



VOLIERE ESTATE NEWSLETTER

June 2026

Winter Report



News from the Developer

Sugarbird Place

We are pleased to announce that we have finally received our building plan approvals! It is barely conceivable that it has taken this long, given that we submitted our plans in October last year. Notwithstanding this, we have appointed the builder (Manor Homes) to commence with the construction, which started at the end of May.

Robin's Nest

Not unlike the SBP experience, we are still in no position to commence with this project, until we have received approvals of our building plans.

Honeyguide Views

With the set back's we have been subjected to, it is improbable that this last apartment site will commence with construction this calendar year.



Residents Centre

Also in this case, we are still awaiting building plan approvals.

MOA Handover

This Newsletter shall be the last compiled by the developer. We are very much on track with our handover process and we are confident that the estate shall be competently managed by our Managing Agent and Estate Manager.

Estate Infrastructure

It is not without some sense of great satisfaction that we look upon the creation of Voliere as a considerable success. The directors of VDC (Voliere Development Company) first acquired the land in 2012 and it has taken 10 years (2 years of which were delayed due to COVID) before the first sod was turned. We have invested hundreds of millions in the services and infrastructure development, without stinting or cutting corners on the materials and designs. The result of this was borne out in how Voliere coped with the recent storms and floods, which caused mayhem in large parts of the Cape Winelands and the Western Cape. It is immensely rewarding to receive ongoing validation of how well this estate is being received and its reputation is already synonymous with quality. In closing, we are proud to leave a legacy behind, which we expect will provide a quality lifestyle for those who live at Voliere.

Voliere Sales Update

The Stellenbosch property market has shown remarkable resilience throughout the second quarter, largely driven by a persistent supply-and-demand imbalance. Fuelled by semigration, leading educational institutions, and a growing tech and innovation sector, the region continues to perform as a strong seller's market, with projected property price growth of between 6% and 9%.

The appeal of secure lifestyle estates remains stronger than ever, with approximately 20% of Stellenbosch properties now situated within secure estates. These homes continue to command premiums of between 18 and 25% above comparable non-estate properties.

Stellenbosch is increasingly being recognised as an emerging economic hub, supported by growth in tech-related employment opportunities. This evolution is attracting young professionals and high-net-worth individuals alike, further increasing demand for secure, lifestyle-driven developments.

In addition, there has been a notable increase in foreign buyers who are no longer simply investing in holiday homes, but are actively pursuing partial or full relocation to the region. Drawn by Stellenbosch's unparalleled lifestyle, exceptional climate, natural beauty, and outdoor accessibility, international investors increasingly view South African property — particularly homes within secure estates — as a robust and tangible long-term asset.

Given Voliere's popularity, we are nearly sold out! With this being the case, we have already recorded some re-sales, with prices having appreciated up to 15% from the original purchase prices.

Following on from the above, the Developer has reserved some of the prime plots until now. In this regard, we shall introduce the final release at Voliere and are very excited to announce the launch of THE COLLECTION @ VOLIERE in early June, presenting a final opportunity for discerning buyers to secure a home within this exceptional estate.



Message from the MOA

The MOA remains in a healthy financial position. We would like to thank all owners who continue to pay their levies promptly. Owners are kindly reminded that the timely payment of levies is essential to ensure the smooth running and maintenance of the Estate.

Estate Manager's Report

Traffic Calming Measures

We're pleased to share that the trustees have approved the acquisition of a speed indicator and camera, which shall be operational as soon as the device is received from the supplier. The device can be moved around the estate and is intended to assist with monitoring speed and indicating to road users the speed at which they are traveling. The speed camera will be calibrated and maintained within the manufacturer's guidelines, in order to ensure that the readings are legally defensible. A fine structure shall be communicated to residents' once approved by the board of trustees.

Following a reported vehicle accident in May involving a car entering the R44 outbound from the estate, all residents are urged to remain vigilant before entering this road.

Additional Visitors Parking

Please be informed that we are presently identifying spaces within the estate, which could be provided for additional visitors parking bays. Once they have been properly demarcated, visitors are welcome to use them. You are reminded that, as per the conduct rules, these bays may not be used by residents, or any storage of additional cars, trailers, boats and such like, as per the conduct rules clauses 6.4 and 8.13.

Security Contacts (24/7)

Security Office: 021 110 5603

Estate Manager – Pieter: 079 913 4815

Electricity and Water Meter Services

Consequent to the Owner of UMFA, our existing service provider, having sold the business, we found that the service and the quality of their reporting has been sorely lacking. Resulting from this, we have mutually agreed with the present owners of the company, to part ways.

The trustees are presently shortlisting other suitable service providers and we endeavour to keep you informed of our progress.

Building Activity Summary (as at May 2026)

46 active building sites;

52 completed homes;

We look forward to welcoming more residents as the estate continues to grow.

Please be reminded that the developer's subsidisation of the construction site oversight shall come to an end at the forthcoming AGM.



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

Reminder: Visits to the MOA office must be arranged in advance with the Estate Manager to avoid disappointment.

Water Preservation Update

Stellenbosch (including Cape Town dam levels as of 20 May 2026): **71.3%**. This is lower than at the same time last year.

Although Stellenbosch has received plenty of rain recently, it is still recommended that water be used sparingly.

Aesthetics Committee (A-Com)

We have noticed that the processes as previously re-iterated are now being followed more consistently, resulting in much improved turn around times when plans are submitted to A-Com directly.

Please be once again reminded that no submissions directly to the Estate Architect will be entertained. All plans are to be submitted to A-Com via our Managing Agent at sian@marite.co.za.

We have noticed much deteriorated turn around times at StMun. In this regard, it is in your interest to ensure compliance with our internal systems, in order to avoid additional frustrations and unnecessary delays.



Social Committee (So-Com)

At Voliere, winter may have arrived, but the social spirit certainly is not hibernating. Since autumn, our resident Easter Bunny delighted Voliereans with cheerful treat bags delivered throughout the estate...while our newly established Book Nook is already adding a charming touch to estate life - quietly waiting to tempt residents to exchange a favourite read, discover an unexpected story, or simply linger a little longer.

Community warmth has also extended beyond our gates through the launch of our "Warmth for Winter" campaign, supporting children in nearby Cloeteville with much-needed winter essentials.

We recently hosted Voliere's very first online Kahoot Quiz Evening, where residents joined in the fun from the comfort of home for an evening of laughter, quick thinking and friendly competition. Our brightest brains were rewarded with "Nailed It!" hampers delivered straight to their doors.

Although winter weather may pause the braai fires for now, the Voliere social calendar remains very much alive, with cosy indoor workshops and gatherings already in the planning. At Voliere, community is simply part of the Stellenbosch lifestyle - whatever the season.

As mentioned above in the developer's report, this shall be their final newsletter. In the Autumn Report, we called for volunteers which has to date not yielded any results. Should this status quo remain as such, then the reporting shall be done by the trustees on an annual basis at the AGM, henceforth.

Please be reminded that the developer's subsidisation of the Social Events and Community Building Initiatives shall also come to an end at the forthcoming AGM.

