

OVERVIEW

The Bay Golf Estate, the new Dale Hayes and Peter Matkovich co-design overlooking the Hartbeespoort Dam, has a unique offering to the interested public – visit the site, make a hole-in-one and become an instant million-rand property owner!

Harry Wilson of developers Ivora Properties said “It is, after all a golf course that we are developing here, so we think it’s a great way to get people to see the potential of our development before the course is constructed.”

The hole will be ROUGHLY fashioned out of the existing landscape and should present a fair challenge: “Obviously it won’t be a proper golf hole yet, but a perfect shot will still go in,” added Wilson, “It’s a bit of fun for those people interested in having a look at the investment opportunities at The Bay – and it could just turn into the quickest return on investment they ever make!”

Most important to note is that the intention here is just the ILLUSION of golf and a bit of fun for everyone. The final product at THE BAY GOLF ESTATE promises to be something special, so don’t read too much into the design principles of this temporary facility!

Purchasers of a stand at The Bay Golf Estate get five vouchers which they can use as they wish, while others who have not purchased yet are able to try their luck at a cost of R20 per attempt. These funds are collected for The Bay Green Trust – a non profit fund which has been set up to implement eco-friendly initiatives such as an organic fertiliser and compost plant within the estate and assist with Harties Metsi-a-me initiatives aimed at the biological clean up and remediation of Hartbeespoort Dam. There will also be a monthly prize for the closest to the pin.

TERMS AND CONDITIONS

1. Clidet No. 677 (Pty) Ltd trading as “The Bay Golf Estate” (“The Bay Golf Estate”) and Ivora Properties (Proprietary) Limited (“Ivora Properties”), their directors, members, partners, employees, agents, consultants, suppliers, contractors and sponsors assume no liability whatsoever for any direct or indirect loss or damage arising from a entrant’s participation in the promotional competition or for any loss or damage, howsoever arising.
2. Unless otherwise stated, the competition is open to all residents of South Africa, except employees of The Bay Golf Estate, Ivora Properties and their associated, affiliated or subsidiary companies, and their families, agents, or anyone connected with this competition, including the third party promotional partners, adjudicators etc.

3. Existing purchasers (agreement signed, deposit paid, finance approved and accepted) will receive 5 free attempts per stand, which they may use or distribute as they wish. In terms of the insurance requirements, **ONLY THREE ATTEMPT PER DAY** is allowed.
4. People who have not yet purchased a stand may attempt the competition at an entry fee of R20 per attempt, limited to a maximum of **THREE** attempts per day. These funds will be deposited in The Bay Green Trust safe, collected, verified to the register and banked on a regular basis. The funds collected will be applied to eco initiatives at and around the Bay Golf Estate.
5. The competition will only run on weekends (Fridays from 15h00, and Saturdays, Sundays and public holidays from 10h00 to 17h00). The competition will run until 30 June 2009.
6. Only **THREE** attempts per day are allowed.
7. No practice shots are allowed.
8. No consecutive attempts (i.e. one immediately after the other) are allowed.
9. This competition is only open to amateur golfers. No professionals may participate.
10. Participants are alerted to the fact that in the opinion of the South African Golf Association, any amateur player who accepts the prize will be in breach of Rule 3-2 of the Rules of Amateur Status and such acceptance would result in the player forfeiting his/her Amateur Status.
11. Children aged 10 and below may hit from the junior tees, while only ladies may tee from the ladies tees men from the men's tees, regardless of age.
12. In the event that a minor, non-resident, or incompetent major (unrehabilitated insolvent, mentally handicapped etc.) wins the prize, the developer will need to provide comfort that transfer is effected legally. The following conditions will therefore apply:
 - ✚ In the event of a minor or incompetent major, that minor's parents or major will need to nominate **UP FRONT** to whom the property shall be transferred in the event that its won; and
 - ✚ In the event of a non resident, the requirements of the South African Reserve Bank and non resident ownership will need to be met.
13. All participants must record their full details in a competition register. This register must, as a minimum, include the following information:
 - ✚ First Name
 - ✚ Second Name
 - ✚ ID number
 - ✚ Telephone number (cell preferred)
 - ✚ E-mail address
 - ✚ Ticket Number
 - ✚ Cash paid or existing buyer stand number
 - ✚ Golf club and handicap

The developers, Ivora Properties, will use this information for communication with participants in the form of promotions, newsletters, sms to advise on the closest to the pin winner and so forth. This information is subject to Ivora Properties' privacy policy and will not be used for any other purposes than marketing of Ivora Properties projects.

14. The Bay Golf Estate and Ivora Properties will be entitled to publish the winner's name and photographs in any advertising, promotional, print, point of sale or public relations material for a period of 12 (twelve) months from the date of winning the competition.
15. Each attempt must be videotaped. The winning shot will be verified by independent auditors and only successful videotaped attempts will be awarded. The insurers may also require that the attempt is witnessed by an independent adjudicator.
16. The adjudicators' decision is final and no correspondence will be entered into.
17. The prize is a development stand to the maximum value of R1 million, which will be selected by the developers. This prize includes the FIRST registration of transfer.
18. The prize is exclusively for the winners and is neither transferable nor exchangeable.
19. If required by the Minister for Trade and Industry, the Lotteries Board or for whatever other reason, The Bay Golf Estate and Ivora Properties shall have the right to terminate the promotional competition with immediate effect and without notice of such termination. In such event, all entrants hereby waive any rights, which they may have against The Bay Golf Estate or Ivora Properties and hereby acknowledge that they will have no recourse or claim of any nature whatsoever against The Bay Golf Estate and/or Ivora Properties, its directors, members, partners, employees, sponsors, agents or consultants.
20. The Bay Golf Estate and Ivora Properties reserves the right to amend these terms and conditions. Any amendments will be published on the website – www.thebaygolf.co.za.
21. The Bay Golf Estate and Ivora Properties reserves the right at any time to cancel, modify or supersede the competition if, in their sole discretion, a competition is not capable for being conducted as specified. The Bay Golf Estate and Ivora Properties reserves the right to substitute a prize of equal value in the event that circumstances beyond their control make this unavoidable.
22. By entering, all eligible entrants agree to abide by each and all these terms and conditions. The Bay Golf Estate and Ivora Properties reserves the right, with or without cause, to exclude entrants and withhold prizes for violating any of these terms and conditions.
23. Completion and submission of the competition register will be deemed acceptance of these terms and conditions.