

Bantry Buzz

November 2017

Annual newsletter of BANTRY BAY International Vacation Resort



RESORT REPORT



In September, the City of Cape Town instituted Level 5 water restrictions as current dam levels sit at 35,1%, with 25,1% usable water, prompting the implementation of serious restrictions.

The target of 500 million litres of total water per day and 87 litres of water per person per day is the City's target. However at the moment collective consumption is 104 million litres above the daily target.

At Bantry Bay we are intensifying our efforts to save water on top of the measures already taken, such as shower heads which restrict water flow to 6L per minute, changing of towels and linen on request only and staff training on saving of water. Our biggest challenge is getting our guests to play their part in reducing consumption to 87L which is very achievable as we have shown through our daily water meter readings. These are now being displayed

at reception to encourage savings. With the drought showing no signs of going away, drastic measures are needed to avoid reaching Day Zero ... the day that we no longer have any water. The City of Cape Town has already started reducing water pressure and, as the situation worsens, has warned of disruptions to the supply of water.

While we are trying to avoid closing the pool this summer, this may unfortunately become a reality. We are currently looking at installing water tanks to hold rain and delivered water as a possible solution to topping up the pool, but need to be mindful of health and safety factors around this. We do understand that our guests are looking forward to enjoying their annual holiday and not being able to use the bath or swimming pool may be extremely inconvenient. But, as we are all committed to doing everything possible to save water, we are inviting our guests to join us in implementing water saving strategies.

In addition please note the increased budget for water and sanitation as the City has now not only removed the free 6L per apartment per month, but implemented new tariffs

which penalise heavy water usage. We can only curb this increase by reducing our consumption and the biggest decrease will come from our guests' reducing usage.

On 7 June Cape Town was hit by one of the worst storms in 30 years and this caused terrible damage to the resort.

The Neptune suite was boarded up and guests moved out in time,



but the force of the waves broke the boarding and most of the contents of the suite and the pool area were damaged. The impact was so bad that the braai area was severely damaged and the pool deck had shifted as well. Extensive repair work was carried out and by 25 August all the damage had been repaired.

In June the soft refurbishment of the fourth and fifth floors was completed and the final phase of

the sliding doors and balustrade replacement at reception and the penthouse 701 were also finished. In July the TV's were all replaced with new 40-inch LED TV's and new DVD players.

Looking ahead to 2018, we will be upgrading our satellite infrastructure and cabling to enable us to have a decoder in each apartment – giving you greater control and a wider selection of channels. We will also

be replacing the carpets in all the carpeted apartments which will take place during the normal maintenance schedule.

We are very proud to announce that the two penthouse units: 701 and Neptune have been selected to become part of 'The Registry Collection' – an exchange programme offering leisure travellers the most luxurious and elegantly appointed accommodation in impeccably

maintained surroundings, as well as unique and exclusive vacation experiences around the world.

The final touches to the private apartment Studio 3 renamed, the Pool Deck Suite by the owner, will bring a welcome end to the building disruptions we have endured during the past year.

I am only a reflection of my great team and thanks must go to Melita and the Bantry Bay staff for their continued support and dedication to the Resort. Together with the Board of Directors and Mr Jenkins, we are all very proud of Bantry Bay and strive to keep your timeshare resort one of the best in South Africa.

SEAN DALY
General Manager



Staff news

Sadly we had to say farewell to Jasmine, our Housekeeper, who retired in June. We all wish her our best and know she is relaxing with her family. Cassiem from our reception was promoted to Housekeeper and has been doing a great job since taking over.

In April Sean Daly celebrated 20 years' service at Bantry Bay and in August Albert Ngqwina celebrated 10 years continued service.



New mini bus

Our drivers Robert and Andrew were very happy to receive a brand new mini bus in August.



Team building

On a very cold winter's day in July the Bantry Bay Team travelled out to the Tri-Active events centre in Grabouw where they arranged a Potjiekos cook-off as a teambuilding activity.



Housekeeping team

The Housekeeping team had a fun filled afternoon competing at Ten-pin bowling.



Dates for refurbishments and renovations

This year we will be replacing the carpets in the units during the annual maintenance period between June and September. There are no building renovations which could cause disturbances planned for 2018.

Levies

As always, thank you to all the owners who settled their levies on time. We encourage the use of electronic transfer facility (EFT) when paying your levy. Please remember to use your account number as reference which can be found on the bottom left hand corner of your statement (eg BBIB0001).

Levies are due on 1 January 2018 and are interest free if payment is received before 31 January 2018, thereafter interest will be charged monthly on outstanding balances.

Flexi allocations

All owners are reminded that the timeshare weeks 22–43 are allocated in accordance with the flexi rules of the resort and you must reserve, bank or request a flexi exchange annually before 1 March. Should you not do this, the week will fall into the forced rental pool.

Awards 2016/2017

RCI

- Gold Crown Resort
- Top 5 Gold Crown Resort: Medium
- Employee of the year: Nazeema Solomons

Interval International

- Select Resort

The Registry Collection

- Penthouse units: Neptune and 701



A glimpse into the Neptune suite that has become part of "The Registry Collection" – a very prestigious award.

CHAIRMAN'S REPORT

Reflecting on the past year there were some very challenging events that we had to contend with from the storm to the water restrictions as highlighted in Sean's report.

The destruction to Neptune and the pool area in June was the worst we



have ever encountered and the understanding and support of the owners affected through either having to move to different apartments or to cancel their holiday, was very much appreciated.

Our insurance covered all the costs associated with the storm, ensuring our reserves did not have to be

utilised and keeping us in a healthy financial position. Last year I reported on the objection to the council building values and I am happy to inform you that we were successful in most of our objections and this has assisted us in keeping the 2018 levy increase to 1.8% – despite the

increases in our water and sewerage accounts. You will see in the 2018 levy budget a marked increase in the water and sewerage accounts which is due to the council revoking the free 6KL per apartment per month and increased tariffs as a result of the current water shortage.

Unfortunately the water restric-

tions are a reality and we are all going to have to do our bit by curbing our consumption and whilst this may result in some changes in the service we pride ourselves in – I am sure you will all be understanding of the situation. Even if there are some rains in the coming months the restrictions will be in place until the dam levels recover and as this will probably not be the last time we are planning for long term solutions at the resort.



Together with my fellow board members, Mr Jenkins and management, we are continually looking at ways to maintain and improve the resort but at the same time keeping the annual levies within inflation. To this end we were very pleased to once again be nominated in South Africa's top 5 medium RCI Gold Crown

Resorts and our two penthouses were accepted into the prestigious Registry Collection.

Thanks must go to the whole Bantry Bay Staff for these achievements and it is only through their hard work and never failing positive attitude that makes Bantry Bay such a special place.

I would like to thank my fellow Directors, Fred Jenkins, Sean Daly and his staff for all their input through-

out the year and look forward to another great year ahead. We all extend our best wishes to you all and hope you all have a pleasant festive season.

JW MAREE
Chairman

2018 BUDGETS FOR BANTRY COURT SHAREBLOCK LTD

	2017 MONTHLY BUDGET	2017 ANNUAL BUDGET	2018 MONTHLY BUDGET	2018 ANNUAL BUDGET
INCOME				
Telephone	-2000,00	-24000,00	0,00	0,00
Interest	-32500,00	-390000,00	-33333,33	-400000,00
Levy interest	-8333,33	-100000,00	-9583,33	-115000,00
Parking	-8333,33	-100000,00	-8333,33	-100000,00
Bed levy	-4583,33	-55000,00	-4750,00	-57000,00
Administration fee	-166,67	-2000,00	-166,67	-2000,00
	-55916,67	-671000,00	-56166,67	-674000,00
ADMINISTRATION				
Audit fees	6666,67	80000,00	5333,33	64000,00
Autopagers	1250,00	15000,00	1375,00	16500,00
Bank charges	2166,67	26000,00	2291,67	27500,00
Body corporate levies	350,00	4200,00	350,00	4200,00
Credit card comm.	8166,67	98000,00	8500,00	102000,00
Insurance	9750,00	117000,00	11212,50	134550,00
Legal fees	100,00	1200,00	100,00	1200,00
Office equipment	500,00	6000,00	500,00	6000,00
Postage	666,67	8000,00	250,00	3000,00
Printing	4583,33	55000,00	4833,33	58000,00
Stationery	2500,00	30000,00	2750,00	33000,00
Subscriptions	2583,33	31000,00	2750,00	33000,00
Television licence	916,67	11000,00	708,33	8500,00
	40200,00	482400,00	40954,17	491450,00

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	2017 MONTHLY BUDGET	2017 ANNUAL BUDGET	2018 MONTHLY BUDGET	2018 ANNUAL BUDGET
PROPERTY EXPENSES				
Electricity	30000,00	360000,00	30000,00	360000,00
Property rates	62940,00	75280,00	55833,33	670000,00
Refuse removal	1310,00	15720,00	1400,00	16800,00
Sewerage	1750,00	21000,00	8900,00	106800,00
Recycling	1916,67	23000,00	2154,17	25850,00
Water	1625,00	19500,00	8000,00	96000,00
Rent of premises	7916,67	95000,00	8708,33	104500,00
Fire & evacuation	5416,67	65000,00	2083,33	25000,00
	112875,00	1354500,00	117079,17	1404950,00
REPAIRS and MAINTENANCE				
Building maintenance	47083,33	565000,00	49583,33	595000,00
Computer maintenance	2583,33	31000,00	2583,33	31000,00
Elevator maintenance	2020,83	24250,00	2208,33	26500,00
Motor vehicle	750,00	9000,00	0,00	0,00
Misc & office equipment	416,67	5000,00	416,67	5000,00
Pest control	1062,50	12750,00	1125,00	13500,00
Pool maintenance	825,00	9900,00	958,33	11500,00
Television & satellite	9166,67	110000,00	10083,33	121000,00
Telephone	166,67	2000,00	166,67	2000,00
	64075,00	768900,00	67125,00	805500,00

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	2017 MONTHLY BUDGET	2017 ANNUAL BUDGET	2018 MONTHLY BUDGET	2018 ANNUAL BUDGET
SALARIES				
Salaries	170833,33	2050000,00	184166,67	2210000,00
Directors remuneration	21141,67	253700,00	18333,33	220000,00
Bonus provision	11333,33	136000,00	12208,33	146500,00
Industrial relations	300,00	3600,00	300,00	3600,00
Medical aid	3987,50	47850,00	4386,25	52635,00
Security	36666,67	440000,00	40333,33	484000,00
Staff recruitment	416,67	5000,00	416,67	5000,00
WCA	1041,67	12500,00	1125,00	13500,00
Staff training	1708,33	20500,00	1875,00	22500,00
Staff awards	916,67	11000,00	1000,00	12000,00
	248345,83	2980150,00	264144,58	3169735,00
MISCELLANEOUS				
Cleaning contract	130416,67	1565000,00	143458,33	1721500,00
Guest supplies	15833,33	190000,00	17083,33	205000,00
Laundry	28333,33	340000,00	26666,67	320000,00
Management fee	35833,33	430000,00	37625,00	451500,00
M-Net/DSTV	11166,67	134000,00	12840,00	154080,00
Parking	1250,00	15000,00	2125,00	25500,00
Petrol & travelling	5000,00	60000,00	5500,00	66000,00
Directors' travel	1250,00	15000,00	1833,33	22000,00
Refreshments	5083,33	61000,00	5416,67	65000,00
Replacements	2916,67	35000,00	3083,33	37000,00
Telephone	5416,67	65000,00	6666,67	80000,00
Uniforms	1208,33	14500,00	1291,67	15500,00
	243708,33	2924500,00	263590,00	3163080,00
TOTAL	653287,50	7839450,00	696726,25	8360715,00
Reserve funding/Capex	158333,33	1900000,00	129166,67	1550000,00
Provision for taxation	10266,67	123200,00	10850,00	130200,00
RESORT CLAIM	821887,50	9862650,00	836742,92	10040915,00

2018 LEVY BREAKDOWN

	UNITS	WEEKLY LEVY (no vat)	VAT	INDIVIDUAL UNIT (with vat)	TOTAL WEEKLY (no vat)
Neptune	x 1	11842,11	1657,89	13500,00	11842,11
Penthouse	x 1	11842,11	1657,89	13500,00	11842,11
3 Bedroom Duplex	x 4	7108,77	995,23	8104,00	28435,09
1 Bedroom Duplex with parking	x 8	5050,00	707,00	5757,00	40400,00
1 Bedroom Duplex no parking	x 4	4738,60	663,40	5402,00	18954,39
2 Bedroom Luxury	x 1	7108,77	995,23	8104,00	7108,77
2 Bedroom Standard	x 1	7108,77	995,23	8104,00	7108,77
Luxury Studio	x 4	4738,60	663,40	2402,00	18954,39
Luxury 1 Bedroom	x 4	4738,60	663,40	5402,00	18954,39
Studio	x 7	4738,60	663,40	5402,00	33170,18
TOTAL		69 014,93	9 662,07	75 677,00	196 770,20
TOTAL WEEKLY	R196 770,20 x 51 = R10 035 280,20				

COMPETITION

QUESTIONS

1. Name our new Housekeeper
2. How many litres of water per person day is the City of Cape Town's target?
3. Name the employee who celebrated 10 years service in August 2017

RULES

1. Send your answer with your 2018 levy payment.
2. All entries must be in before 31/01/2018.

PRIZE

V&A Waterfront gift voucher to the value of R500.00.

2017 WINNER: Congratulations to Mr IA Ferguson

2018 TIMESHARING CALENDAR

Week 1	5-Jan-18	11-Jan-18	Fixed
Week 2	12-Jan-18	18-Jan-18	Fixed
Week 3	19-Jan-18	25-Jan-18	Fixed
Week 4	26-Jan-18	1-Feb-18	Fixed
Week 5	2-Feb-18	8-Feb-18	Fixed
Week 6	9-Feb-18	15-Feb-18	Fixed
Week 7	16-Feb-18	22-Feb-18	Fixed
Week 8	23-Feb-18	1-Mar-18	Fixed
Week 9	2-Mar-18	8-Mar-18	Fixed
Week 10	9-Mar-18	15-Mar-18	Fixed
Week 11	16-Mar-18	22-Mar-18	Fixed
Week 12	23-Mar-18	29-Mar-18	Fixed
Week 13	30-Mar-18	5-Apr-18	Fixed
Week 14	6-Apr-18	12-Apr-18	Fixed
Week 15	13-Apr-18	19-Apr-18	Fixed
Week 16	20-Apr-18	26-Apr-18	Fixed
Week 17	27-Apr-18	3-May-18	Fixed
Week 18	4-May-18	10-May-18	Fixed
Week 19	11-May-18	17-May-18	Fixed
Week 20	18-May-18	24-May-18	Fixed
Week 21	25-May-18	31-May-18	Fixed
Week 22	1-Jun-18	7-Jun-18	Flexi
Week 23	8-Jun-18	14-Jun-18	Flexi
Week 24	15-Jun-18	21-Jun-18	Flexi
Week 25	22-Jun-18	28-Jun-18	Flexi
Week 26	29-Jun-18	5-Jul-18	Flexi
Week 27	6-Jul-18	12-Jul-18	Flexi
Week 28	13-Jul-18	19-Jul-18	Flexi

Week 29	20-Jul-18	26-Jul-18	Flexi
Week 30	27-Jul-18	2-Aug-18	Flexi
Week 31	3-Aug-18	9-Aug-18	Flexi
Week 32	10-Aug-18	16-Aug-18	Flexi
Week 33	17-Aug-18	23-Aug-18	Flexi
Week 34	24-Aug-18	30-Aug-18	Flexi
Week 35	31-Aug-18	6-Sep-18	Flexi
Week 36	7-Sep-18	13-Sep-18	Flexi
Week 37	14-Sep-18	20-Sep-18	Flexi
Week 38	21-Sep-18	27-Sep-18	Flexi
Week 39	28-Sep-18	4-Oct-18	Flexi
Week 40	5-Oct-18	11-Oct-18	Flexi
Week 41	12-Oct-18	18-Oct-18	Flexi
Week 42	19-Oct-18	25-Oct-18	Flexi
Week 43	26-Oct-18	1-Nov-18	Flexi
Week 44	2-Nov-18	8-Nov-18	Fixed
Week 45	9-Nov-18	15-Nov-18	Fixed
Week 46	16-Nov-18	22-Nov-18	Fixed
Week 47	23-Nov-18	29-Nov-18	Fixed
Week 48	30-Nov-18	6-Dec-18	Fixed
Week 49	7-Dec-18	13-Dec-18	Fixed
Week 50	14-Dec-18	20-Dec-18	Fixed
Week 51	21-Dec-18	27-Dec-18	Fixed
Week 52	28-Dec-18	3-Jan-19	Fixed



OWNER INFORMATION UPDATE

Please complete and return the form below to ensure that the information we have on file is correct and up to-date, alternatively email us at banbayrs@iafrica.com.

Name: _____

Apartment/s: _____ Week/s : _____

Postal Address: _____

Postal Code: _____

Home Telephone: _____ (Code) _____

Work Telephone: _____ (Code) _____

Fax Number: _____ (Code) _____

Cellular Phone: _____

Email address: _____

RC/II Membership number: _____

Facilitating Electronic Transactions Declaration (email communication)

Name of Owner: _____

Email address: _____

I hereby accept that information may be sent to the above email address in the form of a data message. I understand it is my responsibility to advise the resort of any change to the above address.

Signature of Owner: _____





INTERNATIONAL VACATION RESORT

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