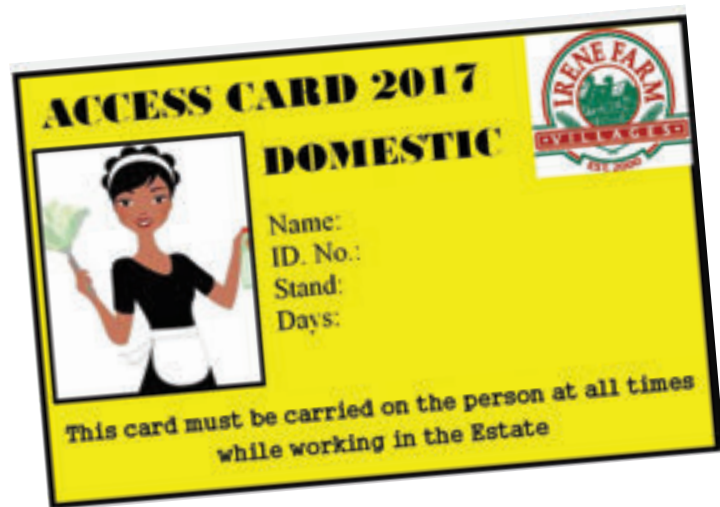
This vacancy, which is expected to be filled by the 1st June 2017, will be advertised in the local newspaper(s) and Residents will also be informed via the bulk e-mail communication system.

Special reminders:

- ▶ Residents are made aware of the new rule that was adopted at the 2016 Annual General Meeting that prescribes the registration of pets, such as dogs, cats and other reasonable household pets on a prescribed form, which is available at the Estate Office. The same rule prescribes that no person may have more than two (2) dogs and two (2) cats, unless approved by the HOA. The Estate Office records indicate that 124 households have registered their pets, which includes 193 dogs, 65 cats, three (3) dwarf rabbits and four (4) exotic birds. Residents, who have not registered their pets as yet are kindly requested to attend to the registration. Failure to comply with this rule could result in a penalty being imposed. You are also reminded that your dog must always be on a leash, when out of your property, especially when taking your dog for a walk.



- ▶ Many 2017 registration cards for the household workers must still be collected from the Estate Office. The access of the household workers to the Estate whose cards have not been



collected, will be suspended, pending the collection of the cards. Either the resident or the worker may collect the card from the office.

- ▶ Post boxes must be renewed by 31st March. The annual renewal fee is R250, which can be paid at the Estate Office or via EFT, in which instance you must notify the Estate Office of such EFT payment made.
- ▶ The Saturday morning walk along the walking trail over four (4) kilometres starts at 07h30 next to the IFV post boxes. You are welcome to bring your dog along, which will be good exercise for both you and your dog. This is also a good opportunity to make friends with fellow Residents.
- ▶ Household workers may only enter and exit the Estate by using the turnstiles. Residents and visitors are prohibited from driving

any household and/or contract worker into or out of the Estate, even if you are late for work or for your flight at OR Tambo.

The Security Personnel places a very important role in securing our Estate daily at night and during the day. They must attend to various complaints, amongst others barking dogs, loud music late at night, open garage doors, cars parked outside with open doors, etc. They do undergo training from time to time to improve their skills. Our Residents are invited to bring any form of undisciplined conduct by the Security Personnel to the attention of the Estate Manager, who will deal with such reported conduct in conjunction with the HOA Director of Security.

Regards
Estate Management

“The desire to have things done quickly, prevents their being done thoroughly”
-Confucius.

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Security



Dear Residents

Security has received a few complaints of dogs roaming the Estate. Residents should please make sure that their dogs do not get out of their property.

Residents, you should also make sure that your garage doors are closed at night. Security has recently reported three garage doors that

were left open after hours.

There are still Residents that do not abide by the rules of the Estate. All contractors that visit your property must report to Security at the main gate where they will have to produce their ID document, Driver's licence or Passport. No contractor is allowed to make use of a ClickOn code to gain access to the Estate. Security is still



Marchell Galant

experiencing the problem of having to explain to contractors that they are not allowed to use a ClickOn code to enter the Estate.

All drivers that collect and drop children off for school should also be registered at the HOA office and not make use of ClickOn codes for access to the Estate.

Kind Regards
Marchell Galant
Contract Manager
EPS Irene Farm Villages
Tel: +27 12 665 5602
Mobile: +27 82 300 1835
E-mail: galantm@proteacoin.co.za



It is with sadness that I have to inform you that Security officer Alpheus Mohlamonyane has decided to go on pension. Alpheus joined the company on 08/03/2005 and worked at a few surrounding Estates.

We wish Alpheus all the best.

IMPORTANT NUMBERS

24HR SECURITY GUARD ROOM:
012-662-1688

24HR CONTROLLER:
082-947-7610

24HR SHIFT MANAGER
082-838-7779

SECURITY MANAGER
082-300-1835

remember

Make Sure

- That all vehicles that are parked in driveways must be locked and all valuables (e.g. laptops, wallets, handbags and GPS navigators) must be removed from the vehicle.
- That alarm systems must be activated and in a working condition. Please test your alarm system regularly to ensure that it is in a good working condition and that it does

- send out a signal when activated.
- To be vigilant at all times in the Estate and report any suspicious activities directly to the Bidvest Protea Coin Security.
- To be law abiding citizens and prevent crime, register all domestic workers and gardeners and make sure that they have IDs or valid passport documents.

Residents can contact me directly should they be interested in having an alarm system linked to our Protea Coin 24hrs Call Centre in Highveld Techno Park.

Marchell Galant • galantm@proteacoin.co.za • 082 300 1835



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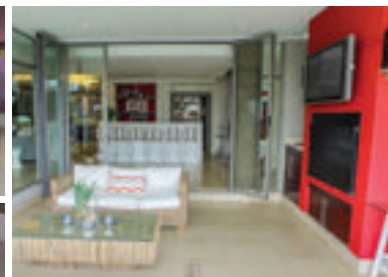
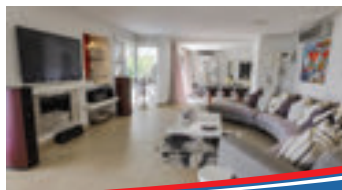
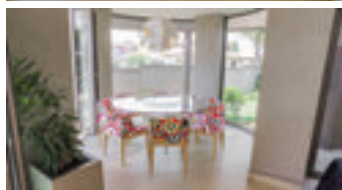
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IRENE FARM VILLAGES HOME OWNERS' ASSOCIATION

Summary Income Statement February 2017

	February 2017		Year to Date		YTD Variance	
	Actual	Budget	Actual	Budget	Value	%
Operational Income						
<i>Levy Income</i>						
Normal Levies	912 407	910 648	10 957 726	10 927 776	29 950	0.3%
<i>Other Income</i>						
Interest Received	43 502	10 000	543 328	120 000	423 328	352.8%
Contractors Permits	6 150	20 000	136 515	140 000	(3 485)	-2.5%
Estate Agent Registration	0	0	129 960	129 960	0	0.0%
Post Box Annual Fee	130	2 500	12 600	30 000	(17 400)	-58.0%
	962 189	943 148	11 780 128	11 347 736	432 392	3.8%
Operational Expenditure						
<i>Professional /Administration</i>						
Accounting Fees	65 820	44 155	779 598	736 950	(42 648)	-5.8%
Audit Fees	33 000	33 000	398 280	396 000	(2 280)	-0.6%
Bank Charges	0	0	59 375	65 000	5 625	8.7%
Insurance	3 356	2 500	33 998	30 000	(3 998)	-13.3%
Legal & Professional Fees	27 271	8 655	153 656	145 950	(7 706)	-5.3%
	2 193	0	134 290	100 000	(34 290)	-34.3%
<i>General Office</i>						
Office Equipment	14 163	11 200	198 530	162 000	(36 530)	-22.5%
Office Refreshment	2 234	1 200	10 703	14 000	3 297	23.6%
Printing & Stationary	1 344	1 500	26 845	48 000	21 155	44.1%
Telecommunication	661	1 000	10 634	12 000	1 366	11.4%
	5 293	3 500	90 087	40 000	(50 087)	-125.2%
	4 631	4 000	60 260	48 000	(12 260)	-25.5%
<i>Operational Expenses</i>						
Municipal Charges	155 683	173 413	1 857 851	2 082 950	225 099	10.8%
Recycling	15 433	50 000	379 480	600 000	220 520	36.8%
Donations	17 819	8 663	111 187	103 950	(7 237)	-7.0%
Meetings	0	5 000	40 000	60 000	20 000	33.3%
Salaries & Wages	620	750	4 083	12 000	7 917	66.0%
	121 811	109 000	1 323 100	1 307 000	(16 100)	-1.2%
<i>Security</i>						
Access Control (ClickOn)	550 980	553 700	6 347 847	6 364 838	16 991	0.3%
- ClickOn Recovery	20 275	22 000	243 756	264 000	20 244	7.7%
Equipment Maintenance SLA	(11 463)	(12 000)	(115 140)	(144 000)	(28 860)	20.0%
Security Maintenance	19 656	19 500	253 581	235 545	(18 036)	-7.7%
Guarding Services	19 412	7 000	119 733	85 000	(34 733)	-40.9%
	503 100	517 200	5 845 918	5 924 293	78 375	1.3%
<i>Repairs & Maintenance</i>						
Fuel	156 351	152 964	1 734 978	1 772 951	37 973	2.1%
General Maintenance	892	3 000	32 158	36 000	3 842	10.7%
Infrastructure Maintenance	1 836	9 650	75 161	116 000	40 839	35.2%
Park Facing Boundary Walls	2 300	3 000	40 508	36 000	(4 508)	-12.5%
Park Maintenance	22 230	12 500	153 881	150 000	(3 881)	-2.6%
Park Maintenance Contract	14 600	4 500	56 427	54 000	(2 427)	-4.5%
Vehicles	114 492	118 814	1 354 466	1 360 951	6 485	0.5%
	0	1 500	22 377	20 000	(2 377)	-11.9%
	942 997	935 432	10 918 804	11 119 689	200 885	1.8%



IRENE FARM VILLAGES HOME OWNERS' ASSOCIATION Summary Income Statement February 2017

	February 2017		Year to Date		YTD Variance	
	Actual	Budget	Actual	Budget	Value	%
Operating Profit / (Loss)	19 192	7 716	861 324	228 047	633 277	
Non-Recurring Revenue						
Estate Penalties	2 000	0	35 650	0	35 650	100.0%
Late Building Penalties	0	0	53 250	0	53 250	100.0%
Late Payment Penalties	3 600	0	44 160	0	44 160	100.0%
Plan Fee Recovery	12 048	0	61 307	0	61 307	100.0%
- Plan Fee Cost	(4 785)	0	(54 045)	0	(54 045)	100.0%
Expense Recovery	0	0	855	0	855	100.0%
Sale to Members	790	0	10 889	0	10 889	100.0%
Non-Recurring Expenses						
Water Risk Management	0	0	23 180	100 000	76 820	76.8%
Traffic Management	0	0	73 918	75 809	1 891	2.5%
Social Development Projects	0	0	46 155	45 000	(1 155)	-2.6%
Water Tanker Roadworthy	0	0	0	50 000	50 000	100.0%
Park Development	0	0	48 428	60 000	11 572	19.3%
Historic Tshwane Accounts	0	0	1 375	408 000	406 625	99.7%
Environmental Development	0	0	70 976	153 500	82 524	53.8%
Cash Provision	0	15 000	0	200 000	200 000	100.0%
Net Positive/ (Negative)	13 653	(15 000)	(111 965)	(1 092 309)	(676 211)	
Net Profit / (Loss)	32 844	(7 284)	749 359	(864 262)	(42 933)	

Irene Farm Village Home Owners Association - Infrastructure Development

	Actual	Budget	Actual	Budget	Value	%
Revenue						
Special Levies	204 298	0	638 626	0	638 626	100.0%
Stand Sales			3 078 240	0	3 078 240	100.0%
Projects						
WIP - CCTV Project			39 626			
WIP - Infrastructure Development Project			0			
WIP - Land Purchase Project			0			
WIP - Power Solution Project			1 152 904			

Account Ability

Office Address:
Sovereign Drive,
Route 21
Corporate Park

Accounting Office Hours
8:00 to 13:00
Monday to Friday

Office Tel:
082 780 0059

Accounts Email:
accounts@aams.co.za

IFV Accounts:
Winnie Boshoff

"At the 2016 AGM, the HOA Members approved the CCTV camera implementation along the perimeter of the Estate. The Board provisioned R2,000,000 for the cabling and for the power along the perimeter. After going through a tender process with potential suppliers, Spectra Projects was appointed to implement the power provisioning solution. The implementation started in December 2016 with a first payment of R858,617, which led to the reported loss for the month of R704,999. This loss, which is funded by the R2,000,000, will be capitalised as soon as the project has been completed, correcting the reported loss for the month."

Summary Income Statement by Account Ability

"If you stop at general math, you're only going to make general math money." – Snoop Dogg



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Launching of the “Be A Star” Project – interlocking Unifix Cubes for Laerskool Westerlig Primary School



Grade 1 learners of Laerskool Westerlig Primary School.

Great was the excitement of the Grade 1 learners and teachers of the Laerskool Westerlig Primary School with the delivery and opening of the Irene Farm Village’s “Be A Star” donation!

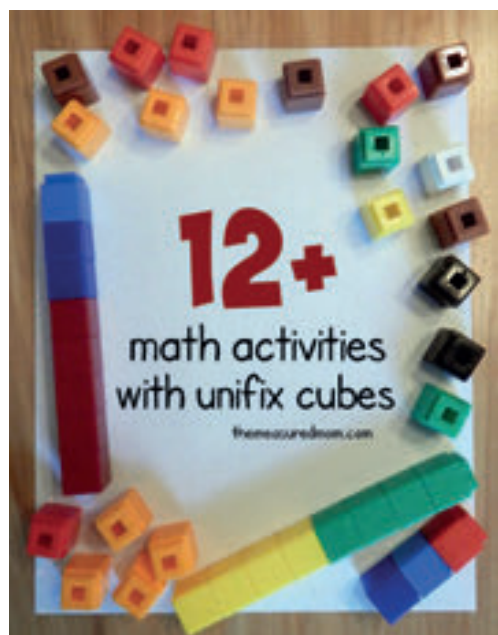
Mrs Elna Venter: Head of Foundation Phase and learner.



The “Be A Star” project of the Estate’s Community Involvement Committee (CIC) is aimed at providing stationery support to primary schools nominated for such assistance within the vicinity of the Estate. The funding model used for the launching of this initiative was based on sponsors making use of resources already available and engaging them in the initiative, thus not just benefiting the identified school but also giving recognition to the sponsors.

The 2016 theme was ‘stars’, which involved a number of pensioners in the making of these stars. Over a hundred stars were crocheted and 100 pressed wood stars were cut by pensioners taking great joy in using available materials and exchanging patterns over a cup of tea and feeling valued in contributing their time and skills to the benefit of learners.

The Laerskool Westerlig Primary School is situated in Pretoria West in the heart of Dannville. It was established in 1947 and was then known as Danville Laerskool. In



Mr E Cloete (Principal) expressing his gratitude towards Mrs Erina Weder (Occupational Therapist) for the donation received from the IFV CIC Be A Star project.

2009 the school became a parallel medium school and was hence renamed. This school has a total of 750 enrolled learners. Due to the economic plight of the families, the school is not able to function optimally and relies extensively on external support to deliver quality education, as well as assist learners at a social level –a total of 110 learners are benefiting from the schools feeding programme.

A total of 45 packs including 100 cubes in 10 standard colours of Interlocking Unifix Cubes were donated to the Foundation Phase learners. These colourful interlocking Unifix Cubes are used to help children learn early maths concepts such as patterning, counting, addition, subtraction, multiplication, division, measurement and more!

The Estate's Community Involvement

Committee would like to thank all those involved during 2016 for making this possible and would like to invite Residents to get involved in the 2017 "Be A Star" project. We need your creative input and support to enable us to provide stationary to the next identified primary school. Drop an email to admin@irenefarmvillages.co.za and a member of the Community Involvement Committee will contact you!



Proactive Parenting:

DISEMPOWERING BULLYING



Bullying is hurting someone, through words or actions, using repetitive and intentional behaviour resulting in a real or perceived imbalance of power. This could take the form of physical assault, threats, rumours, abuse, intimidation, teasing – in the real world or online as cyberbullying. The statistics are daunting:

- 35% of school-going children are bullied
- 64% don't report it
- Bullied students are more than twice as likely to think about suicide

Empowering your child can make a difference.

The effects of bullying are significant. For those being bullied it could affect their academic performance; result in sleeping or eating issues; anxiety, mental and physical health issues; low self-esteem; depression and even suicide. Students engaging in bullying behaviour, also have an increased risk of academic problems, substance abuse as teens and even violent behaviour as they move from adolescence to adulthood. Ironically, the bully and the victim are in fact mirroring each other – both are traumatized in some way, both feel powerless in their lives. They are just reacting differently to it, the bully being the aggressor and the victim withdrawing passively.

As parents, we can empower our children, through guidance and

coaching, helping them to learn to be assertive by building their self-esteem and confidence, and encouraging them to stand up for others or even to a bully.

Why is bullying so prevalent?

There are many reasons for bullying but, fundamentally, some of the underlying factors include the highly competitive environment our children are growing up in, and the resulting relentless performance pressure that places them under. There is also the now constant influence of technology (which has changed accessibility and the way people bully) and, the fast pace of life. Other significant factors could



be personal issues at home – maybe there are financial issues, a divorce, alcohol abuse, absent parents – and bullying may be a way to vent, to rid themselves of pent-up emotions they may be feeling, or to try to regain a measure of control they feel they have lost.

Signs of bullying

Often our children don't want to tell us they are being bullied. They might be feeling afraid to tell you or anyone, or, feel helpless, maybe they are embarrassed, it is even possible that they may not trust you or fear further rejection if they speak up. These are, however, signs you can look out for, which may point to bullying in younger children:

- Complaining that they are feeling sick – a headache, a tummy ache – especially when it may be time to go to school
- Unexplained injuries like bruises,



bumps and cuts

- Changes in sleeping and eating patterns
- A sudden onset of nightmares
- Lost clothing or damaged personal belongings
- A decline in their school marks

In older children, you may observe that they have low self-esteem, are withdrawing and generally have a loss of interest in things around them. They may possibly even exhibit self-destructive behaviour like cutting.

Supporting your child

There are various ways to support your child if they are being bullied and you may want to consider some of the following:

- Talk to your child and check in regularly. By staying close to them you will be able to pick up when something is out of place. What they aren't telling you may be more important than what they are saying, so pay attention.
- Never tell them to ignore the bully. Ignoring the problem is not the answer and this may cause your child to withdraw further, rather than to be more assertive.
- Don't blame them - no one ever deserves to be bullied.
- Don't encourage them to fight back. This can only make things worse and, if it should happen at school, they could be suspended or even expelled. Physical violence is never a resolution to a problem.
- Teach self-esteem. It truly is the most important life skill you can give your child.
- Be positive and encourage a positive attitude in life.

Empowering your child

Bullies are everywhere – on the playground, in the classroom, on the sports field, in your circle of friends and even in the workplace. It is inevitable that a bully will cross



paths with your child, so the best thing we can do for our children is to teach them how to be resilient, to help them build a solid self-esteem and to think positively about life.

To help them build up their self-esteem, encourage them to be accepting of and confident in themselves, and to not compare their lives to those of others. Remind them that other people's negative opinions don't count and that just maybe, those people are breaking down others in an attempt to make them feel better and stronger, because they have their own set of problems. A bully must never have the power to define, in your child's mind, who they are or who they become as a person.

So, empower your child by encouraging a positive attitude – it can help them overcome many of the challenges they will face in life. As with anything, a positive attitude can become a habit. Positivity and general optimism will also be a more natural, instinctive response for children, if it is a theme within the home. So

remember to try to adopt a positive attitude yourself, especially when you are around your children. Spend positive time together, have fun, do things your child loves to do and which makes them feel good about themselves, watch funny movies and laugh, often.

Try to not make decisions for them. Guide and direct them, certainly yes, but let them be part of the decision making process. This will help them become more confident in their choices and decisions, and will help build up their assertiveness levels over time. Bullies prey on people they believe to be timid, easy targets. A little assertiveness from the intended victim can go a long way in making a bully think twice.

Finally, if your child is being bullied, don't judge them – it will simply make them withdraw further and be less likely to confide in you. Support, love and guide them. If necessary, do intervene and either contact the school to assist, or the parents if it is outside of the school environment.

About Life Talk® Forum

Our mission is to create happy, successful and fulfilled youth, guided by sound values. Life Talk is a non-profit organization dedicated to raising awareness, stimulating discussions and seeking solutions to the challenges faced by parents and their children.

For more important parenting tips & information visit www.lifetalk.co.za or email Forum@lifetalk.co.za

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Johanna, the mother of our domestic worker (for more than a year) is looking for work within the Estate. She prefers to sleep out and is available five days a week. She speaks English and Afrikaans. Please contact her on 079-930-1690 / 078-079-8429.

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Building your own Pool Table



One of our residents, Corneel du Toit, is an avid part-time woodworker. He inherited his love for wood from his grandfather who was a carpenter. While still in primary school, his grandparents stayed with them for a year or two and Grandpa Jerry taught Corneel a few skills. Over time, those skills grew and developed, but stagnated a bit during varsity and his early working career. Once the family moved into IFV in 2012, he started furnishing his garage to serve as a part-time woodwork shop.

He started by constructing a mobile, foldable workbench, that can be easily collapsed and stored when the car requires the use of the garage; a router table to assist in some of the routing activities; as well as some extra cupboards for storage. A few larger pieces of equipment were also added, as well as a few extra handheld power tools. But all of that was just in preparation for the big project:

Building the Pool Table / Dining Table / Table Tennis Table.

The wood was bought through Junkmail in 2014, but since it was not yet fully dried, it had to be stacked

and left for a few months before construction could start. The table legs were made first; however, while busy on the second leg, his old Makro wooden lathe decided those legs were too heavy and the headstock shaft simply broke off. That was a good excuse to get a new, heavy duty wooden lathe! 😊

The frame was made next and was probably the most challenging part: since the aprons (the sides) angle inwards at 15 degrees, the corners had to be made with compound mitre joints (the wood must be cut at the correct angle, and the blade must also be set at the correct angle; i.e. a double angled cut). However, without a compound mitre saw, this was done with a handheld track saw – not to be advised! It came out OK, but a bit of power sanding was required to get nice flush joints. The next job on the frame was to bring the aprons to life by routing a profile onto the wood. A template was made from 9mm supawood to guide the handheld router – even though it was the first time doing this, the final product looks pretty good.

The table top was made next – it consists of two halves that align with

dowels and is kept together with latches. Eight planks were carefully selected, cut in half, and planed and glued to form the two halves. The ends of the boards were then cut off (around 50 mm wide), flipped to the underside and glued back on to give the visual impression that the table top is 40 mm thick (while it is actually only 20 mm thick). Lastly, eight cross slats were added as supports under the top. The table top is 2.75 m x 1.5 m (official Table Tennis size) and comfortably seats 14 people. The top simply lies on the Pool Table, and when not in use, the two halves are easily removed and stored on the side.

The Pool playing area was made last. A plywood support base was glued underneath the slate top and screwed onto the frame. The “cap” and supports were made and the rubber corners and pockets were added. To finish it off, a professional was hired to cover the slate and the cushions with the cloth: finally ready to play!

If you want to view the table, or share some woodworking tips, please contact the office for Corneel's contact details.



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