



VOLIERE
ESTATE
NEWSLETTER
December 2025

Summer Report



News from the Developer

Sugarbird Place

We are pleased to announce that our central apartments have sold out in record time. Well done to our sales team! The finance application is progressing well and the building plans were submitted to council for approval. With this being said, we are well on our way to commence with construction in early January as previously planned.

Robin's Nest

Our next apartments in Phase 2 (left side upon entering the estate) were given the green light by the VDC board and we are launching this to the public on the 1st December. Once again, we leave it to Maria to elaborate on some of the details hereunder, save to say that the designs are finalized, all marketing materials are completed and selling prices are approved. Construction commencement is envisaged to commence in April '26.



Irrigation-Pond

Final completion was confirmed to be by the 5th December '25. Another tick in the box on our way to completing the development and we hope that you will find the newly re-routed path a lot more navigable.



Residents Centre

The first plans were drawn up well over 3 years ago and outdated. Our architects team felt that we can do significantly better than what was originally envisaged and have designed a building you will be proud of and enjoy to use. Once worked up to council submission level, we shall proceed with the building plan approvals, which is only likely going to be on the other side of builders' break.



Voliere Sales Update

Voliere's Final Collection Launching soon:

With only 16 plots remaining for those wishing to design their own homes, the time has come to introduce the final stages of our development. We are looking forward to launching our final collection early in 2026. This collection will bring a new level of luxury and space, offering comfortable living, beautiful views in our thriving, family-friendly estate. We are excited about what 2026 holds. With limited opportunities remaining, now is the time to secure your place (or second property) in this growing estate.

Central Apartments

We are excited to announce that Sugarbird Place is sold out!

Exciting Launch: Robin's Nest at Voliere

This week marks the launch of Robin's Nest, the final apartment complex that will be for sale to the public. We are absolutely delighted with the reaction to the launch, as we have already received a flurry of enquiries and more than 30% in reservations. Proof once again that Voliere is a sought-after location. Robin's Nest comprises of 21 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. The complex offers 6*1 Bedroomed apartments, and 15*2 Bedroomed, 2-Bathrooms apartments. All apartments feature a built-in braai on the balcony. Construction is scheduled to begin in early 2026, with completion targeted for March 2027. Our prices start from R1.995 million; this is truly an opportunity not to be missed.

From our team to your home - we wish you a Safe and Blessed holiday.



Message from the Trustees

Security feedback

The damaged cable along Farm 103 and the northern boundary has been replaced and protected with a much improved steel conduit, which shall prevent any re-occurrence of future breakages. We also noticed that the conductors on the electric fence were not as per the specified standard and needed to be replaced. Whilst we evidently have other security measures such as motion sensors, we once again wish to assure you that, notwithstanding the fact that an intruder would have to first break into Farm 103 to get to our side, your safety remains one of our top priorities and your security has not been compromised.

Farm 103 Liquor Licence application

We have written to you to advise of this application and requested you to let us know if you are in support of the MOA's objection thereto, or not. Please reply to our email in this regard.

Social committee Update

Our social landscape at Voliere is taking beautiful shape. Recent gatherings highlighted a growing sense of identity among residents, with the Community Braai drawing an especially strong and enthusiastic crowd. The Stellenbosch Soirée and Safari Quiz guided us toward quiet emerging patterns: residents seem to enjoy meaningful, low-commitment moments together. This insight is helping us tailor experiences that truly fit the heart of Voliere.

Upcoming Festive Events:

Christmas Cracker Drive-Thru

Each resident entering or leaving the estate gets a handmade cracker with a festive wish and treat, spreading kindness at the gate. If you can't attend the Wrap-it-up-with-Wine evening, you're welcome to drop your treats with Mia at the gate on the 11th; we'll wrap them beautifully and include them in the service staff pamper hamper.

Wrap-it-up-with-Wine

Join us for a relaxed, creative evening with music, wine and laughter as we wrap gifts for our service staff - a caring gesture of gratitude.

Why Your Participation Matters

Each small act...be it a gift, a moment, or a smile, builds Voliere's identity. The social committee is dedicated to fostering a connected, welcoming community.

Mobile Coffee Shop

We must announce that the couple who applied to run this facility are struggling to sell their property in the UK and have decided to put this on hold. Let us know if you feel that we should actively seek a replacement vendor, or not.

Trustee appointments

We have welcomed the residents' representatives, Ruth Barkley and Niel Roode to the board of trustees, bringing the total number of trustees to five. As we are nearing the 50% plus 1 hurdle, the VDC representatives shall remain on the board until the AGM in August next year. As previously mentioned and whilst this is to ensure an orderly handover to the MOA, all decisions previously taken by the developer during its period of unilateral control, shall be subject to approvals by all trustees hence forth.

Aesthetics Committee (A-Com)

We are still experiencing difficulties with owners or their builders approaching our estate architect (EA) directly, as opposed to working through A-Com via our managing agent. Please take note of the following process:

- All applications **MUST** be submitted to **Sian Herholdt** | MPA Cape Winelands sian@marite.co.za.
- The items submitted are then placed on the A-Com agenda and discussed at its formal meeting, which takes place every second Wednesday.
- Any direct submissions to the EA and/or other unofficial routes shall not be considered, resulting in unnecessary frustrations and delays on the applicant's behalf.
- We endeavour to provide written feedback by the third Wednesday of the month.



Estate Manager (EM)

I am sure you are all aware of the appointment of our **new EM, Pieter du Toit**. Pieter replaces the previous incumbent and brings with him a wealth of experience. We are pleased to have been able to snatch him away from one of Stellenbosch's other upmarket Estates and we ask you to join us in a belated welcome to Voliere, wishing him a all the very best of success and longevity at our estate. Pieter can be reached at: **Pieter du Toit** | Voliere.estatemanager@voliere.co.za and on **079 913 4815**.

As the estate is building up and with the developer gradually handing over the reins, we still have to be mindful of controlling our expenditure. In this regard, please be aware of the fact that our EM has limited resources and no permanent MOA office staff. In this regard, we find that owners and residents still arrive unannounced and/or without having made an appointment. We request that you assist Pieter, who evidently has many other duties to attend to and is therefore not always at the office, by making arrangements in advance with him directly, so that he can schedule his workload accordingly.

Please further note that that trustees have granted Pieter to take leave from the 25th December to the 2nd January. He shall be contactable in cases of emergency.

Festive Season

As we are approaching the year end shut-down and summer once again, we would ask that you also keep an eye on the landscaping in front of your houses particularly during the hotter months. Our landscaping contractor will have a skeleton crew working during the holidays between Christmas and New Years.

With this time of holidays and possibly traveling near and far, **we wish you all a happy festive season**. May you all be safe and return well rested and in good health, to join us in yet another exciting New Year, during which Voliere will continue to grow towards maturity and completion, with new neighbours joining and our little community knitting together.