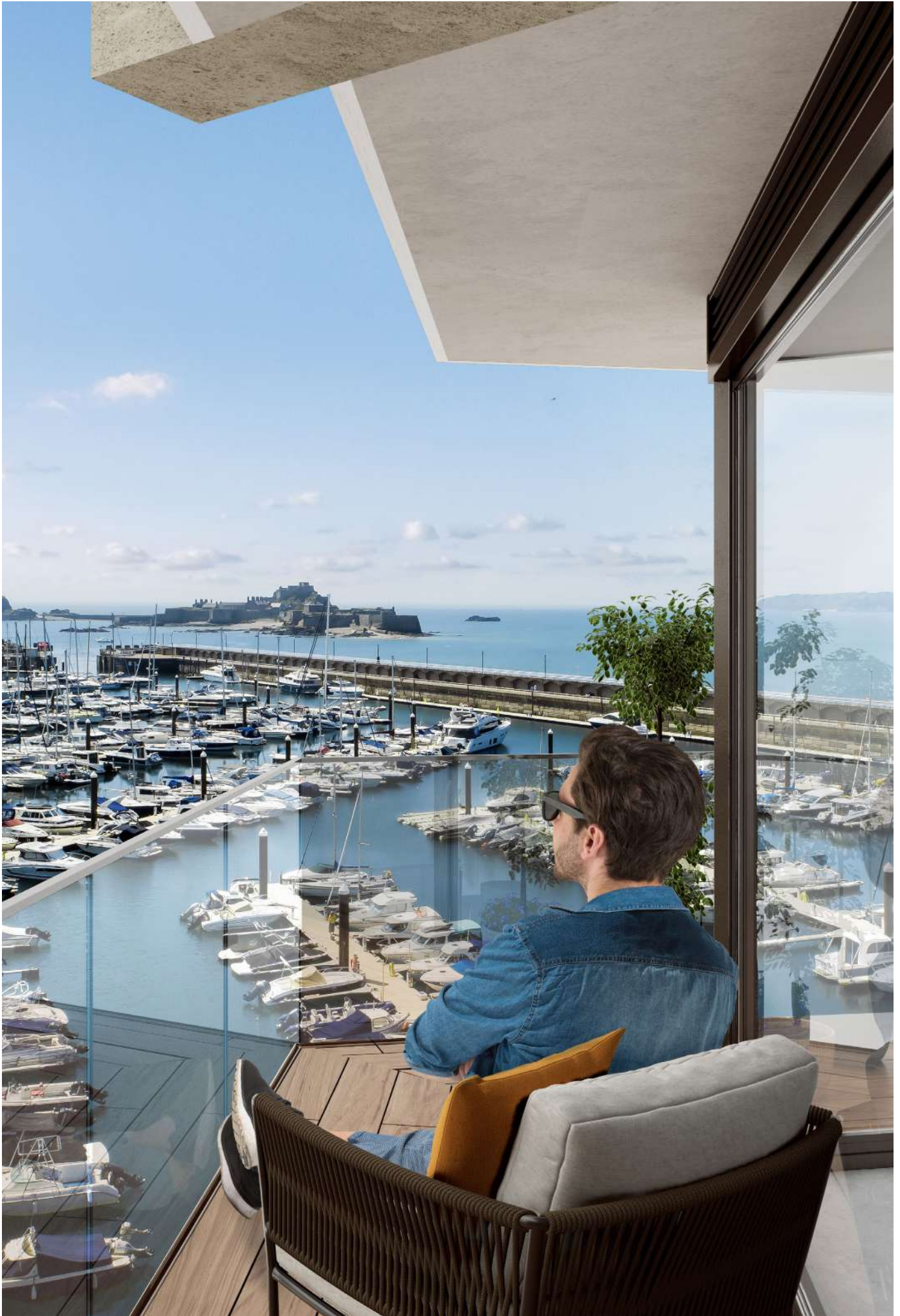


SUMMER NEWSLETTER 2023  
ISSUE FOURTEEN



◀ H O R I Z O N ▶





# W E L C O M E T O H O R I Z O N ' S S U M M E R N E W S L E T T E R

## *A message from Jersey Development Company and Groupe Legendre*

Welcome to our penultimate newsletter!

We are thrilled to share the exciting progress we've made with the completion of Horizon South in Spring 2023 and the progress of Horizon West. It's truly inspiring to witness the owners of both Horizon East and South embracing life at the waterfront, and creating a vibrant and thriving community. We have also taken the opportunity in this newsletter to showcase the progress the development has made through drone photography.

We are pleased to announce that the communal walkways between the East and South buildings are nearing completion. These walkways will provide seamless pedestrian connections between the town and the marina whilst opening up the new residential quarter to enhance the sense of community.

Our iconic Percentage of Art sculpture 'The Sail' has taken centre stage for all to see on the marina walkway; take time to learn more about this striking sculpture by internationally acclaimed Chinese artist Zheng Lu on pages 14 and 15.

We hope that all our residents have made themselves familiar with the Resi-Sense platform, which you can learn more about on pages 20 and 21. This simple and effective home user guide has been provided to enhance how you live at Horizon, with straightforward guides on how to use your apartment - from your heating to bike storage - and offers open lines of communication between you and your Building Manager, Maillard & Co.

The focus now turns to our final building, Horizon West. For those of you who are looking to obtain a mortgage, we have organised a 'Mortgage Event' in collaboration with The Mortgage Shop, which will take place on the 15th of July from 10am to 1pm at the Horizon Sales Suite, so that you can get some free, no-obligation advice. Please refer to pages 10 and 11 for further details on this event. We hope you can make it.

In addition, we have our final 'Meet the Building Manager' event for Horizon West purchasers, scheduled for Wednesday, 13th September, with further details on pages 18 and 19. This event will give you a great chance to connect with the team, clarify any questions you may have and develop a deeper understanding of the steps required to take possession of your new home. We understand that not everyone can attend, so please feel free to contact our sales office for any guidance or assistance you may need. And also for those in Horizon West, don't forget to collect your Romerils vouchers from the Horizon Sales Suite.

On behalf of Groupe Legendre and JDC, we wish you all a wonderful summer.







B R I N G I N G H O R I Z O N  
T O L I F E

*Take a look back to track the progress of the Horizon development,  
from the very first drone shots, to welcoming new residents.*



01 —



— 2017

02 —



— 2018

03 —



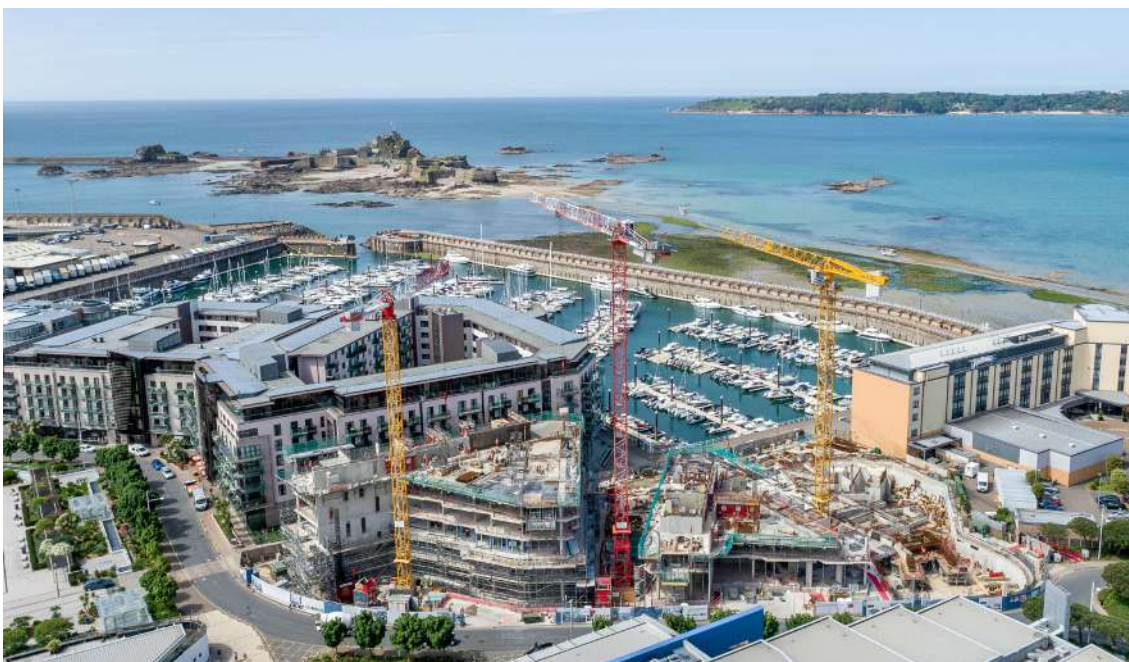
— 2019

04 —



— 2020

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— 2021

06 —



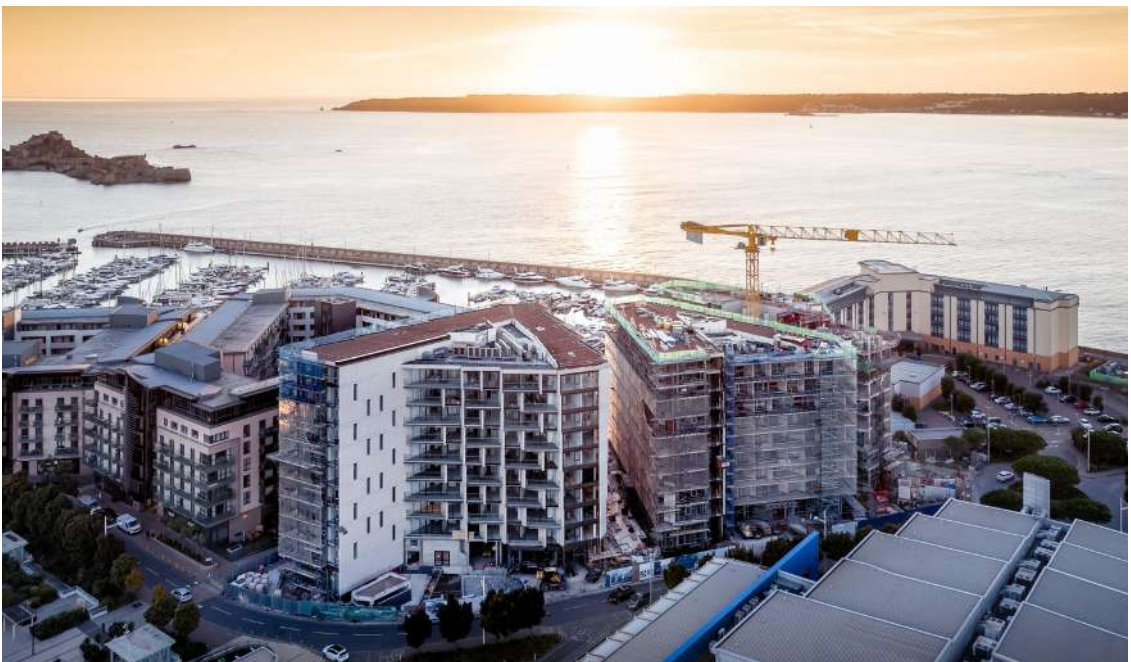
— 2021

07 —



— 2022

08 —



— 2022



09 —



— 2023

10 —



— 2023

11 —



— 2023

# C O N S T R U C T I O N U P D A T E

*As residents of Horizon South and East settle into their new homes, the final touches are being made to the West building. In our regular construction update, check in on the latest progress of homes at Horizon West.*



## **Horizon West Construction Update - Summer 2023**

Level 1: Final clean in progress

Level 2: Preparation for internal inspection in progress.

Level 3: Flooring in progress

Level 4: Final fix in progress

Level 5: Carpentry in progress

Level 6: Self-levelling screed in progress

Level 7: Closing partitions in progress

Roof: Final connection of air con units in progress.





◀ M O R T G A G

*Horizon West purchasers are invited to meet The Mortgage  
Saturday 15th July. If you would like to understand  
gear up for your new home at Horizon, come along to  
free, no obligation event which we*

1 0 A M

1 5 T H J U

H O R I Z O N S

15TH JULY  
2023

# THE EVENT

*Mortgage Shop team at the Horizon Sales Suite on  
more about your borrowing capabilities as you  
chat to The Mortgage Shop experts. This is a  
hope you will find valuable.*

- 1 P M

JULY 2023

SALES SUITE



# We hunt down the best mortgage options in Jersey!

We can consider all local lenders and  
the best options, so your perfect mortgage  
search starts and ends right here.



We've been helping people find their perfect mortgage for over 32 years. Here are 10 reasons why you should definitely talk to us first...

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- ✓ You'll have a point of contact throughout the process
- ✓ A super-friendly team of advisers
- ✓ We try to make things clear and simple

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Visit [www.mortgageshop.je](http://www.mortgageshop.je)

Socialise with us [themortgageshopjersey](https://www.facebook.com/themortgageshopjersey)

Pop in 2-6 Church Street, St Helier



**the mortgage shop**

S M O O T H S A I L I N G F O R  
 H O R I Z O N ' S I C O N I C  
 S C U L P T U R E

*'The Sail', the new sculpture at the heart of the Horizon development has reached its destination, adding one of the final touches to your brand new residential neighbourhood. Read on to learn more about this striking sculpture.*



As part of the 'Percentage for Art' scheme, Jersey Development Company was delighted to work with Private & Public to commission a piece of public art to mark the Horizon development and give it its unique character. In keeping with the development's maritime theme, the internationally acclaimed Chinese artist Zheng Lu was selected to provide a truly gravity defying sculpture that resembles a ship's sail.

Zheng Lu visited the development site in 2018, and became fascinated with Jersey's maritime history, ship building and fishing industry and how the modern day St. Helier waterfront has evolved on reclaimed land to provide leisure and marina facilities for both residents and visitors to the island.

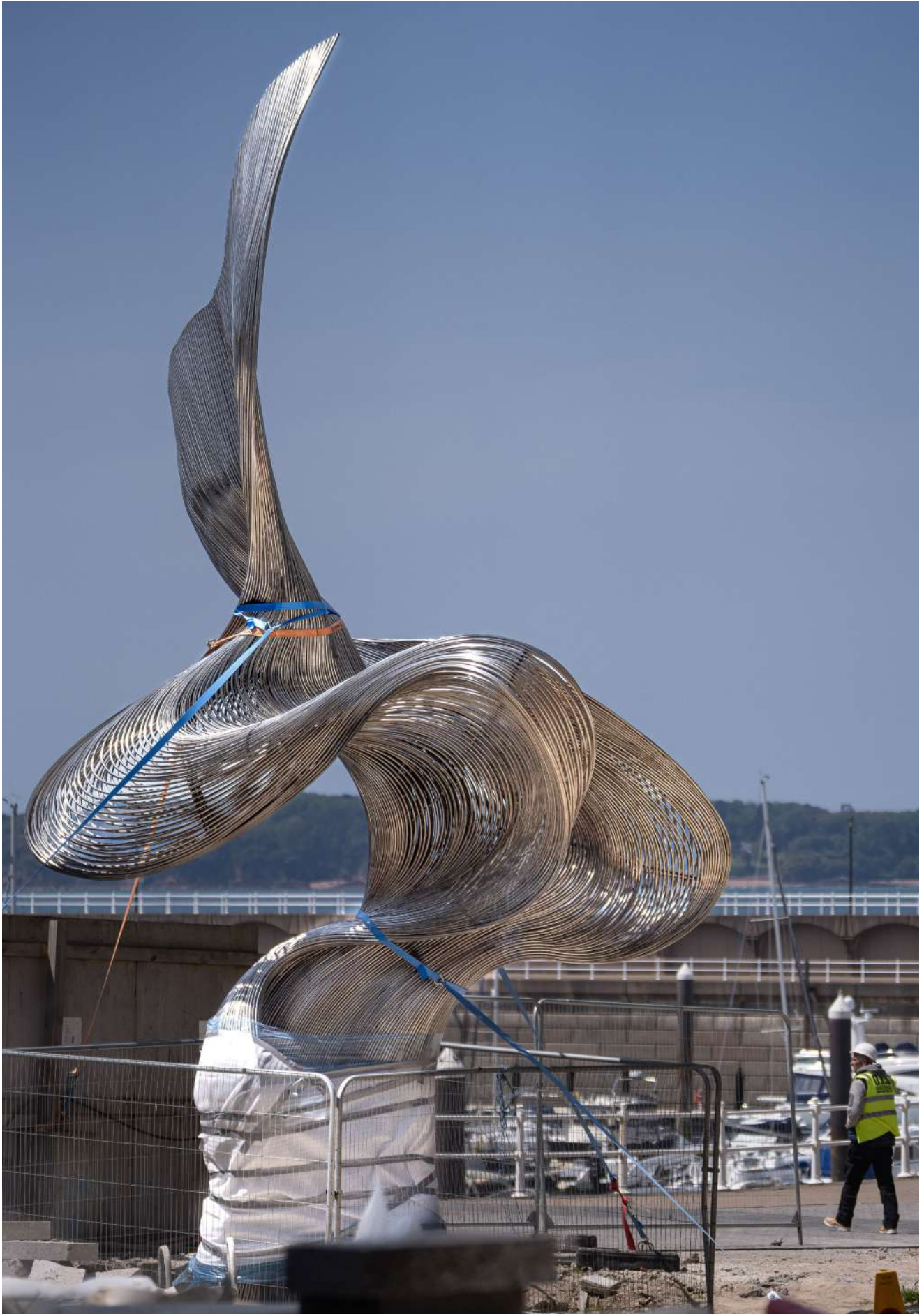
The design of his sculpture, which is made of marine grade 318 stainless steel, echoes the shapes made by a billowing ship's sail and provides a wonderfully contemporary take on Jersey's maritime heritage. 'The Sail' has now reached its new home, and was carefully winched into place by our Groupe Legendre contractors. New residents will be able to admire The Sail from their homes, and it will continue to provide a culturally significant and relevant marker for the Waterfront's newest neighbourhood.

The sculptural works of Zheng Lu are deeply influenced by his study of traditional Chinese calligraphy and brush painting, an art form he practiced growing up in a literary and artistic family. As such his art works are often inspired by poetry and as a result they have a poetic beauty which has been admired and highly sought after since he graduated from the Lu Xun Fine Art Academy, Shenyang, with a Bachelor of Fine Arts degree in sculpture in 2003. In 2007, he received his Master of Fine Arts degree in sculpture from the Central Academy of Fine Art, Beijing, while also attending an advanced study program at The École Nationale Supérieure des Beaux-arts in Paris.

Zheng Lu has participated in numerous exhibitions in China and abroad, including at the Museum on the Seam, Jerusalem; The Ekaterina Cultural Foundation, Moscow; Musée Océanographique, Monaco; Musée Maillol, Paris; the National Museum of China, Beijing; the Long Museum and the Shanghai Duolun Museum of Modern Art, Shanghai. In 2015, the artist had a solo exhibition at the Museum of Contemporary Art, Taipei, one of the leading institutions in the region.

Chris Clifford, Director of Private & Public said: "It has been a great pleasure to work with Jersey Development Company on this project as it will ultimately deliver an outstanding waterfront development accompanied by world class public art. Whether through the support we offer to outstanding local artists through our gallery programme or by working with internationally acclaimed artists in the public realm we always strive to bring the highest levels of creativity to the Island. It is this blended approach to cultural provision that we genuinely believe will make Jersey a more culturally relevant and sophisticated place in the future."





REMAINING HOMES  
FOR SALE

*East 911*



**Level:** 9/10

**Rooms:** 3 Bed, 3 Bath (2 ensuite), 2 Parking

**Size:** 1311.97 Sq ft

**Price:** £1,295,000

Providing the ultimate in contemporary living, this impressive three bedroom penthouse has the feel of a house with the convenience of apartment living. Extensive floor to ceiling glazing surrounds the exterior of both floors and the elevated position of E911 provides a rare opportunity to downsize with ease, secure a family apartment in the centre of town, or an impressive base for professionals who like modern contemporary living with clean lines and zero hassle.

*The elevated position of this stunning duplex provides extensive views and maximum privacy.*

## *South 811*



**Level:** 8/9

**Rooms:** 3 Bed, 2 Ensuite, 2 Parking

**Size:** 1181.99 Sq ft

**Price:** £1,295,00

This stunning duplex provides a rare opportunity to downsize with ease, or secure a contemporary home in the centre of town. With the office just a short stroll away and the waterfront on your doorstep you could not be in a better location! The vaulted ceiling within the lounge and extensive glazing creates a sense of volume and spaciousness. This apartment has an opulent feel with wonderful views across St Helier and partial marina views from the balcony.



H O R I Z O N W E S T  
M E E T T H E  
P R O P E R T Y M A N A G E R

*After successful 'Meet the Property Manager' events for Horizon East and Horizon South, we are pleased to be able to invite Horizon West purchasers to their own event on Wednesday September 13th. These events are incredibly beneficial for new residents as they provide an opportunity to meet their property managers, Maillard & Co, and learn about their responsibilities in managing the Horizon development. Additionally, attendees can gain insights into the moving process and settling into their new homes.*



**Meet Maillard & Co - Horizon West  
St Paul's Gate, Wednesday September 13th, 5.30pm**

**What do these Meet the Property Manager Events include?**

The purpose of our Open Events, in collaboration with the Horizon Sales Team and Maillard & Co, is to provide you with the opportunity to meet the Maillard & Co team and address any questions you may have regarding service charge budgets and your new home. These events are specifically designed to give you a better understanding of the moving-in process and the scope of the service charges, as well as provide you with an opportunity to ask any questions.

**What can residents expect?**

Maillard & Co, our Property Managers, will introduce themselves and clarify their duties and obligations, while also presenting updated budgets and service charges. Maillard & Co have a great deal of experience in producing accurate budgets for new and existing developments, always ensuring that there are adequate funds to maintain the building, whilst keeping expenses balanced. Maillard & Co is committed to balancing budgets to guarantee that the building is well-maintained and costs are minimised.

**What are some of the key benefits of attending?**

As your move-in date to your new home at Horizon approaches, these meetings promote transparency and facilitate communication between you and the Property Manager of Horizon. The Maillard & Co Property Management team will explain the service charges and provide information on how the Horizon building will be managed. Maillard & Co, as the property managers of Horizon, will serve as the primary contact for all residents. Their responsibilities include conducting regular inspections, managing contracts, staff, budgets, and accounts, as well as ensuring repairs and maintenance of external areas and common areas.

**How can you attend your dedicated event?**

As our capacity is limited, we will be conducting separate events for each building at St. Paul's Gate, 4-6 weeks prior to occupation. If you're a Horizon West purchaser, save the date in your calendar. The Horizon Sales team will send you a reminder via email with an invitation to the event, a few weeks prior. We look forward to seeing you there!



◀ H O R I Z O N ▶

H O R I Z O N W E S T  
- Y O U R I N V I T A T I O N  
T O M E E T T H E  
P R O P E R T Y M A N A G E R S

*All Horizon West purchasers will soon be invited to  
meet your Property Managers, Maillard & Co*

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*Date: Wednesday 13th September  
Time: 5.30pm  
Location: St Paul's Gate, New Street*

---

*We will be sending out an invitation by email in  
due course so that you can RSVP to confirm your  
attendance. We look forward to seeing you there.*



## R E S I - S E N S E , Y O U R D I G I T A L H O M E U S E R G U I D E

*Horizon has been designed to make your lifestyle easy. That is why all residents get access to Resi-Sense, Horizon's digital home user guide, which will provide all the information you'll need for your new home.*



As part of your new Horizon home, you are able to benefit from the convenience of Resi-Sense, an online portal which streamlines how the development is run, whilst hosting all of your individual apartment information.

So what is Resi-Sense? It's a digital portal we've chosen to use in order to continuously deliver value to all Horizon residents. Resi-Sense is more than just a handbook. It includes many features such as facility booking and defect reporting, making it easier and quicker for all residents to communicate with the property manager.

*“Accessed online, anytime, from any device. Putting property knowledge in the palm of your hand. Our solution reduces print costs, does away with bulky paper-based manuals and makes future updates hassle free.”*

Resi-Sense is stored entirely in the cloud, where residents can access beautifully presented digital home user guides from anywhere, on any device. Helping you to make the most of your home, Resi-Sense is simple to access and provides streamlined communication between owners/occupiers and Horizon's property manager, Maillard & Co. With its easy-to-use communication tools and user interface, Resi-Sense makes it simple and straightforward for you to have the information you need at your fingertips.



Along with the contemporary design of our homes, we aim to ensure that your experience of living at Horizon can offer a level of convenience that suits modern lifestyles. That's why through Resi-Sense, you can stay up to date with your messages, report any issues, and be kept up to date with community news. It is a system that has been designed to make everyday life easier, and contains every piece of vital documentation for each and every apartment.

*“Life at Horizon has been designed for those who want to enjoy all the convenience of a contemporary lifestyle, and Resi-Sense certainly makes your life just a little bit easier!”*

Don't miss out on using the features and functionality of Resi-Sense to the full, the digital solution designed to make everyday life at Horizon as smooth as possible.



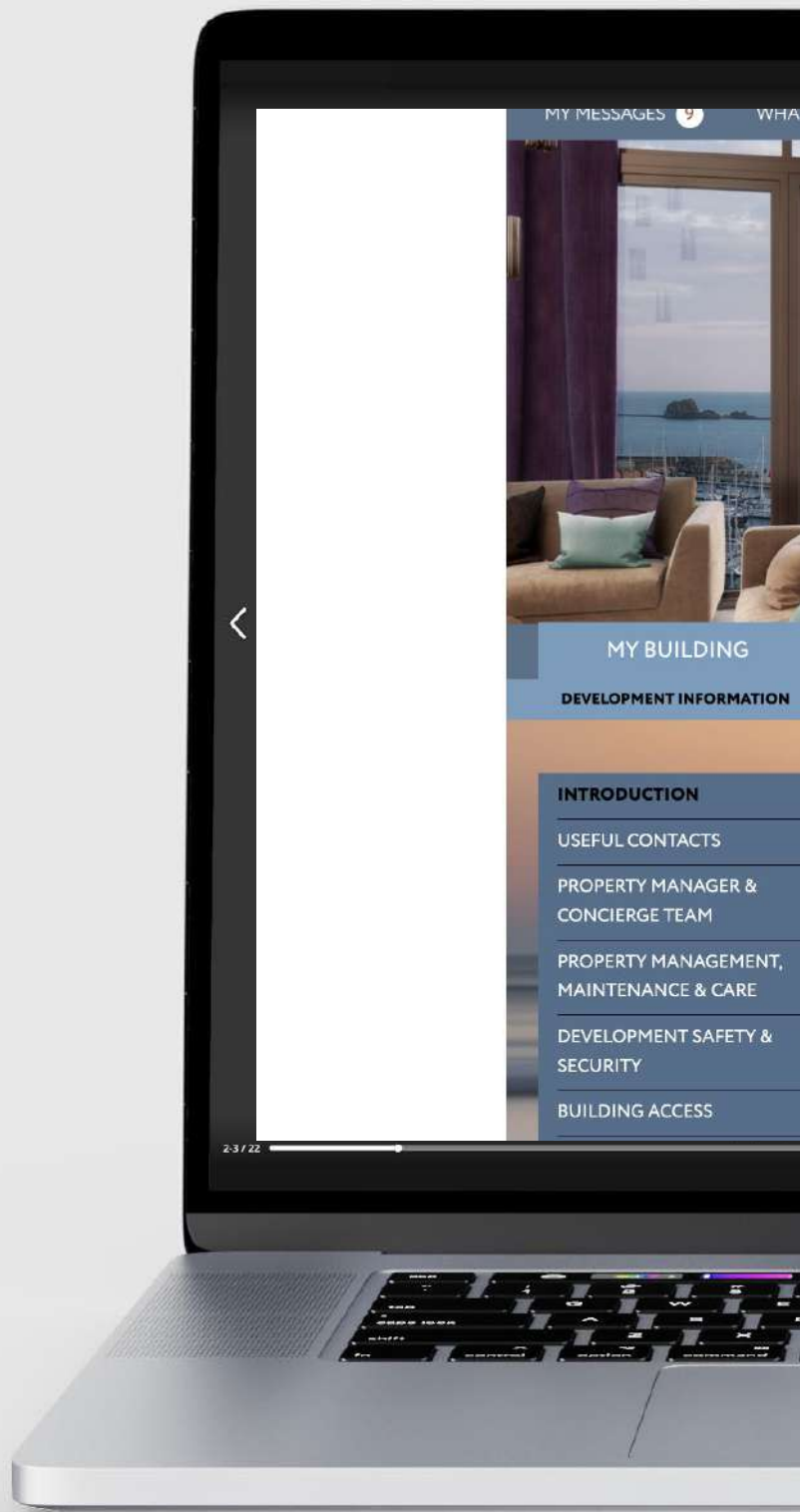
# R E S I - S E N S E H O M E P O R T A L

*Designed to make  
every day life easier!*

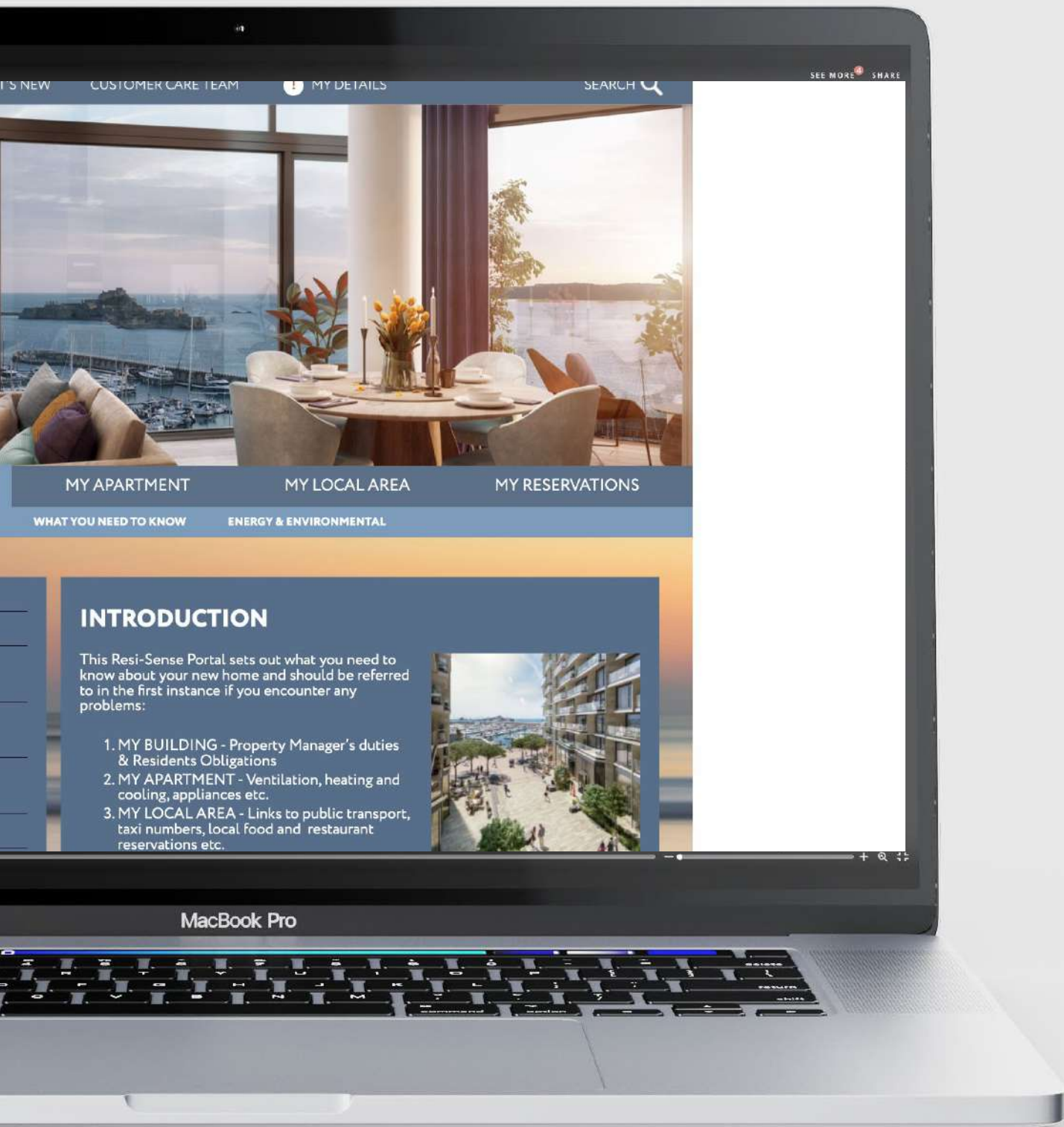


Don't miss out on using the Resi-Sense digital portal to stay up to date with everything to do with your new home.

No more bulky paper manuals, Resi-Sense is the convenient, online solution to modern living, allowing you to have all the information about your new home at Horizon, instantly at your fingertips.







T'S NEW CUSTOMER CARE TEAM MY DETAILS SEARCH

SEE MORE SHARE



MY APARTMENT MY LOCAL AREA MY RESERVATIONS

WHAT YOU NEED TO KNOW ENERGY & ENVIRONMENTAL

## INTRODUCTION

This Resi-Sense Portal sets out what you need to know about your new home and should be referred to in the first instance if you encounter any problems:

- 1. MY BUILDING - Property Manager's duties & Residents Obligations
- 2. MY APARTMENT - Ventilation, heating and cooling, appliances etc.
- 3. MY LOCAL AREA - Links to public transport, taxi numbers, local food and restaurant reservations etc.



MacBook Pro



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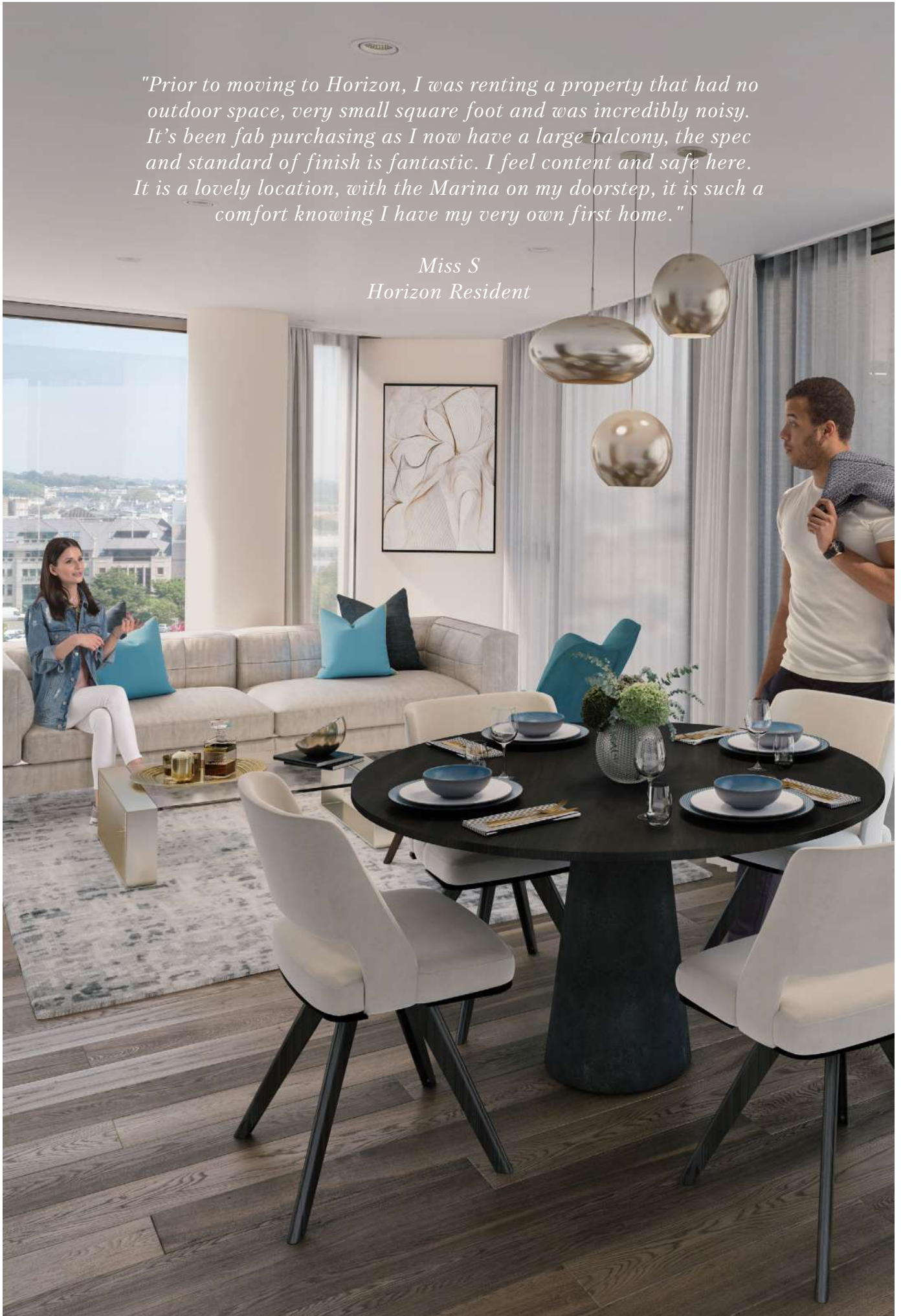
, in addition

vers,



*"Prior to moving to Horizon, I was renting a property that had no outdoor space, very small square foot and was incredibly noisy. It's been fab purchasing as I now have a large balcony, the spec and standard of finish is fantastic. I feel content and safe here. It is a lovely location, with the Marina on my doorstep, it is such a comfort knowing I have my very own first home."*

*Miss S  
Horizon Resident*



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*Discover how  
making the Smart  
move to HomeNet  
benefits you*



**Smart Fibre. Smart Speeds.  
Smart Prices. From Smart HomeNet.**



HomeNet

---

# So, why choose Smart Fibre?



HomeNet is a local private telecommunications company who entered the market in the early 2000's and have a proven track record as a challenger brand to our competitors. No other telecoms company on Jersey can offer an alternative fibre broadband service like we do - they all just effectively 'piggyback' from JT.

Our primary focus is to provide affordable, smart fibre broadband without the need for a landline. Just smart, simple and affordable broadband fibre.

There are many other developments within St. Helier who utilise our network - we have complete broadband provision in Castle Quay, Victoria Place, Albert Place, Spectrum and Century Buildings, with other developments using our networks soon.

We are also the reigning 'speed king' of local broadband providers with the only option for independent fibre broadband that offers reliable speeds backed up with a reputation for excellent customer service and support.

Customers online security is our responsibility and keeping your data secure is our main priority. We ensure all our customers feel safe and confident when using our service.

Our team of local engineers maintain our network and also provide friendly, professional advice on how to get the best from our network, so that you don't have to worry about it.



**“ No other telecoms company on Jersey can offer an alternative fibre broadband service like we do ”**



# Smart Home. Smart Fibre. Smart Move.



*Now, that is smart!*



There are a lot of smart reasons why you should choose HomeNet. Here's a few to get started:

✓ **Direct fibre connection into your apartment**

We have our own fibre network. So, unlike others, your fibre connection isn't shared with anyone else.

✓ **Most affordable broadband packages in Jersey**

With the lowest prices in Jersey, you'll be saving money without compromising on quality or service.

✓ **Super-fast speed and reliable connection**

With our own fibre connection, you get reliability and speed they can trust all the time.

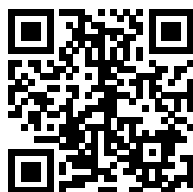
✓ **Excellent customer support and service**

We're always available to talk to you to provide support and service when you need it.

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*Horizon Sales Office Opening Times:*

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*Tuesday & Thursday - 10:00 - 17:00*

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