



VOLIERE ESTATE NEWSLETTER

September 2025

Spring Report



News from the Developer

Central Apartments

We are excited to announce that we have launched our first apartment complex. The building shall comprise of 18 units and is located on plot 3 (erf 17747), which is the central apartment site. It is named Sugarbird Place and all relevant details are made available on our website. Subject to sales, we are planning to commence construction in January 2026, whereafter we are looking to develop the apartment complex in phase 2 next and phase 4 last. Maria shall amplify some more from a Sales & Marketing point of view hereunder.



Building Site Control

In collaboration with the MOA, we have appointed Atvantage Group to provide an Integrated Estate Experience (IEE). You will read more about the social and community building part of it under the Trustees Report; however, this part shall focus on putting procedures and requirements in place, making sure that the plethora of building sites are going to be monitored professionally. VDC feels strongly that, if left uncontrolled, that this has the potential of becoming a serious problem in the short to medium term, causing major disruptions to the residents' daily lives. It is with this borne in mind that VDC has agreed to subsidize this IEE by 50%.



Hand-over Process

As mentioned at the AGM, VDC is mindful of the fact that the future success of the management of the estate shall be reliant on an orderly handover by the developer. The way to achieve this is to bring on board additional trustees from the pool of residents and having them serve a minimum two-year term. This shall provide continuity and an in depth understanding of the decision-making processes that were followed during this year of handholding, which will be necessary when VDC extracts itself from the MOA affairs. We are grateful to two pioneers among the first buyers, Ruth Barkley and Neil Roode, who have agreed to accept this responsibility.

Section 28 Clearance Phases 3 & 4

At long last, we have finally managed to obtain Section 28 clearances for phases 3 & 4. This means that ALL of the development contributions were paid to StMun and the only remaining items to be finalized by the developer are the Residents' Centre, the lifting of the provincial roads reserve caveat in the estate's title deeds (which is presently with the state attorney to finalize) and transferring all of the roads and servitudes over to the MOA. Thereafter, VDC's obligations towards the MOA and the owners will have been met in full.

Updates RE Progress On

Irrigation-Pond

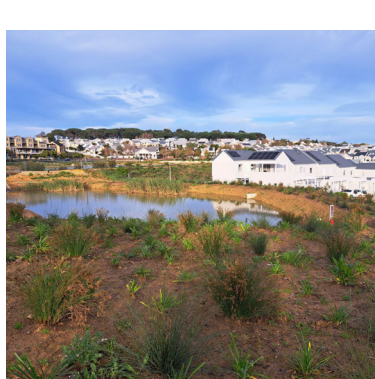
The studies concerning a lasting solution for the repairs of the landslide on the eastern side of the pond wall were finalized and we are now waiting for the winter rains to end, to commence with the repair. As part of the landscaping installation, we have also decided to re-shape the very steep slope of the running track, as we still think that it is too uncomfortable to navigate.

Stormwater

This has been completed and the engineer's designed solution has already proven to be effective. Unfortunately, the construction work along the Welgevonden dam embankment has claimed most of the landscaping in that area, which must still be replaced. This work shall be scheduled, weather permitting.

Centre Park Sign

We hope that you like the stone clad plinth sign we had installed. The last outstanding part of the sign is the front lighting, to illuminate it after dark. To save the MOA some money, it was decided to include that part in the Residents' Centre project.



Voliere Estate Sales Update

We are delighted to share some exciting updates from our beautiful estate:

The plots at Voliere are now 80% sold out and more than half of the properties already transferred to their new owners. This is a fantastic milestone and speaks to the growing appeal of our beautiful estate. Voliere is alive with progress and with the construction activities in full swing, the next 12 months will see the completion of building works in phases 1 and 2, which will bring even more vibrancy to our community.

We are very pleased to have maintained a 90% owner-occupier ratio. This means the majority of homes are lived in by their owners, creating a stable, welcoming environment — ideal for whether; starting out, raising a family, or looking to downscale. Voliere is steadily taking shape as the thriving, family-friendly estate it was designed to be, and we are excited about the coming months ahead. With limited opportunities remaining, now is the time to secure your place (or second property) in this growing estate.

Exciting Launch: Sugarbird Place at Voliere

We are delighted to announce the launch of Sugarbird Place, the Central Apartment complex within Voliere Estate. Subsequent to the launch, we have already received a flurry of enquiries and indeed, sold XX%! — proof once again that Stellenbosch remains one of the most sought-after locations for sectional title investments. Sugarbird Place is comprised of 18 luxury apartments, which offer exceptional value for money and enjoy all the comforts and lifestyle amenities provided for at Voliere. Each unit is thoughtfully designed, offers 2 Bedrooms, 2 Bathrooms and a built-in braai on the balcony. Construction is scheduled to begin in early 2026, with completion targeted for March 2027.



Our prices are starting from **R2.595** million and with only 9 units left, this is truly an opportunity not to be missed. Do not delay and reserve your unit today.

Message from the Trustees

Security Feedback

During the AGM, certain concerns were raised i.r.o some of the perimeter security provisions. I must be noted that the utterances made came as a surprise to the trustees, particularly since this was not submitted timeously for inclusion in the agenda and because the system was designed and installed by a reputable systems expert. It was further audited at the time of handover to the MOA and subsequently re-checked by our security service provider at the time of its appointment. Notwithstanding that, the trustees took the comments made very seriously and acted upon receipt of the written complaints with urgency. The investigation was conducted by an external security systems expert and his findings were summarized in a report, which shall be sent to all members for information. In the final analysis, we are pleased to inform you that your security was never compromised at all. Nonetheless, we are grateful for the comments received and we have already made two minor adjustments, where improvements could be made.



IEE Introduction

As mentioned in part above by the developer, your trustees have agreed to collaborate with VDC on a 50/50 deal sharing basis, to appoint Atvantage Group to handle this Integrated Estate Experience (IEE). The part we felt to be most relevant, is the social integration and community building component of the IEE. Mia Dijkstra, who is heading up this part of the IEE has gathered valuable experience at Stadsig, a large-scale estate development in Wellington, where she has applied her creativity and people-focused approach to steadily build a shared community spirit. The trustees shall implement a Social Committee in due course, just to ensure that we maximise the benefits we expect to gain from this appointment. Should anyone feel they can make a positive contribution, please submit your nomination to our managing agent at: sian@marite.co.za

Heritage Day

Following a suggestion from Neil Roode, Mia has already taken up the bit and shall be working closely with Neil and Ruth to put together an event on Braai Day. Unfortunately, at the time of writing this bulletin, no details were yet available, so let yourselves be surprised and watch out for an update on this front.

Mobile Coffee Shop

We have received a proposal from Filter & Fyn Coffee Roasters, to set up at their costs and risk, a container which shall provide quality brews and pastries etc. The team of two is:



Raminta: With more than a decade in hospitality and over seven years dedicated to specialty coffee, Raminta has honed her craft from barista to head roaster at a respected London roastery. She combines technical expertise in sourcing, roasting, and brewing with a warm, personable style of service. Her passion is introducing people to coffee at its best, and she is committed to making every cup at Voliere reflect that care and quality.

Gideon: His professional background is in consulting with 17 years' experience delivering projects in the UK. He also founded and ran a coffee subscription company, Blankbox Coffee, in the UK for two years, which gave him direct hands-on knowledge of coffee operations, customer engagement, and the business side of running a venture. He brings organisational skills and operational discipline to support the café's success.

At the time of writing this, a commencement date had not been finalized. An announcement shall be made via My Estate Life.

Chairperson Appointment

In accordance with our constitution, the newly appointed trustees met one week after the AGM, with the main order of the business being the appointment of the chairperson. We are pleased to inform you that Mr Hennie Pretorius was unanimously appointed by the trustees. Hennie shall serve in this capacity until the next AGM and we congratulate him on his appointment.

Aesthetics Committee (A-Comm)

We wish to reiterate the need for everyone to ensure full compliance with the Architectural Guidelines and the Conduct Rules, particularly with the expectation of numerous building sites coming into effect imminently. As mentioned in the developer's introductory remarks above, we must all be mindful of the potential impact multiple building sites could have on the lives of our residents on the estate.

Please be aware that **NO building commencement shall be allowed unless the mandatory items for completion of the Atvantage building site handover process was followed and confirmed by them, the building plans or alterations were approved by A-Comm and stamped by the estate architect.** For your information, A-Comm sits once a month, every second Wednesday, where all submissions shall be discussed and ruled upon. All matters to be tabled at that meeting must have been received by our managing agents before the first Wednesday of the month. We endeavour to provide written feedback by the third Wednesday of the month.

The following timelines for building plan submissions should be noted:

- New building plans must be submitted to our managing agents (sian@marite.co.za) and a response can be expected after 15 calendar days;
- Any corrections to previously submitted plans, follow the same submission process as before and shall be responded to within 4 working days;
- Rider plans are dealt with in the same manner as new plan submissions, i.e. 15 calendar.

Estate Map

VDC's marketing team has produced a well-designed and informative estate map, which can be downloaded by following this link, or from the website.

<https://voliere.co.za/wp-content/uploads/2025/09/Voliere-Estate-Map-050925A.pdf>

Further to this, we have received comments that there seemed to have been a problem to find Voliere on Google Maps and/or when sending out location pins. We are happy to let you know that this has been rectified and you shall now be able to find Voliere on Google Maps.

Forthcoming SGM

Please be informed that the sale of the apartments, which evidently shall fall under its own legal entity in the form of a Body Corporate, albeit subordinated to the MOA, has necessitated further changes to be made to the constitution. In this regard, there shall be a Special General Meeting which is to be held on the 3rd of October 2025 at 11am. All relevant documentation shall be sent out to you two weeks prior to this meeting, in accordance with the provision of the constitution.

