

KINGSWOOD BUZZARD

OFFICIAL NEWSLETTER OF THE HOMEOWNERS ASSOCIATION




KINGSWOOD
GOLF ESTATE
ISSUE 12 DECEMBER 2025

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An aerial photograph of a lush green golf course. In the foreground, there are several sand traps and a winding path. The middle ground shows a residential area with houses and a clubhouse. In the background, a range of mountains is visible under a clear blue sky.

From the CEO

Our vision:

To be the preferred secure, family-friendly
residential golf estate in the Garden Route...

As we reach the final weeks of 2025, I would like to take a moment to reflect on what has been an exceptionally productive and encouraging year for Kingswood Golf Estate. Each milestone achieved, each improvement made, and each challenge navigated has been the result of teamwork, commitment, and a shared belief in our long-term vision for the estate.

One of the most significant moments in our estate's history occurred this year. After more than 22 years, the formal development period has finally come to an end, an extraordinary milestone that marks our transition from a developing estate into a fully established and mature residential community. This new chapter also ushered in the implementation of our amended Constitution, a modern governance framework that reflects the needs of a homeowner-driven estate

and supports transparent, accountable, and future-focused management.

Another highlight of 2025 was the completion and opening of the long-awaited community centre and clubhouse facility, a development met with tremendous enthusiasm from residents, members, and visitors alike. This beautifully designed space has already become one of our most valuable assets, offering a central hub for social gatherings, recreational activities, meetings, and community events. Importantly, it now also serves as the new home of golf operations at Kingswood, providing a modern and professional base for golf services, player support, and event coordination. The seamless integration of community amenities with golf operations has significantly enriched the Kingswood experience. This facility stands as a proud symbol of

years of planning, collaboration, and commitment, and we look forward to seeing it continue to bring people together, elevate our golf offering, and enrich daily life for many years to come.

This year we also made meaningful progress in several key focus areas. Key development and municipal processes, often complex and time-consuming, advanced constructively, creating clearer pathways for future collaboration, infrastructure enhancements, and long-term estate planning. We continued to advance initiatives aligned with our strategic objectives by strengthening estate governance, improving mobility and access, and ensuring that our core facilities remain modern, efficient, and suited to the needs of a fully established residential community.

As we reflect on the year's progress, we are reminded that true advancement is rarely the result of a single moment but rather a belief in the power of consistent effort and deliberate action in achieving greatness. As Vincent van Gogh once said, 'Great things are not done by impulse, but by a series of small things brought together.'

Operationally, 2025 was marked by steady investment in the quality and resilience of our estate. Improvements at the gatehouse, ongoing road and infrastructure planning, strengthened governance documentation, and a renewed emphasis on compliance have all contributed to a more robust and future-ready management environment. These behind-the-scenes efforts are essential to ensuring the long-term sustainability and smooth operation of Kingswood.

We also implemented further enhancements to our security infrastructure as part of our multi-year upgrade plan, details of which you will find later in this edition. Our security team continued to uphold the highest standards of vigilance and professionalism, ensuring the safe, secure environment that residents rightly expect. Their consistency and dedication remain deeply appreciated.

I would like to express my sincere gratitude to our dedicated staff across all departments. From security and landscaping to administration, finance, compliance, golf operations, and maintenance, your hard work, early mornings, long days, and unwavering commitment have been the backbone of Kingswood's

progress this year. Your professionalism is recognised, valued, and central to the positive experience our residents enjoy daily.

Equally important has been the engagement and support of our homeowners. Your involvement, constructive feedback, and willingness to participate in shaping the direction of the estate have strengthened our sense of community and ensured that Kingswood continues to grow in a manner that reflects the values we collectively uphold.

I would also like to extend my deepest appreciation to our board of trustees, whose guidance, diligence, and unwavering commitment have been instrumental in navigating this year's many milestones. Their willingness to invest countless hours, apply their expertise, and act always in the best interests of the Kingswood community has been invaluable. The steady leadership and thoughtful oversight of the trustees continue to strengthen our governance, support our long-term vision, and ensure that the estate remains a place we can all be proud to call home.

As we look toward Christmas, may this festive season bring peace, rest, and joyful moments with loved ones. Whether you remain at home or travel, I wish you safety, warmth, and time to recharge.

Thank you for walking this journey with us in 2025. We enter 2026 with optimism, confidence, and deep appreciation for the people who make Kingswood Golf Estate the remarkable community it is.

Wishing you a blessed Christmas and a prosperous, fulfilling New Year.

We hope you enjoy this edition of *The BUZZard*.

Kingswood greetings,

Willem Jacobs

Chief Executive Officer



KINGSWOOD HOA

Clubhouse impressions by Kingswood residents



Kingswood Golf Estate officially opened its new community centre and clubhouse on 1 September with a ribbon-cutting ceremony led by then George mayor Jackie von Brandis, Nedbank Group Managing Executive Ciko Thomas, and key members of the estate's management

A trio of opening events was also attended by invited guests and residents – a most apt way to inaugurate the clubhouse while celebrating the first day of spring. According to verbal feedback and pics shot on the occasion, everyone in attendance was elated to be a part of this major milestone in the estate's development.

Here's how new clubhouse serves KGE community

When *The BUZZard* visited this fabulous addition to KGE offerings exactly three months later, one lovely Kingswood local and one of the resident eatery's able restaurateurs shared their impressions of the past three months.

These chats confirmed that the clubhouse precinct is fulfilling its role of bringing together residents, golf members and their guests, creating a community feel that was sorely lacking before its establishment.

Kingswood homeowner for the past two years, **Angelique Pieterse** hardly needed prompting to provide a raving testimonial on her enjoyment of the space. Hailing from Frankfort in the Free State, Angelique and her family – husband Bartel and their children aged three and eight – relocated to George from Pretoria in 2023.

Lawyers both, the Pieterses share a history in all things property related and together have been developing Kingswood Cross, so Angelique is intimately au fait with the estate's layout and design. Kingswood Cross



The view of the sprinkbok from the garden

comprises 12 full-title properties where services have recently been installed, making it ready to go to market.

'I'm enamoured with the estate's architecture, and the clubhouse has been built on the most scenic spot in George. Before its construction, we would drive a golfcart here and park it in this exact spot to marvel at the view.

'When first moving into our home close to the 16th tee, I would wake up in amazement to the view of fairways speckled with "bokkies" and that breathtaking mountain backdrop. Two years down the line, I must still be the most grateful incomer in town! The only thing lacking was a proper clubhouse.'

With their toddler and pre-teen, Angelique says the clubhouse play area is one of its biggest boons. 'You can sit and enjoy a glass of wine or a bite – or both –

while the children are running around in full view. When done with dinner, you simply get in a golfcart or walk home, so no one has to risk driving home over the limit.

'The staff are simply incredible, and the clubhouse interior offers the perfect balance between spaces where families can order an elegant meal, and golfers can enjoy drinks after their round. The glass partition means everyone is catered for, with private functions not impacting the rest of guests.

'Kingswood is all about community spirit – everyone is keen to meet fellow residents, and this is made so much easier when striking up a conversation at the clubhouse with likeminded locals.

'Now, with this great new addition, you can give me an open cheque book to buy into any estate, but I'll choose Kingswood every time!'

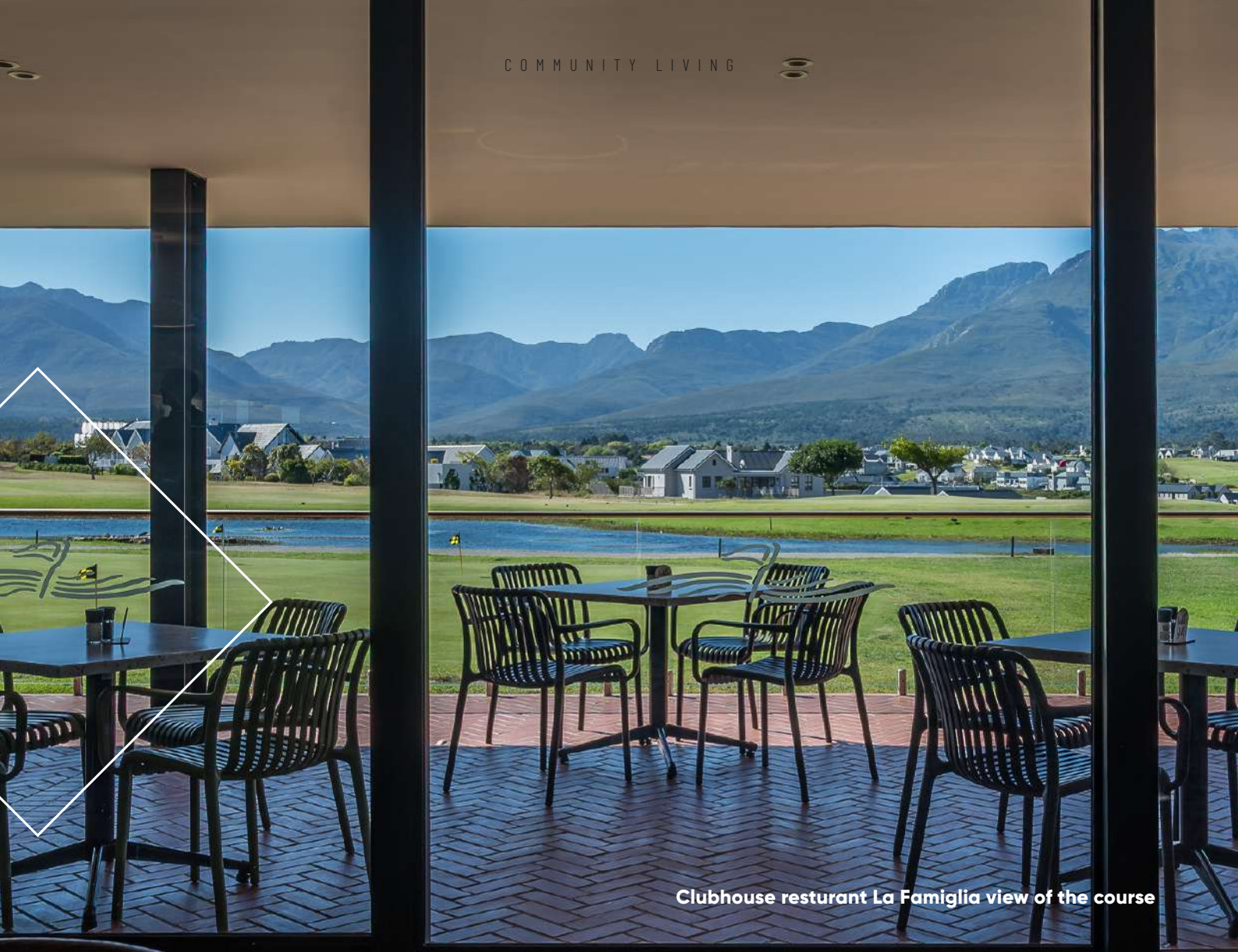
BE IT THE FAM, GOLF MATES OR PRIVATE FUNCTIONS: LA FAMIGLIA CATERS FOR ALL

One issue that stands out when chatting to those having made full use of the new clubhouse and restaurant is the user-friendly layout and welcoming staff, making guests feel as if they're truly part of the Kingswood family – and that's just the way Chef Werner Pons likes it.

'It's always tough to open a new business, but we were fortunate to be involved from the outset and could



Angelique Pieterse and family



Clubhouse restaurant La Famiglia view of the course

provide input on the layout, while being afforded a month of staff training to precede the 1 September launch,' says the co-owner of La Famiglia.

His partner in crime – or rather, kitchen confidante – is Claudio Nespola of Pomodoro fame. The duo is also responsible for one of the Garden Route's most popular seaside dining options, having opened Salinas on Wilderness Beach back in 2011.

'The launch of La Famiglia was a seamless affair that saw three sectors of Kingswood residents from different areas invited to sample a variety of our platters. We had the opportunity to welcome them and explain our menu and the ethos behind our eatery. We enjoyed a busy weekend and

were inundated with positive feedback.' With a staff contingent that totals 70 on busy days, Werner & Co. have their hands full indeed. Waitrons and kitchen staff are typically slotted in during two daily shifts, clocking in at 6.30am until the kitchen closes at 10pm. Consider that they don't only service the main restaurant, but also the halfway house and golfers' lounge.

Says Werner: 'As a golfer myself, I know the mentality and understand what players want in terms of culinary needs. It may just be a quick breakfast roll on the go, or a group of 20-plus wanting drinks and snacks after a round. League players often require a more substantial meal. The clubhouse design allows us to cater for all these requirements.'

La Famiglia's private dining area seats up to 20, while the space reserved for functions seats up to 45; the main restaurant accommodates 160 guests.

Comfortable loungers are spread throughout the golfers' lounge section at the centre of the clubhouse. 'Players enjoy preference, so there will always be a designated spot for golfers,' explains Werner.

He concurs with long-time residents that the restaurant at the gatehouse was not designed to serve such a variety of guests, being inaccessible to families when filled with post-play partiers, or when functions were being hosted.

'At the new centre we can welcome everyone at the same time – children, ladies, singles or groups. This guided us in choosing our name: La Famiglia, where everyone can be a part of the estate's community.'

Werner says the fortnight leading up to Festive Season '25 has been exceptionally busy with the very successful Estate Livings estate management event, year-end functions and family gatherings, even including an intimate wedding party.

And although he's bound to divide his time between Kingswood and Salinas, he's had time to train two chefs to hold the fort in his absence.

'All our kitchen staff understand the basic concept of our Italian fusion offerings, and we've been spending weeks in the run-up to season finessing front-of-house staff.

Of all the restaurants I've been involved with, this has been the quickest to settle in.

'We look forward to treating residents and golf members to our offerings, and welcome any feedback or suggestions.'

Click on www.lafamiglia.co.za to peruse this fabulous Med-themed restaurant's diverse and well-priced menu.



Clubhouse children's play area



KINGSWOOD HOA

Looking back at 22 years of making Kingswood magnificent

Wednesday 26 November marked the end of an era at Kingswood Golf Estate: the last erf had been sold, triggering an amended constitution to take effect – a major milestone for the HOA and original developer.

The BUZZard had the privilege of a lengthy telecon with the visionary behind the development of KGE, Marc Stuyck. But the former director of ASLA commercial projects is adamant that it was all thanks to a team effort from the word go.

Planning for the 220-hectare ASLA Group-owned and developed estate started in August 2003. 'So, Kingswood has been part of my life for the past 22 years,' he says, adding that, back in the day, he was driving cars across the Cape – to the tune of traversing 55,000km of tarmac annually.

'When I arrived, it was covered in wattle trees, blue gums, patches of kikuyu and cultivated stands where cattle grazed, so you couldn't see very far. Even when standing up on the hill, it was impossible to ascertain where rivers flowed or to get a big picture of the landscape.

'At the stage that we became involved with the project, the environmental application and subdivisional applications had been done by the property's previous owners, but getting the final approval was still outstanding.



'With ASLA's involvement we obtained the approvals, and they took a majority stake in the development company at the end of 2003.'

The team

Marc tells of the multiple tons of earth moved over many months to create a clean slate where the golf course could be established. Here is where course designer-cum-builder Danie Obermeyer stepped in, supervising first the construction of the first 10 holes, followed later by the final eight.

Ray Durden was the professional engineer and much of his work was to be done underneath these mounds of earth, creating the landscape for Danie to design the golf course while also fortifying dams, building pump stations and ensuring water reticulation for the course.

Ray's firm Kantey & Templer was responsible for the design and supervision of the installation of civil services on the estate.

'But when it comes to creating a vision, Janie du Plessis was our "look and feel" person. She also did our marketing and sales in those early days and was involved with the estate for 18 years to follow. We even travelled to Australia for a two-week investigation into how they developed new and old golf courses Down Under.



17th fairway under construction

'The vision created by Janie is still being reflected in what you see at the estate today. We applied her guidance meticulously – and she was very strict about what should and could be built and planted. Everything had to complement everything else or she would say, 'Marc, this is really ugly – please make it go away".'

No Tuscan for us!

Marc reminds us that, during those turn-of-the-century years, 'Tuscan was the flavour of the month.' But Janie spent time and energy on researching architectural styles and suggested a Cape Vernacular style that no one was familiar with at the time.



Removing rock and cement



The bridge under construction

'This was a huge plus for the look of the estate, and she explained to all involved how it worked. Many architects struggled to get it right in the beginning.'

Marc, who is based in Somerset West, would trek to George for several days every second week. 'When visiting fortnightly, you see things with different eyes than when you're on site every day. What doesn't fit in stands out immediately.'

'Another matter Janie was adamant about was that the gentle architecture and colours should be complemented by whatever we put into the ground. She wanted trees and shrubs with soft leaves that would wave when there was a breeze, all in the name of her envisioned look and feel.'

Ode to The Oval

The Oval was another of Janie's brainwaves, including the creation of play areas for kids and a space for mini-

cricket. It was an immediate success because of these recreational attractions and the fact that there was less traffic than elsewhere on the estate. But preparing the ground offered its own challenges.

'The original George airstrip ran through that part of the property, dating back to WWII days, and we had to chop up slabs of concrete that formed part of the old runway to create a flat piece of earth on that part of the estate. With smaller erven and lower prices, it was especially popular among young families and older couples.'

'I'm especially pleased with what we had achieved there – a legacy project that we're proud of to this day. Once again, it was a combined effort that was realised by every member of our team,' says Marc.

Braving the fall

During those early years, properties at Kingswood sold

like hot cakes. 'It was an incredible sales exercise – buyers stood in line to get their hands on an erf. By 2005, we were doing an average of R16 million worth of sales every month, and that at prices of R400K–500K per erf.

'Many resales also occurred, with owners selling their properties for a profit, and sometimes twice the buying price in the matter of a few years.

'In Phase 4, we created bigger erven with a higher price point, some of these being sold for more than R2 million. It's a clear sign of a successful estate when value and prices continue to rise.

'Of course, when the world economy tanked in 2008, we suffered its severe effects, and five very trying years followed. But the development company, with backers prepared to financially support its efforts, proved to be strong enough to survive this financial storm – just as the golf course has survived the storms that caused havoc in George during recent years.'

The course

Marc believes that, when it comes to building a good golf course, engineering is key. He again pays tribute to Danie's design, considering the landscape and the fact that he had to work around existing streams and rivers.

In terms of golfing greats involved from the outset, Marc singles out Val Holland. 'She was our first director of golf, became the number-one ladies coach in the country, and served as manager of SA's female team.



Danie Obermeyer and Sally Little

By the time our 18 holes opened, she managed to run golf operations under difficult circumstances.'

Marc chuckles at the thought of 'stupid questions' he would ask her in his quest to understand more about the management of a golf estate.

Val currently serves as head coach at the Fancourt Academy. The input of people like herself and the team mentioned above has allowed Kingswood to become, for the time being, second only to Fancourt – arguably the Southern Cape's most prestigious estate.

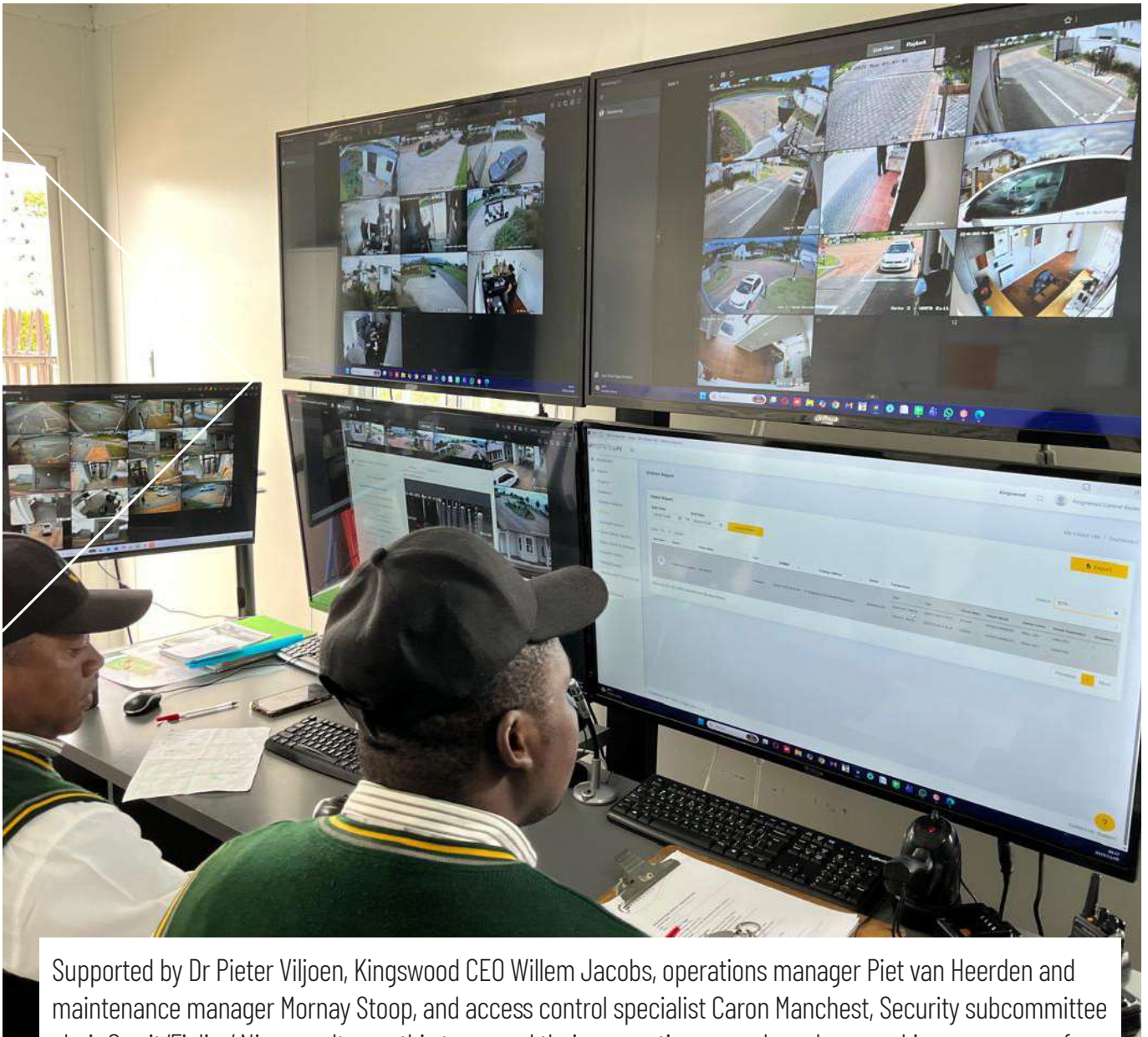


The team leaders



Kingswood Golf Estate 2025

Progress report: Security Updates



Supported by Dr Pieter Viljoen, Kingswood CEO Willem Jacobs, operations manager Piet van Heerden and maintenance manager Mornay Stoop, and access control specialist Caron Manchest, Security subcommittee chair Gerrit 'Fielies' Nieuwoudt says this team and their respective crews have been making a success of projects tackled, no matter what the challenges.

Looking back

Balancing available funds with resources to be spent on keeping KGE residents safe is as much of the subcommittee's focus as the physical implementation of security projects. So Fielies is proud to confirm that all projects achieved during 2025 have been done within that financial framework.

'Our 2026 budget has already been approved and will kick off in January. Residents have been kept abreast of projects in the pipeline through fortnightly reports disseminated by Piet van Heerden. This task will next year be taken over by our new liaison officer, soon to land in the saddle at the KGE management offices.'

One of the matters discussed at length in the previous edition was contractor access, but – after months

of operating with face-recognition and related technology – a picture of seamless access control at the contractors' gate emerged.

There was also mention of the security control room moving from its temporary container, to be resettled at the gatehouse once this building had been repurposed. 'For now, the control room remains in its container but will eventually be moved to what used to be our golfcart garage,' says Fielies, reminding that this security hub is operational 24/7.

Significant stats

KGE comprises 763 stands, 638 on which building has been concluded. Permanent perimeter fibre fence coverage has increased significantly since the last edition, when 400m was reported at Phase 1 and 900m at Phase 2 (viz: currently Phase 4 East has 487m of coverage, and Phase 4 West 850m, with 1,394m of coverage on the Proefplaas border).

Homeowners and golf members accessing the estate via the Gallagher app totalled 50,137 during October (compared to 46,066 in April), while over 24,000 visitors entered via the My Estate Life app. Service providers and construction workers totalled 9,787 (April: 9,592), while turnstile walk-ins hit an all-time high at 61,667 (April: 21,536).

Ongoing projects include camera equipment points that cover a major portion of the estate's 9.6km perimeter, kiosks reticulated with power and fibre cable, and data communication points that lead to the server room located alongside the contractors' gate, to which it's connected with Wi-Fi equipment and network cables.

Looking ahead

When discussing the 2026 plan to manage the movement of golf members and restaurant guests, Fielies elaborates on new technology that picks up numberplates and tracks them throughout the estate to ensure that visitors are heading in the right direction.

'Traffic management in 2026 and beyond, considering an ever-increasing number of visitors to the clubhouse and community centre, will be of utmost importance.



Already there's a marked hike in people traversing the estate, and subsequently, residents have been suggesting the installation of booms.

'While this practice is outmoded, it is also physically impossible with constraints including the fact that it requires the broadening of roads, for which there's simply no space. So the next option now in the process of development is traffic control measures (ANPR cameras with LED screens),' says Fielies.

The first of these will operate at Knightsbridge, the second at the gatehouse complex, and the third at the start of Brookside near the clubhouse. When golf players or diners and guests enter, their IDs will be read at the gate as per normal.



'The Gallagher app can handle these entries for limited access, in and out, but when visitors get to one of the traffic control points, there will be an LED display identifying them about 10m behind the light.

Drivers' names will literally come up in lights, indicating whether they are on the right track or required to leave the area. It's very personal.'

Fielies says this tech, when acquired from its current source abroad, is extremely costly.

'So, we're in the process of testing to see if locally produced cameras can be programmed to talk to Gallagher. We're waiting for the boffins to write that software and, once integration is successful, we will implement it for the final test phase.'

Finally, the security risk we've run when golfers crossing from George Golf Club to Kingswood, using their private keys and sometimes forgetting to lock behind

them, has now been resolved. This gate can now only be used by those registered on the Gallagher app.

Keeping it safe but simple

Apart from this plan to find lost or errant drivers and escort them from the estate, Fielies says projects to continue throughout 2026 include the expansion of cameras on the perimeter fence and laying of fibre – 'donkey work that takes time, but necessary to achieve our goal of total security.'

His team believes in sticking to one simple rule: 'We know that no security measures are foolproof, but our main aim is to keep Kingswood above the curve. Our systems must be such that no one wants to even consider giving it a bash. And so far so good.'

Fielies concludes: 'The current system's deterrent level is so high that we've experienced no significant incidents. Of the 45 times that a squad had to check out possible

intrusions, in each case it turned out to be either a porcupine or a branch disturbing sensors on the fence.'

Residents are urged to report any suspicious behaviour to the control room on

landline: 087 537 9733

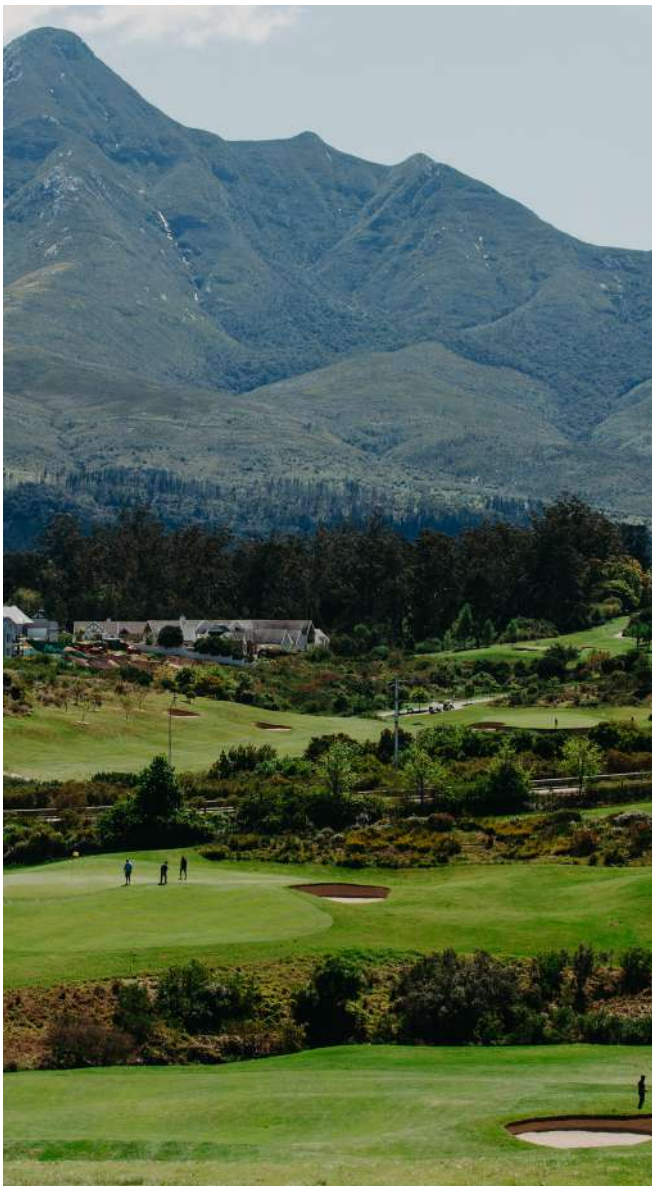
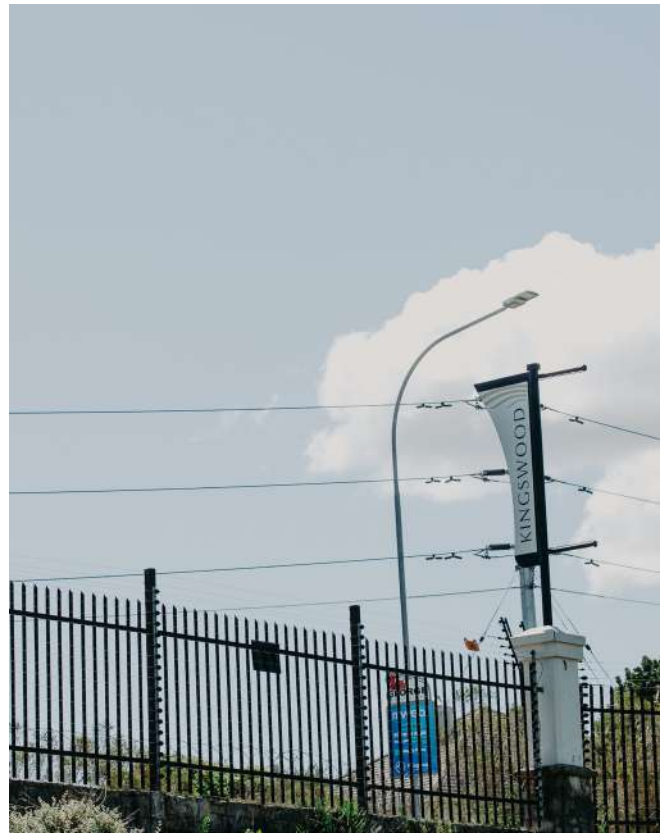
mobile/WhatsApp: 083 522 0731;

Gate 1 : 044 874 6877

Gate 2 : 044 874 4797

Gate 3: 044 874 4597

 Esther de Villiers



Build@KINGSWOOD

Daniel de Wet, at the helm of Building and Architectural Compliance at Kingswood Golf Estate for the past 14 years, retires at the end of January 2026

The changing of the guard

The BUZZard picked his brain – not only for a brief overview on building operations at KGE, but also for him to share some highlights during his career here.

Dan's history with the estate entails his overseeing building activities and homeowners' needs since 2011, with a veritable bird's-eye view of these operations from his office at the gatehouse. And on the subject, he has also been instrumental in supervising the management of Kingswood's resident wildlife.

'When I first arrived and looked out through my office window, there was nothing but the golf course. Panning

to the right, one could see three or four houses under construction in Phase 3A. No construction work was taking place at Phase 3B and Phase 4 at the time. Today, 3B is almost fully built with just five vacant sites.'

Facts, figures and seasonal reminders

Current statistics on the past few months' development at KGE's Phases 1–4 as follows:

Phases 1–3

Vacant sites 30

Building sites 4



Dan and family



Andries Wolmarans

Completed sites 561

Future predictions for the Kingswood Cross equate 12, Kingswood Court 12, and Kingswood Village 55, with numbers for the erf next to the community centre/ clubhouse site yet to be confirmed.

Phase 4

Vacant sites 56

Building sites 13

Completed sites 86

Dan reminds us that most builders and their crews down tools for a month-long seasonal break on Friday 12 December. Pressing work required earlier in the new year may kick off as early as 5 January, but most builders will only start operations again by Monday the 12th.

'Contractors are obliged to cordon off their building sites to ensure that there is no access to anyone, at any time, during this month. No construction work is allowed over the festive season, the only exception being emergency work as required,' he explains.

'Such emergencies may include electrical problems or issues relating to water supply, for example burst pipes that may damage the interiors of homes and impact water bills. Please report any such issues to Kingswood Security at 087 537 9733, who will then contact the

relevant person.'

Landing in the deep end

When reminiscing about his early years at the helm, having arrived in George from his previous home town of Port Elizabeth (now Gqeberha), Dan says he was thrown in at the proverbial deep end.

'Initially, I had to teach myself because my predecessor, Rory Waterson, who was on his way to Canada, did not have sufficient time to hand over properly. So, I simply had to dive in and familiarise myself with the systems and figure out many other situations.

'Fortunately for me, Roelof van Heerden, who had been involved at Kingswood for a while, was an excellent source of assistance, along with Lize van Heerden.'

Meet the new guy

Taking over the baton come 19 January is Andries Wolmarans – and with Dan in the saddle until end-Jan 2026, there won't be a repeat of this deep-end scenario. 'I have absolutely no doubt that Andries is the right guy for the job,' says Dan.

To summarise, Andries is a highly skilled and detail-oriented professional senior architectural technologist and building compliance specialist with over 12 years of experience, spanning residential, commercial, and institutional design.

As a principal and former business owner, he has led architectural teams, overseen technical documentation, and maintained strong working relationships with engineers, contractors, and municipal authorities.

His background reflects both creative design acumen and rigorous technical discipline, ensuring that every project he tackles achieves aesthetic appeal, functionality, and full regulatory compliance.

When catching up with Andries briefly as he was wrapping up seasonal work, he told *The BUZZard* that he was immensely excited about this new chapter in his life and career at Kingswood, and was looking forward to working with the HOA and its respective teams.

Dan says he sat in on the interviews with Andries and other applicants and describes him as 'the best candidate by far', adding that his current position as architectural technician saw him involved with much work at Mossel Bay's Hartland Estate.

'Incidentally, this giant development in our neighbouring town also bought several springboks from us.'

All about the animals

Anyone who has brushed shoulders with Dan over the years will know that he has an inherent love for animals, including the tame and the wild and the birds – if not so much the Egyptian geese ...

'At the time of my arrival, there was nothing at Phase 3B or 4 but bush and a gravel road. I was blessed to spot caracal and lots of bushbuck. Once, I even saw a Cape clawless otter with pups on the riverbed at the low-water bridge entering Phase 4.

'The only sad thing for me has been witnessing how Egyptian geese have been commandeering the water bodies, chasing away most of the indigenous water birds such as the White-Faced Whistling Ducks and Yellow-billed Ducks.'

But perhaps Dan's most significant legacy is the springboks that placed Kingswood so firmly on the 'golf estate with resident herd' map. He had previously homed springboks on a smallholding in Port Elizabeth to save them from the drought-ravaged Kirkwood area.

'When seeing springbok flourishing at Mossel Bay Golf Course, I realised that Kingswood would be an ideal home for these emblematic antelope,' Dan explained in a previous edition.

He started the process of getting the necessary permissions from KGE trustees and applied to CapeNature for permits to move game – no mean feat, as



criteria are very strict. Kingswood resident Etienne Maree then, from his farm in the Uniondale district, relocated two rams and four ewes to the estate.

Later, pro golfer Hennie Otto donated more rams and four ewes that helped form two herds, one on the north and one on the south of the estate. 'We started with 12 buck – six from Etienne and six from Hennie. Over the years, the herd increased to 80, and a bachelor herd formed as in nature. When our agreement with Hennie ended, he removed the 32 buck he was entitled to.

'Subsequently, we've sold 12 rams to a resident on George Airport Road, as he wanted them to create the ambience that comes with these beautiful antelope. Our herd currently stands at 34, and that includes the black baby born here earlier this year. He has now turned into a beautiful bronze specimen!'

End of the Dan era

Dan's biggest concern, now reaching the end of his illustrious Kingswood career, is the continuous drought and the effect it has had on the wildlife, as well as the golf course, its waterways and dams.

Speaking to *The BUZZard* during the first week of December, he said: 'I've never seen our dams at their current levels and I'm extremely concerned. The grass carp – a sterilised fish species that eats weeds to ensure that waterways remain healthy – may struggle to survive when the water temperature rises due to a lack of rain and depth of the dams.'

Most fortunately, this dire situation was ameliorated when KGE received nearly 40mm of rain from Friday night 5 December through to Saturday morning.

Grateful for this relief, Dan turned a little philosophical when pondering his own retirement: 'I'll turn 78 next year, so the time has come to call it a day. I'm considering moving to Gordon's Bay to live with my daughter ... the only deterrent being the wind!'

Dan recently travelled to Australia where he visited his son and daughter in Adelaide, and brother in Brisbane. 'It's a pristine place where everything works – you can really see where your rates and taxes are

going!

'But South Africa remains my home and I'll always cherish my time at Kingswood. I'm indebted to everyone who contributed to my years at Kingswood – there are too many to mention, but it has meant the world to me.'

Email daniel@kingswood.co.za with queries on building or alterations, or call Dan on 086 172 7170 if you spot animals in distress.

From the CEO

The CEO of Kingswood Golf Estate, Willem Jacobs, had the following to say about Dan:

'It is a privilege to honour Dan de Wet as he concludes an exceptional 14-year chapter of dedicated service to our community. Dan's leadership, deep knowledge of our estate, and unwavering commitment to both residents and our wildlife have left an indelible mark on Kingswood.

'His steady presence at the helm of building and architectural compliance has guided us through years of growth, development, and change, always with integrity, calm authority, and a genuine love for the estate he helped shape.

'As Dan enters his well-deserved retirement, we extend our heartfelt gratitude for his remarkable contribution and wish him abundant health, joy, and fulfilment in the next chapter of his journey.

 Esther de Villiers



Meet the team

New Kingswood golf director's door is always open



Tim



Dean



Corlene

Coinciding with the launch of Kingswood's clubhouse and community centre on 1 September, a new crew took over from the old guard that used to run the estate's golf operations for decades. And in charge of this team is a vastly experienced new broom: golf director Dean le Vieux.

When asked about his French surname (it means 'the old', but at 44 he's in his prime and clearly wise to the world of golf), and if anyone cares about its correct pronunciation, Dean just chuckles that it's generally pronounced 'le view' – most apt when taking into account the spectacular sights surrounding the Kingswood Golf Club (KGC) headquarters at the clubhouse's main entrance.

'That's what is so unique about its position – when gazing out along the mountains, it's an ever-changing view. We have been constantly aware of its beauty since moving down to George six months ago. It's my wife's happy place, as she used to visit family here very regularly over the years.'

Dean and his 'Afrikaans wife' Cecile were recently gifted with a baby, Asher – now a bouncy four-month-old – and also share their home with two beloved huskies. A software developer by trade, Cecile can operate from home and has just landed back in the saddle again, ably juggling career and motherhood.

When it comes to his recent working history, Dean has served the previous five years at The Country Club Johannesburg, Woodmead (CCJ), the last four years as golf director of this world-famous course. 'We stayed in a massive house on the property, but when the position opened at Kingswood we needed no convincing to pack up and go,' he says.

When sometimes missing his many friends among CCJ members, Dean is always acutely aware of the 'totally different lifestyle' in George, most significantly in terms of personal health.

'The stress of running two courses at a club with the biggest membership in the southern hemisphere took its toll,' he says, albeit enriched by the experience of running a country club with 8,000 members playing between 2,800 and 3,200 rounds per month. Dean is a PGA professional who plays off a one handicap and, once having seen through the season, would love to get back on the Kingswood course once a week.



Catherine

'As a boy, I used to visit the golf course with my mom and played junior golf, but when hitting my teens preferred cricket and represented the provincial baseball team. Then, after a golf tour in my matric year, the bug bit again. Other sports have sell-by dates, but golf is timeless.'

In his capacity as golf director, Dean is supported by the able KGC team of assistant golf director Tim Steynberg, golf coordinator Catherine Gericke and her 2IC Corlene du Plooy, both of whom cut their teeth under the previous regime when it was still stationed at the old gatehouse.

Tim's and Dean's paths had crossed back in Joburg, having worked together at various courses over the years. 'When Tim left golf operations to pursue a career in recruiting, I told him: "You'll be back!" He has great operational and excellent admin skills – a combination not often found in this sphere.'

On the clubhouse subject, Dean says it's been very well received and lauds the efforts made by its resident restaurateurs to cater for the golfing fraternity. 'What our golfer members want is most important. Of course there are limitations, and you



Anna-Marie and family

can't please everyone, but it is our priority to make the majority happy.'

Dean operates with an open-door policy and invites members to swing past the Kingswood Golf Club office to discuss suggestions and ideas with him and his team, so contributing to further this KGC cause.

Quick Q&A with Finance Department's brand-new face

When *The BUZZard* sat down several interviewees for a chat on 1 December, we also had the good fortune of meeting the KGE team's latest addition on her first day at the coalface. Anna-Marie Wilson is stationed at the gatehouse management offices, where she will be of excellent assistance to Finance chief Marina Flear.

BUZZ: What did you do before the KGE opportunity came along?

A-MW: Before accepting the position at Kingswood, I worked as a bookkeeper for a restaurant group in Mossel Bay. I am very excited about this new opportunity and look forward to becoming part of the Kingswood team.

BUZZ: A word about your home and family?

A-MW: I have been living in Reebok for the past four years. My husband Donovan works as an expat on a rotation basis, but Reebok is our home, and we really enjoy the area. We are very family-oriented, so it's fortunate that our loved ones are spread across the beautiful Garden Route.

We wish Anna-Marie all the best in her new capacity as finance assistant, and many years of contributing to the efficient management of KGE's coffers.



GOLF @KINGSWOOD

Drought more dire than ever, but plans afoot to 'paint it grey'

Golf brown/green

Expert greenkeeper Ivan van Heerden took time out of his chock-full schedule to share feedback on the recent course redesign, and the impact of the current drought on Kingswood's fairways, dams and greens.

Redesign well received

Ivan acknowledges that the new course presented challenges at first: 'It took some getting used to for our golfers to start on a par 3 and end on a par 5. But I think players are now enjoying it, because there's a better flow to the golf course, tackling the first eight holes before proceeding to the next 10.'

'The pace of play has improved, and we're getting great feedback on the new halfway house so, overall, renumbering of the course has been well received and it now plays the way it was always designed to play. We love it when a plan comes together!'

Drought '25 tops driest year so far

A meticulous measurer of rainfall, Ivan says that

George has only had 466mm so far this year – about 300–350mm less than the town's average annual rainfall. With no other water sources than the heavens above, KGE is totally dependent on rainwater to fill its dams.

'We have 30 million litres of storage capacity in our dams, and to irrigate the course, I need 2 million litres. So essentially, as we speak (on 3 December), we have only 15 days' worth of stored water.'

'At this stage of the fight, we can only afford to water tees and greens complexes, but there's no water for the fairways and we depend on stormwater to fill the dams,' he says. The photos on this page show the difference in green and brown, the former being where water is being applied.

**Golf fairway**

'The last rain – 18mm received during the first weekend in December – at least made an impact on the colour of our fairways, with a bit of green coming through. But the situation remains extremely dire.

'It's the driest year since I started at Kingswood, the previous low clocking 573mm in 2019. This means we need to get 107mm by the end of December just to break even with that dismal record.

'According to current forecasts, it doesn't look likely that we'll reach the 500mm mark this year. But I'll be very happy if we could get another 34mm in the next few weeks. Either way, watering the course remains an enormous challenge.'

Going grey

'We don't have the luxury, as is the case with so many other Cape estates – Pinnacle Point, Pezula, Hermanus, Simola, Goose Valley, St Francis Links – of getting greywater from the municipality. But we are in talks with the George and Garden Route District municipalities, their mayors and management.

'We're in the discussion phase, working on a plan to relay the town's treated water into our system. All it will take is getting a pipeline installed from the municipal greywater plant to supply Kingswood with a source for irrigation.

'If we can pull this off, it would transform the Kingswood course; it would mean I can water every day, every night, and wouldn't have to ration or worry about which part of the course gets watered and which doesn't.'

Ivan says no agronomist or greenkeeper wants to be in a situation where they must decide what lives and what dies. 'We already have enough stress battling diseases, keeping the course neat and maintaining green speeds. You don't want more stress worrying about what dies or survives.

'Not everyone understands the extent of the problem: I'm responsible for 35+ hectares and everyone expects all of it to be in top condition. They look at their own green lawns of perhaps 20 square metres of green and expect the course to be in the same conditions. That's not going to happen when there's no water.'

But wait, there's more ...

Ivan reminds that golfers' feet and golf carts add stress to the grass. 'What's more, I can't apply fertiliser because it needs water to be absorbed by the vegetation. So that adds to our many challenges, creating a more stress for our greenkeeping team.

'We can only hope for some rain soon to get the course looking the way it's supposed to. At this stage, we're only focusing on tees and greens to ensure that they're neat and attractive, so ensuring a positive playing experience for members and guests.'



Golf tee

Daily maintenance not left behind

Ivan says that, during the past six months leading up to the 1 September launch, his team focused on settling in the greens around the clubhouse. 'We also did drainage on the 6th and painted bunker faces while paving the cart paths in preparation for the festive season – all the small odds and ends requiring our continued attention.'

'Other maintenance issues included the fixing of burst waterpipes underneath roads and bridges. The last thing we can afford now is to lose water, but when pipes burst it's also related to the drought. We're working hard on fixing that and I'd like to believe that we are slowly but surely winning the fight.'

Ivan concludes by reiterating that, when in drought, these issues have always been his team's priority. 'But if we don't make another plan, our hands will be tied.'

Part 2: New golf team

When chatting to Dean le Vieux, who on 1 September took over the baton as director of golf at Kingswood Golf Club (KGC – see 'Meet the Team' elsewhere in this edition), it was enlightening to hear his take on new membership arrangements, and how successful the uptake has been so far.

By Friday 28 November, a milestone was reached when KGC hit the 500 mark in terms of full members having signed up. By the time you read here, it is hoped that the target would have increased significantly. Dean shared a summary of his first three months at the helm and his vision for the season.

New regime, new rules

'Perhaps the most impactful of rules now pertaining to new members is that no liquor is being allowed on the course. Not everyone is chuffed with this arrangement, but it's a decision made based on what's right for all players involved, and what's right for the club as a whole.'

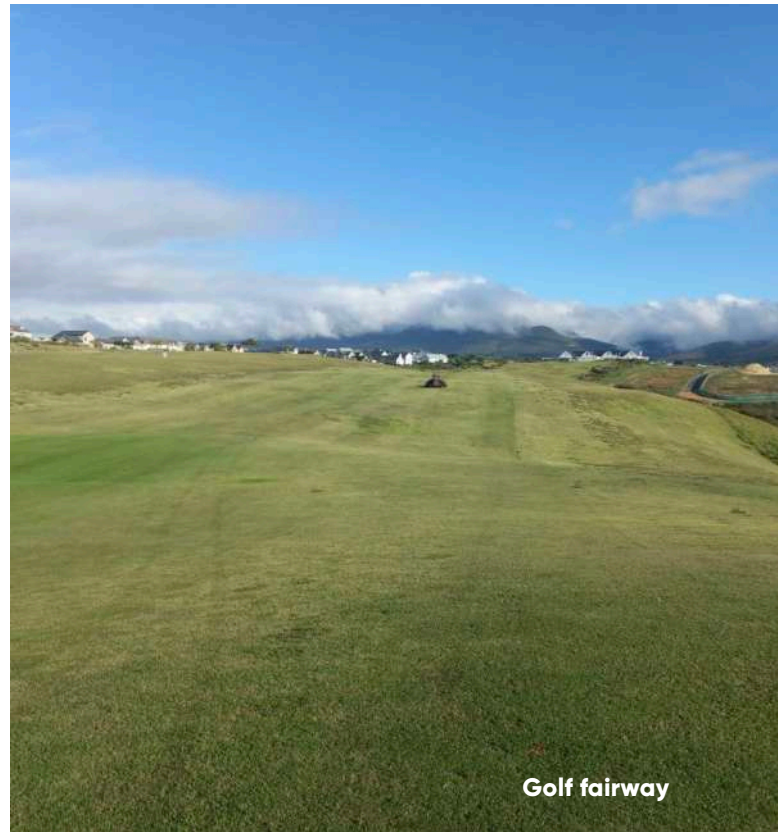
'We've also implemented new scoring systems and have opened timesheets to members and visitors. I'm happy to report that, until mid-January, we're already 70% filled up – which bodes well for a busy festive season on the course,' Dean enthuses.

'It really is all about putting members first. We make decisions and put plans in place to serve our entire golfing community. By planning our calendar for a year in advance, it gives us the edge in terms of expected numbers and allows members to have a seamless experience.'

Who needs paper, anyway?

Dean had a dream – and the nous to realise it – of making golf ops at Kingswood paperless. 'As a start, we installed GPS units on golf carts and live online timesheets.

'The TV screen in the golfers' lounge section of our clubhouse will be linked to ScoreCapture, which all members will be asked to download. It's a free live-



Golf fairway

scoring golf app that offers digital scorecards, GPS tracking, and analysis tools to enhance members' golfing experience.'

Dean says a small margin of members have been less than ecstatic about these newfangled arrangements, but the majority are honouring and even embracing these measures, all of which will ensure that KGE is not left behind in terms of a future vision.

'I'm hoping that all members will appreciate this bigger picture in the near future.

'The fact is that every decision made is for the greater good of our Kingswood golfing fraternity,' he says.

Click on www.homeofgolf.africa for more good news about golfing on the Garden Route, and how KGE forms a pivotal part of that plan.



Golf green

THE HIDDEN BALANCE SHEET

Why Natural
Capital
Accounting
matters for
every estate in
South Africa.

INTRODUCTION: THE ASSETS WE'VE BEEN MISSING

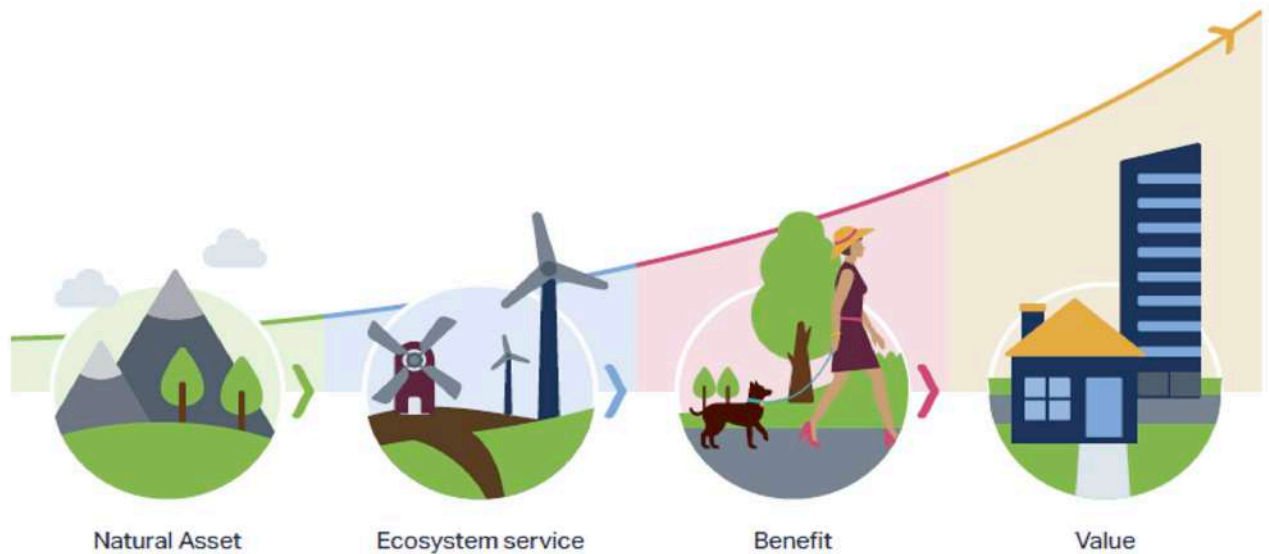
Estate management are experts at counting what we build: the kilometres of roads to maintain, the buildings, the pumps to service, the stormwater pipes to refurbish, the roofs, fences ... to name but a few of the numerous infrastructure elements that anchor our reserve studies. Yet the systems that often deliver the greatest long-term savings – landscaping, wetlands, tree canopies, soil structure, catchments and ecological corridors – rarely appear on our balance sheets.

These natural systems quietly regulate flooding, cool microclimates, stabilise slopes, filter water, reduce irrigation demand and enhance property values. We only notice them when something goes wrong – when a tree dies, a stormwater pond overflows or a slope collapses – and by then the cost of underinvesting in nature arrives with interest.

‘Some of our most valuable estate assets are the ones we’ve never listed.’

Today, estates across South Africa are stepping into a global movement that measures these natural assets with the same discipline we apply to built infrastructure. The emerging tool leading this shift is Natural Capital Accounting (NCA).





<https://greshamhouse.com>

What is Natural Capital Accounting?

NCA is a structured method for measuring, tracking and valuing natural assets, everything from wetlands and rivers to tree canopies, grasslands and ecological buffers. It follows the United Nations' internationally recognised System of Environmental-Economic Accounting (SEEA), which South Africa helped develop through SANBI and Stats SA.

Over the past decade, South Africa has produced world-leading ecosystem accounts, including National River Ecosystem Accounts, Protected Area Accounts, Land and Terrestrial Ecosystem Accounts, Estuary Ecosystem Accounts, and Sub-national Water Resource Accounts for the Berg-Breede and Greater uMngeni catchments.

These accounts, produced through SANBI, Stats SA and global partners, allow decision-makers to track the extent, condition and service flow of ecosystems over time, just as financial accounts track economic performance.

The national and global momentum

The urgency behind NCA is clear. The World Bank warns that collapsing ecosystem services could remove US\$2.7 trillion from the global economy by 2030. For biodiversity-rich regions like South Africa, GDP losses could be even more significant.

Locally, research presented at the national NCA Forum demonstrates that:

- 30% of South Africa's economic production depends on water provision and regulation services;
- 20–30% depends on climate regulation and erosion prevention;
- 50% of our ecosystems are already classified as threatened.

The financial, banking, agricultural and water sectors are rapidly incorporating these findings into risk planning. Estates, which function as 'mini-cities', cannot afford to be left behind.

'Half of South Africa's ecosystems are threatened – and estates rely on them daily.'

Why NCA matters for estate management

An estate's sustainability depends on the interaction between built and natural systems. Wetlands mitigate flooding; tree canopies cool and shade the environment; healthy soil reduces water consumption; vegetated slopes prevent erosion; and biodiversity underpins ecological stability. Each of these contributes directly to operating costs, maintenance cycles, resident satisfaction and long-term resilience.



Clara Anna Fontein 2014

Yet natural systems are almost never included in reserve studies, the primary tool estates use to plan and fund long-term maintenance. This results in a blind spot: we budget to replace pipes, but not to rehabilitate wetlands; we plan for asphalt resurfacing, but not for slope stabilisation; we quantify the cost of pumps, but not the value of tree canopy.

NCA corrects this imbalance by giving estate administration a structured, evidence-based way to track natural assets and integrate them into reserve funding plans.

Real examples: what NCA looks like on the ground

Across South Africa, estates are beginning to quantify the economic and functional value of nature-based systems. At Clara Anna Fontein, for example, a closed-loop composting programme not only diverts green waste from landfill but also reduces topsoil importation and fertiliser costs by up to 40%, while improving soil



Clara Anna Fontein 2025

health and reducing irrigation demand. Similarly, functional wetlands can save estates the cost of expensive stormwater upgrades by absorbing peak flows, improving water quality and reducing downstream erosion. A healthy tree canopy can reduce surface temperatures by several degrees, lowering irrigation needs and creating more liveable outdoor spaces. Natural vegetation on slopes can significantly reduce the risk of structural failures and sedimentation in stormwater systems.

These examples demonstrate that ecological infrastructure is not a luxury; it is infrastructure in the truest sense, performing critical functions at lower cost over time.

Integrating NCA into reserve studies

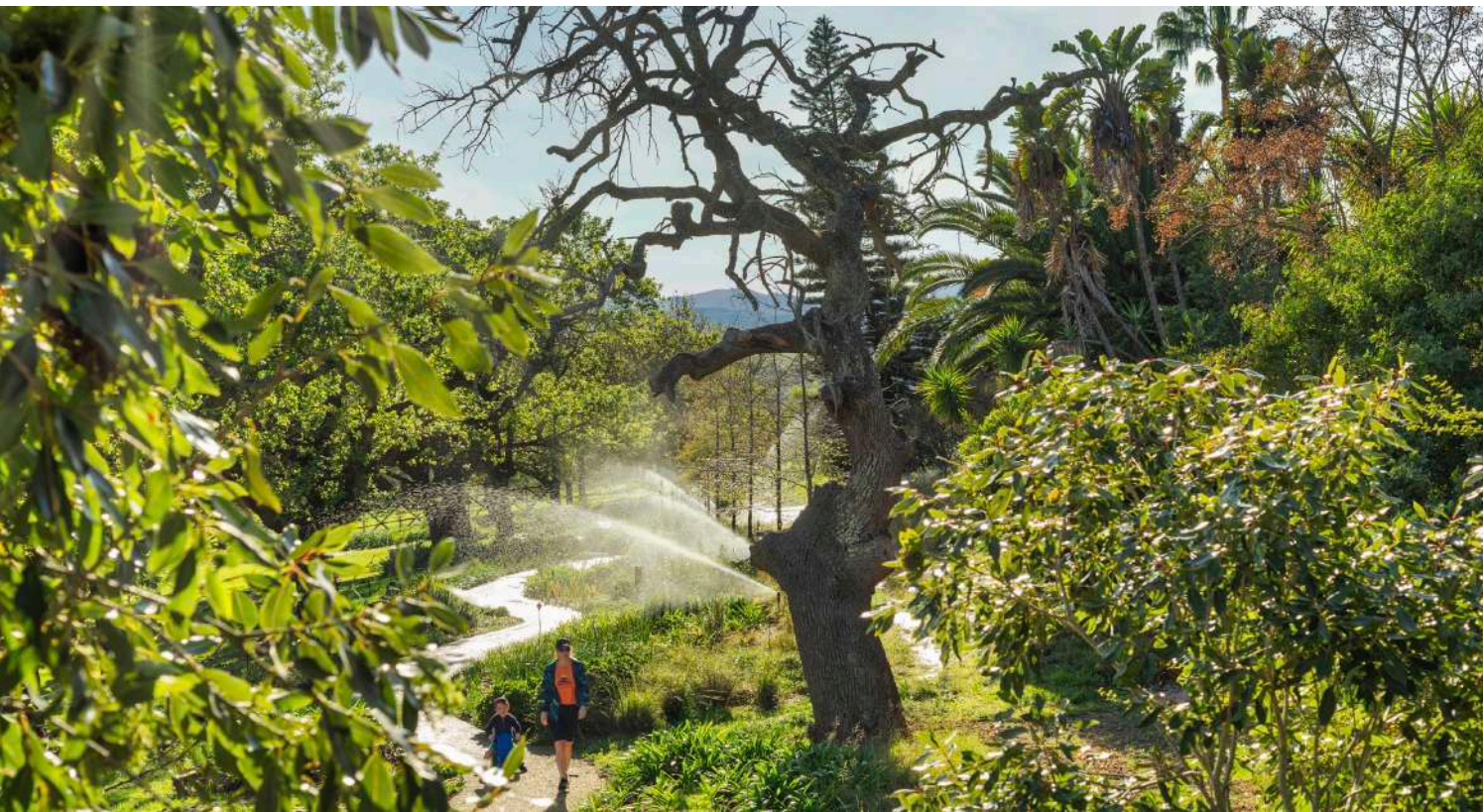
The national reserve study standards increasingly recognise that infrastructure is no longer only built. Many estates require long-term planning for ecological corridors, wetlands and riparian zones, slopes and erosion-prone areas, tree canopies and urban forests, soil systems and composting loops, and fire-adapted vegetation buffers.

NCA provides the evidence and metrics needed to include these in 10-, 20- and 30-year capital plans. By mapping natural assets, assessing their condition and identifying maintenance needs, estate management can allocate funding cycles with the same accuracy used for roofs or pumps.

A new standard for sustainable estates

In a world facing increasing climate volatility – heatwaves, intense rainfall, and water scarcity – estates that invest in natural capital will outperform those that don't. They will





experience fewer infrastructure failures, lower long-term costs, improved resident wellbeing, and stronger property values.

NCA gives estate managers a language of evidence: the ability to demonstrate, clearly and credibly, the value of nature to trustees and residents. It turns invisible value into something measurable, monitorable and fundable.

“If you can measure it, you can manage it – even nature.”



The future of estate management is living infrastructure

Natural Capital Accounting does not replace the financial rigour of reserve planning; it strengthens it. By recognising ecological infrastructure as part of the estate’s true asset base, managers can plan more effectively, reduce risk and build resilience into every decision.

The estates that embrace NCA now will set the benchmark for sustainability, governance excellence and long-term financial stability in South Africa’s residential landscape.



LOCAL N lekka



From Vegas to George and into the Wilderness:
Craig Field rules the PostNet roost

Celebrating its foundation in South Africa in the same year that the country's democracy was birthed, the PostNet brand is familiar to most Mzansi residents – whether or not they've taken advantage of its myriad services. With its proudly South African feel, it may be surprising to learn that the company originated in the United States.

In the beginning

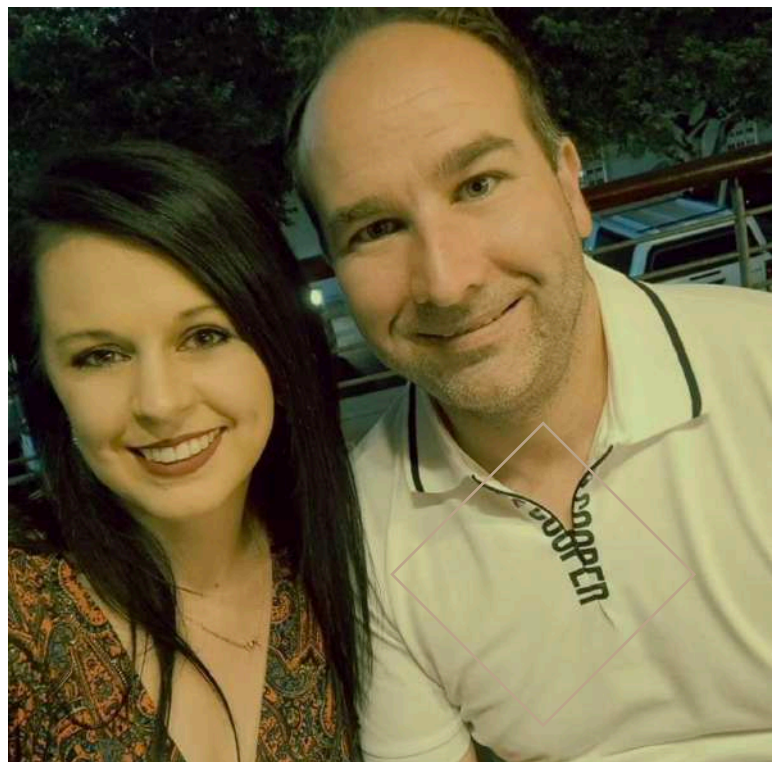
PostNet was founded by Steve Greenbaum and Brian Spindel in Nevada's fun capital, Las Vegas, in 1992. By the next year, the company began franchising and has since increased its branches to thousands of locations in a dozen countries.

According to its website, PostNet was established in South Africa to fill a glaring gap: the urgent need for an operation that could deliver a range of efficient business administration solutions; three decades later, it's SA's largest privately owned counter network in the document and parcel industry, trading across nearly 500 owner-managed retail stores.

Other interesting facts and figures include that PostNet SA serves more than 75,000 walk-in customers across the land per day. The company has evolved along with the evolution of technology, thus allowing it to expand its services to six product types: courier, copy and print, digital, stationery, mailboxes and criminal record checks.



When *The BUZZard* met 'Mr PostNet' atop his York Street HQ, a breakdown in that very tech was the only issue that momentarily robbed him of his smile. 'We're having telephone issues at Heatherpark and internet issues in Wilderness, which means a temporary interruption



of operations – not ideal when most of our services depend on connectivity.'

He explains that all PostNet branches in South Africa use the company's retail interface to support its operations. 'Everything is done online, and that's where all courier items are captured, so a break in this connection can prove quite challenging.'

But as owner of five local branches – York Street, Plattner Boulevard, Heather Park, the Kiosk at Eden Meander, and Wilderness – Craig Field is not as perturbed as a lesser business mogul might be under such circumstances.

Staff support saves the day

When asked about the trials of negotiating Kaaimans roadworks to reach his furthest-flung branch, Craig says it's simply one of the tasks that his driver manages



to achieve on a daily basis. His trusty PostNet VW Caddy traverses George and surrounds and is driven by staffer Jayson, who also serves as counter assistant when not behind the wheel.

Craig's focus is mainly on admin and accounts, but he has just recently appointed an assistant in this department, which gives him a bit more time to focus on other pressing matters. Many of these revolve around keeping staff on point while ensuring that they have the incentive to be as efficient as customers all over South Africa have come to expect.

The BUZZard had to ask, since our meeting took place at Geronimo Spur located right above the main branch of PostNet George, whether Craig had an account for the purpose of such rendezvous. 'Nope,' he said, 'but it's a perfect spot to interview potential employees.' The nine staff manning the buzzing shop downstairs are part of a 17-strong contingent.

In the family way at Kingswood

When it comes to Craig's history in George and his connection with Kingswood, it's a long-standing link with a firm family foundation. 'We started building in 2011 and moved into our home in Longbridge Road the next year. My sister and her husband relocated from Joburg at the same time, and initially we shared a house on the estate.'

With Craig being an accountant, his sister Tamryn a lawyer and her husband Brendan Maguire boasting a courier background, the trio was more than qualified to grab the reins when PostNet George came up for sale.

Along with his sibling and brother-in-law, Craig spent about a year setting up their new enterprise and acclimatising to the exquisite Southern Cape environment. Soon after, his partners had the opportunity to take over Trellidor George, and so Craig has been

flying solo since.

'At the same time, our folks retired to Plettenberg Bay, so it's a mere 100km to visit them there, or for them to come and see us in George. Now in their early 70s, Mom and Dad are totally up to negotiating this scenic road. My sister now has a brood of three, so they're keen to come see their grandkids at the drop of a hat!'

Whence he comes and where he digs to go

Born in Klerksdorp but essentially a Joburg native who matriculated at Trinity House, Craig hasn't looked back since moving to George 13 years ago. He met his fiancée Lizette – a pharmaceutical assistant – in 2017. They both enjoy the tranquillity of Kingswood and love walking along the many pathways that traverse the estate.



When time allows, which isn't often, Craig tends his garden, plays tennis at the Eden Technical High School courts, and has tried out padel just for fun.

But his real racy secret is cars. 'I'm a big BMW fan and exhibited my 2007 model E92 325i at this year's George Old Car Show. I have a few collectables, but my PostNet runabout is an E46 BMW 318i.'

When not embroiled in making his courier company work at maximum capacity, Craig loads Lizette into one of these cruisers and says they love travelling into the Karoo, with Barrydale a favourite stop along the way. Check out www.postnet.co.za or call 0860 767 8638 to find out how Craig and his crew can be of service to you.

 Esther de Villiers





A LANDMARK JUDGMENT

FOR THE RESOLUTION OF DISPUTES IN COMMUNITY SCHEMES

The Supreme Court of Appeal on 17 October 2025 delivered a judgment that has given much-needed clarification on the process of resolving disputes in community schemes, in the matter of *Parch Properties 72 (Pty) Ltd v Summervale Lifestyle Estate Owners' Association and Others* (171/2024)[2025] ZASCA.

The appeal arose from a dispute in the Summervale Lifestyle Estate, a gated retirement village community scheme in terms of the Community Schemes Ombud Service Act 9 of 2011 (CSOS Act). The appellant, Parch Properties 72 (Pty) Ltd (Parch), who owns garden cottages adjacent to the main estate on a different erf, applied to the Western Cape High Court for a declaratory order to include her erf in the HOA's constitution definition of 'Area', making Parch a full member with voting rights and access to common property.

The opposing members argued that the High Court lacked jurisdiction as a first-instance forum, claiming the CSOS Act vests exclusive primary jurisdiction for disputes in community schemes, and for that reason submitted that the High Court should not have dealt with the matter in the first instance. They based their argument on previous High Court judgments, which had held that parties to a dispute within a community scheme should refer the dispute to CSOS, which has specifically been established to deal with community schemes, as opposed to clogging up the courts with such disputes.



The Western Cape High Court had appeared to shut the door for the referral of disputes to the courts as a forum of first instance, save in exceptional circumstances, in the matter of *Heathrow Property Holdings No. 33 CC v Manhattan Place Body Corporate and others 2022 (1) SA 211 (WCC)*, where the High Court affirmed that disputes arising involving community schemes should primarily be resolved through the Ombud and its adjudicators, 'who are required to have suitable qualifications and the necessary experience (not only in relation to the adjudication of disputes, but also in relation to community scheme governance)', and thus not by the courts.

The court referred to the fact that CSOS adjudicators possess broader and more flexible powers than the High Court, which include equity-based discretion, allowing adjudicators to determine what is 'reasonable' and to direct alternative actions where necessary, while the courts lack such fairness-based and remedial powers under common law. According to this judgment, the High Court is intended to be a secondary, supervisory forum, which is to exercise review and appeal jurisdiction and not adjudicatory jurisdiction.

As a result of the Heathrow judgment, parties were required to refer all disputes to CSOS as the forum of first instance, unless the applicant/plaintiff could prove the existence of the vague and elastic concept of 'exceptional circumstances'.

A further consequence of that judgment was that, in matters that had already been instituted in court, defendants were amending the grounds upon which they

opposed the relief that was claimed, to raise a technical defence that the Court did not have jurisdiction to hear the matter as the dispute should have been referred to CSOS. This therefore created further uncertainty with matters that were pending at court.

Other than in exceptional circumstances, the consequence of the Heathrow judgment was therefore to limit the High Court's jurisdiction in community scheme disputes to either appeals or reviews of CSOS adjudication awards. The grounds upon which a CSOS award can be taken on appeal is, however, extremely limited in ambit.

In this regard, in terms of Section 57(1) of the CSOS Act, a party who is dissatisfied by an adjudicator's order may appeal to the High Court, but only on a question of law, which substantially limits the rights of a party to take issue with the award.

The alternative would be to take the adjudicator's award on review in terms of the Promotion of Administrative Justice Act 3 of 2000, which is also very limited in scope regarding the grounds upon which an administrative decision can be taken on review.

Thus, having gone through the expedited adjudication process at CSOS, the award of the adjudicator would for better or worse constitute the end of the road for the parties to that dispute, unless there were those limited grounds to take the award on appeal or on review, which was a highly unsatisfactory state of affairs.

In addition, many disputes do not lend themselves to resolution in this rough and ready adjudication process and should rather be dealt with through the tried and tested adversarial court process.

In the Heathrow judgment, however, the court did go on to say that in the absence of a definitive ruling from the Supreme Court of Appeal or the Constitutional Court, the final word on the issue of the ambit and limits of concurrent jurisdictions had yet to be spoken.

The Supreme Court of Appeal, in the *Summervale Lifestyle Estate Owners' Association* matter, has now spoken.

The SCA in the above-mentioned judgment unanimously held that the High Court retained concurrent jurisdiction as a



2025 CSOS Consolidated Practice Directive



concurrent jurisdictions had yet to be spoken.

The Supreme Court of Appeal, in the Summervale Lifestyle Estate Owners' Association matter, has now spoken.

The SCA in the above-mentioned judgment unanimously held that the High Court retained concurrent jurisdiction as a court of first instance, rejecting any implied ouster of jurisdiction, and that the court did not need the elusive exceptional circumstances to hear a matter, as held in the Heathrow matter.

In its reasoning, the SCA took into account the following:

- The wording of Section 38(1) of the CSOS Act, which stipulates that any person who is a party to or affected by a dispute may make an application to the Ombud, which 'indicates is a clear indication of a choice of forum'.
- The fact that CSOS Act does not explicitly or implicitly exclude the High Court's jurisdiction. In this regard, it held as follows: 'The CSOS Act does not explicitly or implicitly exclude the high court's inherent jurisdiction to hear community scheme disputes. The fact that the Ombud has wider powers does not imply the exclusion of the court's jurisdiction. In our view, the Act was designed to co-exist with the court system, providing

the parties with a choice of a forum, not to replace it entirely.'

- Citing previous judgments, the SCA reaffirmed a 'strong presumption against the ouster of the High Court's jurisdiction.' The SCA held that the mere vesting of powers in the Ombud (with broader remedies under Section 39, e.g., declaring motions unreasonable) does not imply exclusion of courts.

In the circumstances, the court held that Parch, as a non-member owner with a material interest, validly exercised this choice by approaching the High Court directly.

The broader impact of the SCA judgment is that the doors have once again been opened to parties to refer disputes arising from community schemes to the courts as a forum of first instance for determination.

The SCA has clearly affirmed that CSOS plays a complementary role to the court system and entitles and empowers the parties to choose the most appropriate forums for the resolution of their dispute, and specifically in complicated matters or in matters that could have far-reaching consequences for an owner party's property rights that require the High Court's attention. Many disputes involve complicated legal issues and do not require or lend themselves to equity-based discretion or



determining what is 'reasonable'.

In terms of the SCA judgment, a party's right to take judgments on appeal on 'traditional grounds', as for any other litigant, if deemed necessary, has thus been restored, as opposed to having to navigate the very limited grounds upon which a CSOS award can be challenged.

The upshot of the SCA judgment is that the High Court can thus no longer refuse to entertain a dispute arising from a community scheme or between parties residing in a community scheme. The same would apply to a magistrate's court.

The judgment should not have the consequence of matters now being diverted en masse to the courts instead for determination, thereby defeating one of the very purposes of the CSOS Act and leaving adjudicators at CSOS sitting idle. The courts can and should discourage disputes being instituted at court, where CSOS would have been the more appropriate forum.

If the court were to conclude, having regard to the nature of the dispute, that the party who instituted the proceedings should have referred the dispute instead to CSOS, then it can make an appropriate cost order as



proposed in an earlier Western Cape High Court matter of Coral Island Body Corporate v Hoge 2019 (5) SA 158 (WCC), before the Heathrow judgment upset the proverbial community scheme applecart.

In short, a party to a dispute arising in a community scheme is entitled to choose the most appropriate forum and must do so with full consideration of the nature of the dispute, the relief sought, and the purposes and ambit of the CSOS Act.





LITTLE LIBRARIES

Growing a love for reading – one book at a time

Since the launch of Kingswood's first Little Library on Monday 23 June, located next to the playpark between Knightsbridge and Hamilton roads, this project has been benefiting readers young and old.

Whether for devoted bookworms or first-time discoverers of the wonder of stories, these well-placed book-exchange hubs have proved a resounding success since inception six months ago.

The brain behind KGE's Little Libraries, of which two have now been erected on the estate, is long-time resident Su Carter. She has supervised the manufacture and installation of accessible mini libraries to promote reading and community engagement.

And, according to social experts, creating connections among people through the written word is one of the best parts of a book-exchange programme.

Apart from fostering a love for reading, it also offers other significant benefits, such as discovering new authors and genres, and promoting sustainability by reducing the production of new books.

Reading and discussing books with friends – or strangers soon to become book buddies – have been proven to advance mental wellbeing. A project like Kingswood's



Little Libraries also democratises access to literature while cutting down on waste and, considering the cost of new books, positively impacting readers' pockets.

A bit of background

Having grown up on the Cape Peninsula, Su lived inland (Welkom and Secunda) for 37 years. 'Hubby Geoff and I spent part of our honeymoon in George 48 years ago and visited the town regularly over the years, as we had family living here.

'On a visit in 2008 we bought a plot at Kingswood and built a house on the estate. In 2015 we moved down and became proud Georgians. We are both keen golfers and members of Kingswood Golf Club, and we hit the area's beautiful hiking trails as often as possible.

'As retired squash coaches, we still play regular league matches. I've also retired from tutoring English, but have spent many years teaching the language to immigrants primarily from Poland, Israel, Zaire and many other countries.'

Su's passion and its simple principles

Established in communities around the globe, the Little Libraries concept entails small book-sharing boxes based on a 'take a book, leave a book' system. When chatting to *The BUZZard*, Su was thrilled with the progress of her passion project.

'I'm proud to share that our second library is on the verge of its official opening at the park in Trafford, at The Oval, as soon as we have signage. But residents are welcome to borrow books as it is already well stocked, and we will have a celebratory drink to open it officially once signage has been completed.

'It's only a pleasure for me to manage the libraries, keeping them stocked with a variety of books for both children and adults,' says Su.

Kingswood's Little Libraries offer a mix of fiction, non-fiction, and kids' literature. Residents are encouraged to visit, borrow, and contribute books any time. 'I hope that this is just the beginning, with more libraries to be erected across the estate.'



Considering a captive market of nearly 2,000 Kingswood residents, Su's aim is to see more people reading and swapping books. Judging from the vibe at the launch event, this goal may be well on its way to being attained.

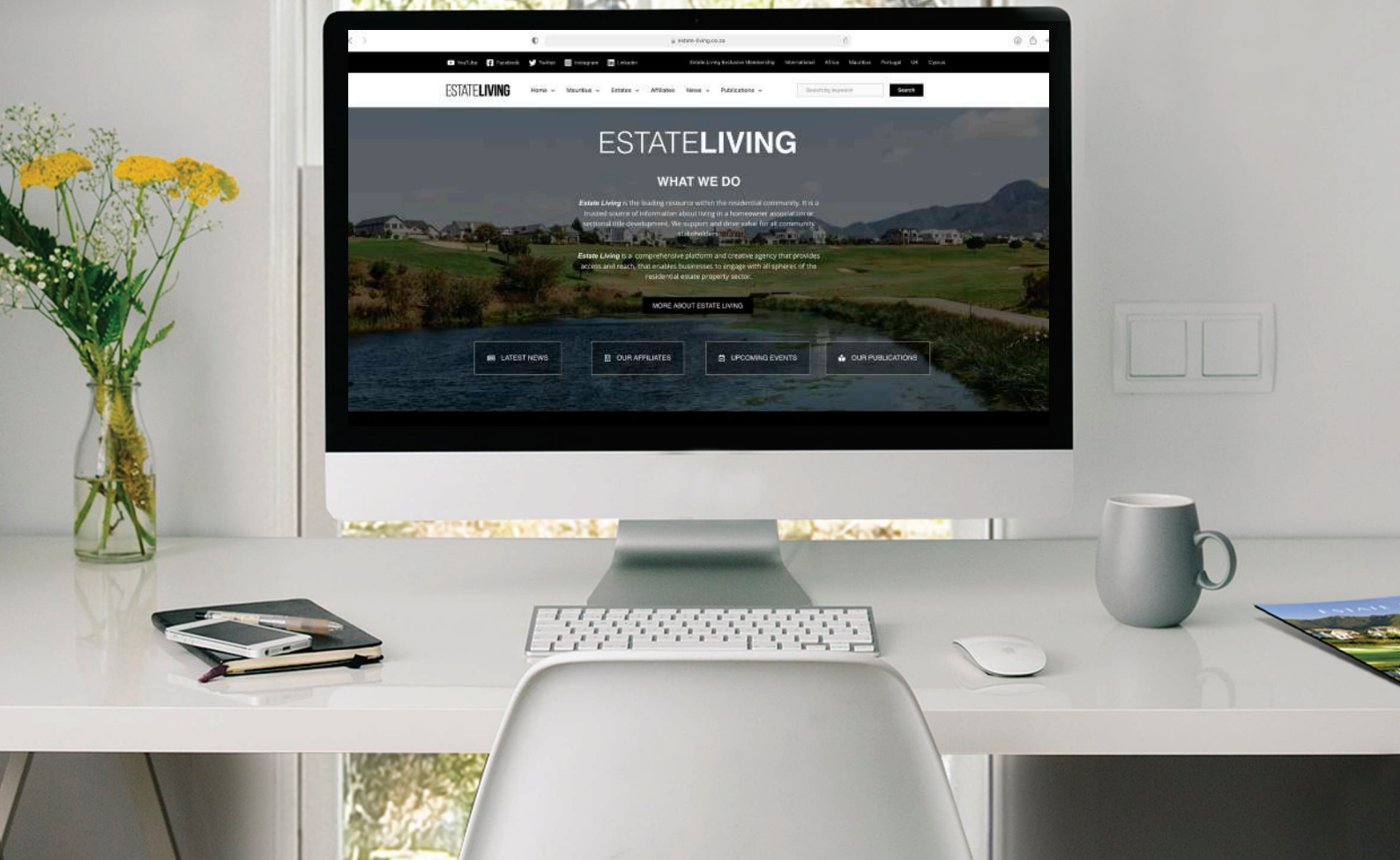
Operational manager Piet van Heerden was on hand to take pics during the opening of the first library and, judging from images on this page, community cheer was indeed the order of the day.

'When Kingswood's First Little Library launched, residents gathered during an event filled with friendly conversation, reading, snacks, and drinks – making it a fun and meaningful community moment,' beams Su, adding that the best way to promote this wonderful initiative is through a team effort.

'We are hoping to grow Kingswood's love for reading, one book at a time. All donations of books in a relatively good condition are welcome.' If you'd like to contribute or join the Library WhatsApp group, please contact Su on 082 469 6152, email info@kingswood.co.za or drop books off at 11 Brookside.



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