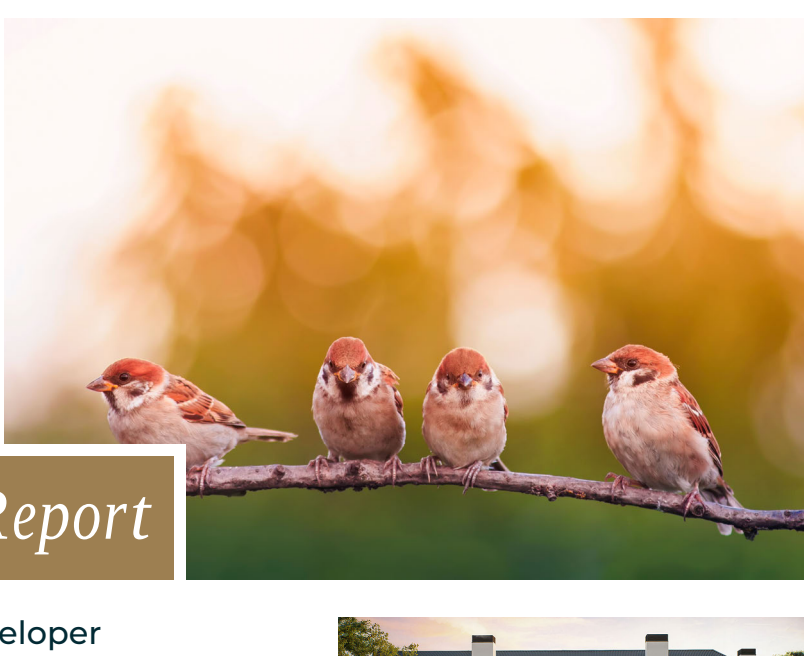




Autumn Report

News from the Developer

Sugarbird Place

Our planned construction commencement in January did unfortunately not materialise, since at the time of writing this update, we are still awaiting our building plan approvals. Notwithstanding these unforced delays, we still endeavour to complete the building in early 2027.

Robin's Nest

Much like Sugarbird Place, so too did this apartment building sell out very quickly. Building plans have already been submitted to council and we are expecting construction to commence by the second quarter of this year.

Honeyguide Views

We are pleased to announce, that the 3rd and final apartment building shall also commenced with construction during the latter part of this year. Unlike its other two siblings, this one is intended to be retained by VDC as a long term investment and used for letting purposes. As is normally the case with other estates, where the developer sells out and leaves, the directors of VDC believe in the long term success of Voliere and wish to retain a share in the future of the estate.



Residents Centre

With more and more homes being constructed and completed, together with more owners taking up residence in Voliere, the time has now come for the ResCen to be constructed and upon completion thereof, handed over to the Master Owners Association, for the future enjoyment of all who are living at the estate. Once again building plans have already been submitted and construction shall commence upon the appointment of the contractor.

MOA Handover

This is progressing well and we are confident that at the time of final handover, after the Annual General Meeting in August, the estate will find itself in capable hands and managed efficiently. Our conveyancers are in the process of transferring all buildings, streets, private open spaces and servitudes to the MOA. Once again this shall all be completed by the time of final handover.

Voliere Sales Update

Update from the Sales Office

The Stellenbosch real estate market remains robust and continues to grow through 2026. Demand remains strong, while available land is limited, contributing to steadily rising property values. Total sales in the region have exceeded R4.3 billion during 2025, with a diverse mix of buyers entering the market, including retirees and young professionals. Secure, gated estates (now comprising approximately 20% of the housing stock) and sectional title developments (around 32%) are growing rapidly. Freehold homes continue to command premium prices due to limited supply.

Closer to home, we are excited to be preparing for the launch of "The Collection." This exclusive release will comprise the final 10 luxury homes within the estate, offered as bespoke plot-and-plan residences. We anticipate bringing these to market by mid-April.

This month also marks the fourth anniversary of the formal launch of Voliere Estate. We are delighted to report that Robin's Nest sold out within weeks, and that we have now achieved over 90% sales of the residential erven within Voliere.

These milestones continue to reinforce the strong demand for homes within the estate and reflect the steady growth in property values, benefiting all existing homeowners and further strengthening the long-term investment in Voliere.



Message from the MOA

ESTATE SECURITY UPDATE: Additional Security Officer on Duty

We are pleased to share that an additional security officer has been deployed to strengthen builder access control and assist with patrolling the estate. This officer will monitor all contractor and builder activity Monday to Friday, helping ensure smoother and safer daily operations.

Contractor Access & Morning Traffic

All contractors are strictly screened at the main entrance, and no worker is granted access without valid identification. Thank you for your patience during the busy morning and late-afternoon periods when contractors arrive and leave the estate. These processes help us maintain accurate records and protect everyone's safety.

Traffic Calming Notice

With ongoing construction, up to 150–200 contractors enter the estate daily, along with delivery trucks transporting concrete, stone, and other materials. This increased traffic may cause busier roads at certain times of the day.

Please remain alert and cautious when:

- Entering and exiting the estate
- Walking or driving on estate roads
- Sharing the road with pedestrians, cyclists, and visiting vehicles
- If you experience or witness any traffic transgressions, please report them to the Estate Manager. This helps us identify risks and implement corrective measures where needed.

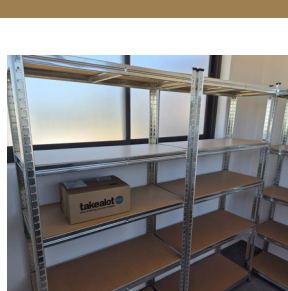
Thank you for adhering to the 30 km/h speed limit and keeping our roads safe.



Delivery Room Improvements

We're happy to announce our completed upgrades to the delivery room at the front entrance:

- New shelving was installed, for storage of delivered goods.
- Frosted windows were added to provide a neater and more secure look
- All parcels are now safely stored with security until collected.



Estate Infrastructure Update – March 2026

New Dog Waste Dispensers Installed

To help keep our estate clean, four new dog waste dispensers, equipped with poo bags and disposal bins, have been installed at: **Kressel Close, Centre Park, Retention Pond, Kiddies' Park at Plover Close**. As the estate grows, more dispensers may be added where needed. Thank you to all pet owners who continue to pick up after their dogs.

Running Track Update

Great progress has been made around the retention pond: The previous footpath off Blue Crane Street, which was deemed to have had an excessively steep gradient, has been re-routed and the incomplete portion at the other end is now complete. The balustrades are currently under review and will be upgraded to improve safety and appearance.

Easter Weekend Building Shutdown

Please note that no building activities will be allowed: Friday, 03 April 2026 until Tuesday, 07 April 2026 at 08:00
We are sure this will help to ensure a peaceful long weekend for all our residents.



Estate Manager Assistance

For formal enquiries, please email: estatemanager@voliere.co.za

This includes:

- General enquiries
- Security access registrations
- Formal applications
- Complaints



For informal questions, quick assistance, or appointments, you are welcome to contact the Estate Manager via WhatsApp at **079 913 4815**.

After-hours emergencies:

079 913 4815

Please note: Our Estate Manager is presently still without any on-site assistance and given the present stage of the Estate's development phase, oftentimes not in the office. In this regard, should you need to see him in person, kindly make an appointment in advance.

Water Preservation Update

Our two estate boreholes are operating well and continue to supply adequate water to the retention pond. This allows us to maintain garden areas without placing additional pressure on the municipal system.

However, due to recent Winelands fires and ongoing warm weather, regional water demand has increased, and storage levels are currently lower than this time last year. We kindly ask all residents to continue using municipal water responsibly and sparingly.

Thank you for helping us protect our shared resources.



Levy Payment Reminder

Members are reminded that monthly levies are due and payable in advance on the first day of each month. The timely payment of levies is essential to ensure that the Master Owners Association can continue to maintain and manage the shared infrastructure, security, and communal areas within the estate.

We appreciate your cooperation in keeping your levy account up to date. Should you have any queries regarding your account, please contact management for assistance.

Aesthetics Committee (A-Com)

We are still experiencing difficulty with owners or their builders approaching our estate architect (EA) directly, as opposed to working through A-Com via our managing agent. Should you be unclear of the proper procedure to follow, please contact the estate manager.

Lastly and as per our constitution, owners are compelled to commence with the construction of their homes within 12 months, and complete same within 24 months from the date of transfer. Failing this, the MOA shall impose penalty levies.

Social committee

At Voliere, February was peopled with a little romance and theatre - our hand-crafted love notes, each paired with a "miniature popcorn" invitation, quietly set the stage for Friday, 13th of March's Movie Under the Stars, where neighbours gather beneath the night sky for a braai and a shared reel of delight.

But the story hardly ends there. Whispers suggest the Easter Bunny may soon be hopping through Voliere toward the end of March, leaving a trail of cheerful mischief in his wake. April then turns the page to World Book Day, which we plan to toast in suitably Voliere fashion - with a wine tasting, lively literary conversation, and the budding enthusiasm for the possibility of Voliere's very own book club.

We are also exploring the creation of a charming book-exchange hub beside the guardhouse - a small corner where stories may circulate as freely as good company. After all, in Voliere we believe a neighbourhood is best written not only in bricks and gardens, but in shared moments, good humour, and the occasional plot twist.

Newsletter: With this being the penultimate edition of the Newsletter prior to the developer's hand-over in August, we are calling for a volunteer to take over the compilation of this bring report. If you are a frustrated, author, writer, editor, who wishes to make a contribution and update in your own flair of this worthy communications tool, then please put up your hand for nomination.

