TheDie Boschbokkie



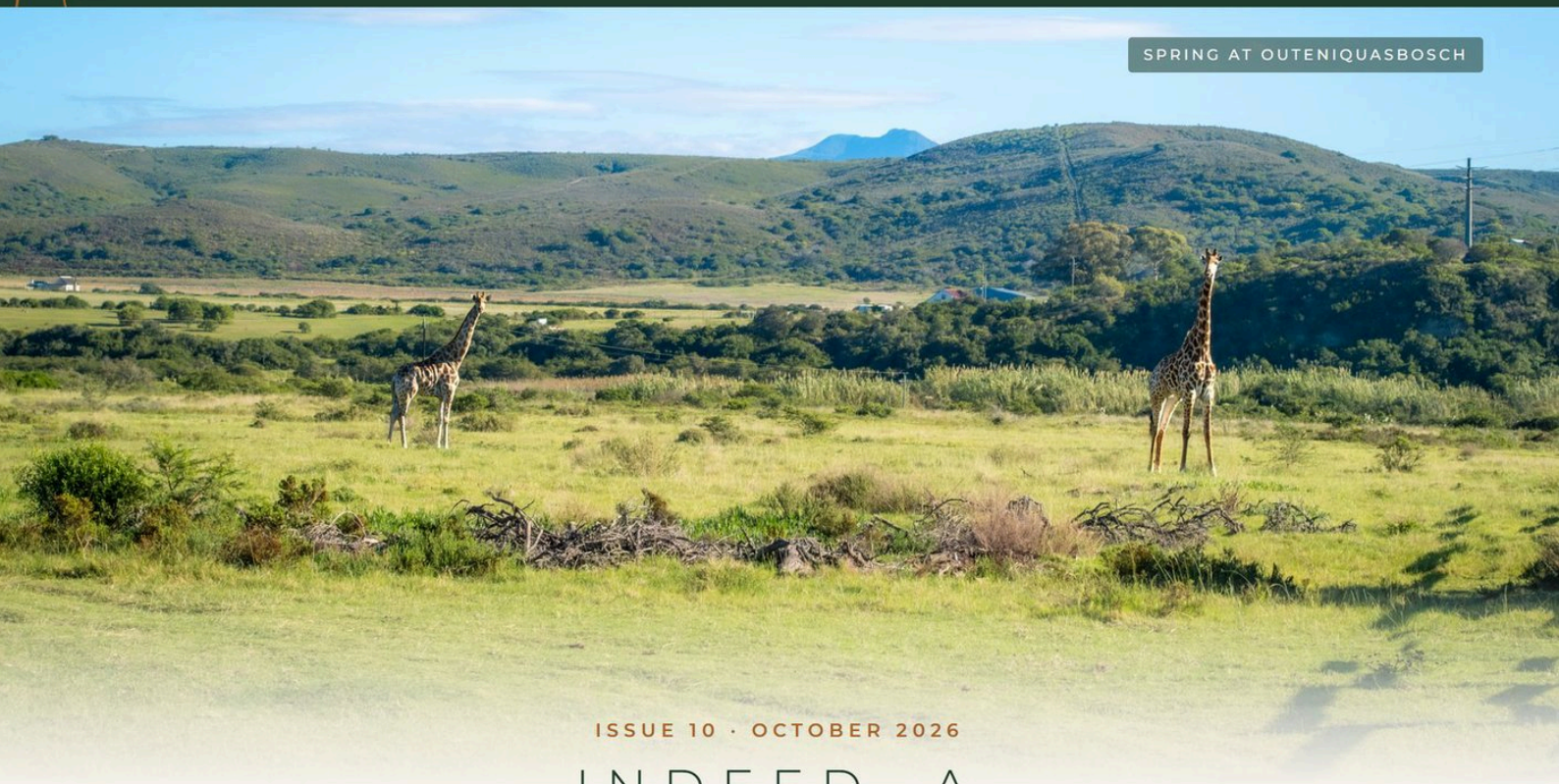
HELP NAME OUR FOUR GIRAFFES

Vote for their names

Scan the code to choose your favourite names, or suggest your own.
boschbokkie.outeniquasbosch.co.za/giraffe-names **Help kies hulle name saam met ons.**

LIFE IN ABUNDANCE | LEWE IN OORVLOED

ISSUE 10 | OCTOBER 2026


SPRING AT OUTENIQUASBOSCH

ISSUE 10 · OCTOBER 2026

INDEED, A *Life in Abundance*

Sometimes the greatest joys are found in the simplest moments.

There is something special about living in a place where nature is part of everyday life. Whether it's watching wildlife wander through the veld, enjoying the changing colours of the landscape, or simply sharing a friendly conversation with a neighbour, Outeniquasbosch reminds us that the little things often mean the most.

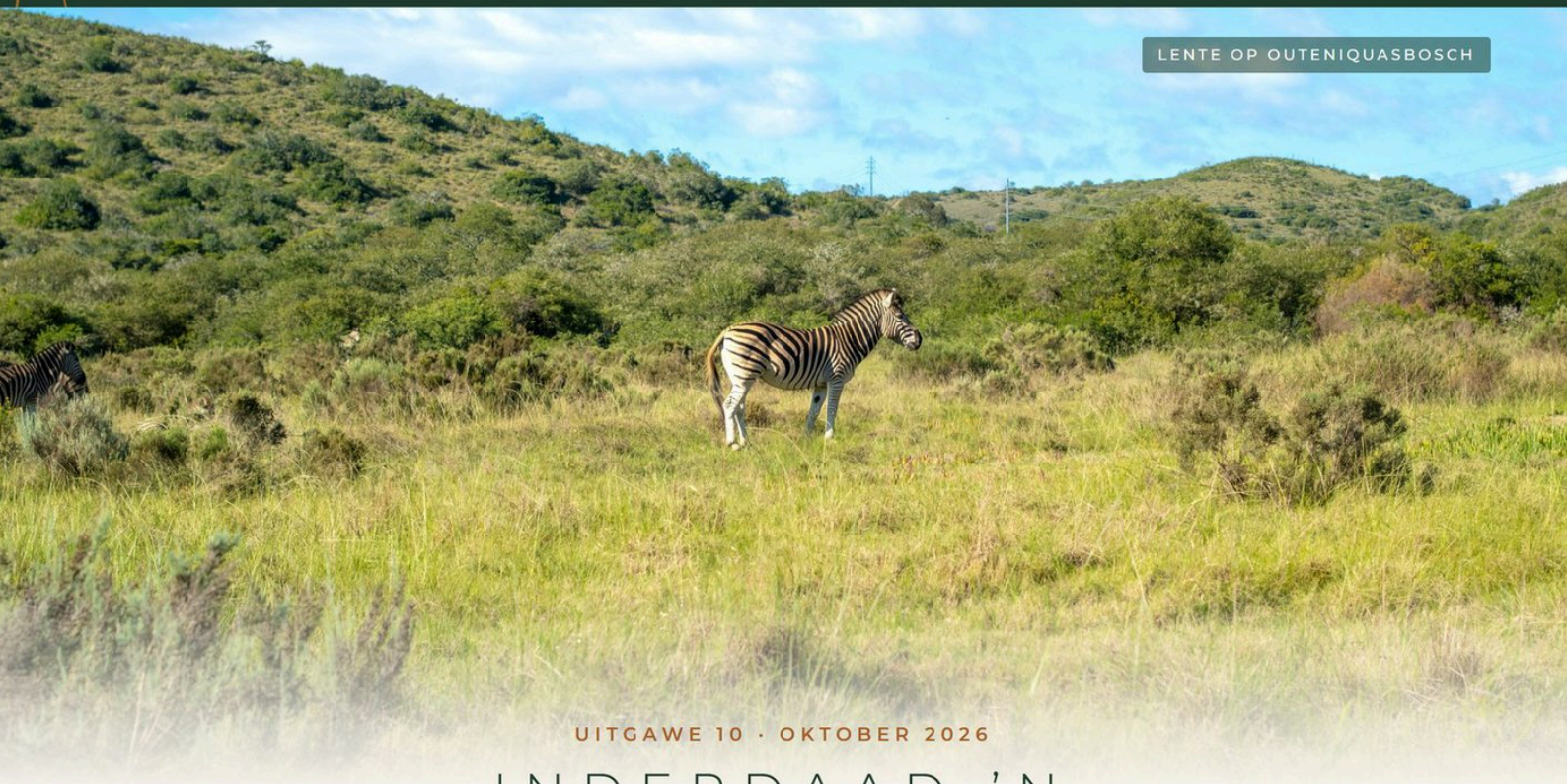
This season has brought plenty of excitement. A new cow and a new bull have joined the two giraffes already on the estate, the natural landscape is coming alive with the colours of spring, and our village continues to grow and welcome new faces.

But a Life in Abundance is about more than beautiful surroundings. It's about the community we build, the friendships we form, and the shared responsibility of looking after this special place we call home.

As you enjoy this edition of Die Boschbokkie, we hope you'll discover something interesting, find a reason to smile, and perhaps appreciate a little more of what makes Outeniquasbosch so unique.

Here's to another wonderful season of living, growing and sharing a Life in Abundance.

THE OUTENIQUASBOSCH TEAM



UITGAWE 10 · OKTOBER 2026

INDERDAAD 'N Lewe in Oorvloed

Die grootste vreugdes lê soms
in die eenvoudigste oomblikke.

Daar is iets besonders daaraan om op 'n plek te woon waar die natuur deel van ons alledaagse lewe is. Of dit nou is om wild rustig deur die veld te sien beweeg, die veranderende kleure van die landskap te bewonder, of sommer net 'n vriendelike geselsie met 'n buurman aan te knoop, Outeniquasbosch herinner ons daaraan dat die klein dingetjies dikwels die meeste beteken.

Hierdie seisoen het heelwat opwinding gebring. 'n Nuwe koei en 'n nuwe bul het by die twee kameelperde op die landgoed aangesluit, die natuurlike landskap begin weer met lentekleure spog, en ons dorpie groei steeds namate nuwe inwoners hul tuiste hier vind.

Maar 'n Lewe in Oorvloed gaan oor meer as net 'n mooi omgewing. Dit gaan oor die gemeenskap wat ons bou, die vriendskappe wat ons smee en ons gedeelde verantwoordelikheid om hierdie besondere plek wat ons ons tuiste noem, te bewaar.

Terwyl julle deur hierdie uitgawe van Die Boschbokkie blaai, hoop ons julle ontdek iets interessants, vind 'n rede om te glimlag en waardeer opnuut dit wat Outeniquasbosch so uniek maak.

Hier is op nog 'n wonderlike seisoen van saamleef, saamgroei en 'n Lewe in Oorvloed.
DIE OUTENIQUASBOSCH-SPAN

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PIETER DREYER VAN ZYL

A Message from **Management**


OUR FOUR GIRAFFES


KING'S COLLEGE


SPRING IN THE VELD

Anyone who has driven through the main gate lately will have noticed the scaffolding, the dust and the occasional detour. We would like to thank you for your patience, and to share why we see these things as good news.

A village only needs a bigger gatehouse when more people are coming home to it. Construction started on 3 August because the old entrance was no longer big enough for the community it serves. The work will continue for some months yet, and we will keep disruption to a minimum as it progresses. The same growth is visible across the estate. New homes are rising in the building phases. King's College keeps adding classrooms and grades. And each month brings new neighbours who chose Outeniquasbosch for the same reasons many of us did.

Growth can feel inconvenient while it is happening. Trucks are slower than we would like, and building sites are never pretty. But there is another kind of growth that matters more to us than bricks and paving. It is the growth of a community.

We see it when residents greet a new family on their first walk to the dam. We see it in the photographs you send us of the veld after rain, and in the way people stop to watch the game grazing along the green corridors. And we see it when a neighbour lends a hand without being asked. None of this appears in a budget or a building plan, yet it is exactly what gives this place its value.

> *"There is another kind of growth that matters more to us than bricks and paving. It is the growth of a community."*

After one of the wettest winters in years, spring has arrived in full colour. It is a fitting picture of the months behind us. The rain was not always welcome while it fell, but it is the reason everything is green today. Seasons of work and disruption have a way of producing that kind of result.

As spring turns to summer, the festive season is not far away. Visitors, holidaymakers and contractors will all add to the traffic at the gate while the building work is still under way. A little extra patience with our guards during those busy weeks will go a long way. They are doing their best to keep everyone safe and moving under less than ideal conditions.

We want to thank every member for the part you play. Thank you for respecting the rules that keep our estate orderly. Thank you for your patience with the work at the gate. Thank you, too, for supporting a Committee that works hard to keep levies sensible while the standard keeps rising. And a special word of thanks goes to our guards, grounds crew and office staff, who serve this community every day, often unnoticed.

Outeniquasbosch has room to grow, and we are growing well. We are proud to share this place with you, and we look forward to a wonderful summer together.

Pieter Dreyer van Zyl

PIETER DREYER VAN ZYL
Outeniquasbosch HOA Management Committee

Behind the Bosch

Congratulations, Edwardine

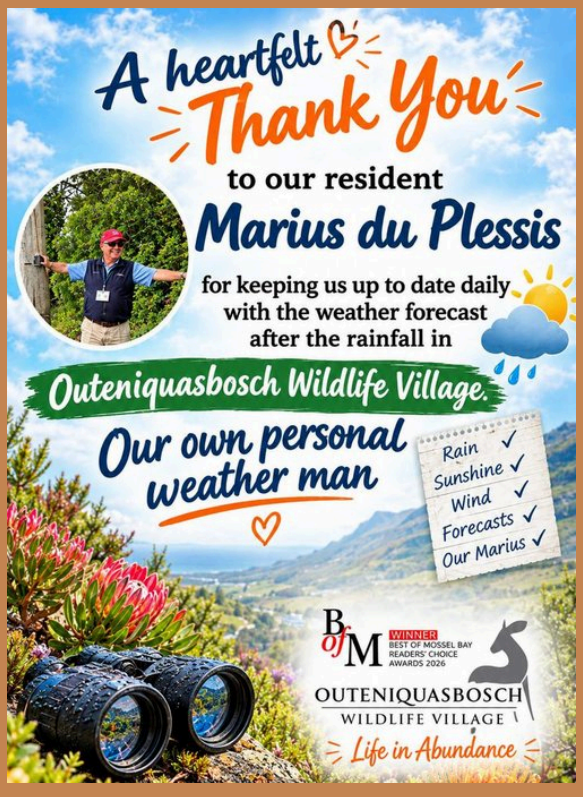
Some good news to share this issue: Edwardine Sambok, our Facial Recognition Officer at the contractor's gate, was recently named Top Performing User for August & September 2026 on VeriCrim, the biometric verification system used to screen contractors entering the estate.

The award recognises consistent, careful work processing biometric and criminal record verifications at the gate over these two months, the kind of steady, detail-focused effort that keeps our estate secure and rarely gets the recognition it deserves.

Please join us in congratulating Dine on this well-deserved recognition, and next time you're through the contractor's gate, be sure to say well done.

Well done, Dine, baie geluk!





Outeniquasbosch's "Weather Man"

If you're part of the Outeniquasbosch community, you've probably been tagged by Marius du Plessis at least once!

Known affectionately as our "Weather Man," Marius faithfully keeps an eye on rainfall updates shared in the Reënval in SA Facebook group and makes sure Outeniquasbosch is tagged whenever our area is mentioned. Thanks to his keen eye and community spirit, residents are always kept in the loop about local rainfall.

Thank you, Marius, for thinking of Outeniquasbosch and for helping keep our community informed, one rainfall post at a time!

OUTENIQUASBOSCH HOA

Annual General Meeting 2027

Save the Date!



Wednesday, 23 June 2027

18:00

King's College Outeniquasbosch Wildlife Village



WHY ATTEND?

- **Stay informed.**
  Hear about what's happening in our community and plans for the year ahead.
- **Have your say.**
  Take part in discussions and contribute to the future of Outeniquasbosch.
- **Be part of the community.**
  Connect with fellow residents and play a role in shaping our village.



Your AGM agenda starts with you!

The AGM is your chance to help shape life at Outeniquasbosch, but good ideas need a little planning to make it onto the agenda.

According to our Constitution (clause 9.1.3.6), if you'd like a matter discussed and voted on at the AGM, you need to inform the Committee via email, along with any motion you'd like to propose, **before** the notice of the meeting is sent out. Notice goes out at least 21 days before the AGM, so it's worth getting in touch well ahead of time.

Why does this matter? Items raised for the first time on the day can still be discussed, but no motion that binds members can be approved unless it was placed on the agenda beforehand. Proposed changes to the rules or the Constitution also need to be set out in full, with reasons, in the notice itself.

So if something's been on your mind, now is a good time to put it in writing.



DID YOU KNOW?

Can't make the AGM? You can appoint a proxy to vote for you. Your proxy doesn't need to be an owner, but must live in Outeniquasbosch and may not be an HOA employee. Each proxy can represent up to four members, and the signed form must reach the HOA via email **before 15:00 the preceding day** or be **hand-delivered on the day** of the meeting **before** it starts.

'N PLUIMPIE VIR LORENZO BY ONS WAGHUIS



Dit is altyd lekker om positiewe terugvoer van ons inwoners te ontvang, veral wanneer dit gaan oor die mense wat elke dag 'n belangrike rol speel om Outeniquasbosch Wildlife Village 'n veilige en aangename plek te maak om te woon.

Volgens hulle is Lorenzo altyd vriendelik, behulpsaam en professioneel in sy hantering van inwoners en besoekers. Wat hulle veral waardeer, is dat hy oplettend is.

Wanneer iemand byvoorbeeld sukkel met die gesigsherkenningstelsel, is Lorenzo dadelik daar om te help. Hy toon opregte belangstelling in wat rondom hom gebeur en hou die beweging by die in- en uitgang met aandag dop.

Dit is juis hierdie klein, maar betekenisvolle dinge wat 'n groot verskil maak en inwoners gerus laat voel.

Baie dankie, Lorenzo! Jou vriendelike gesindheid, oplettendheid en professionele diens word raakgesien en opreg waardeer.

'n Spesiale dankie ook aan Piet en Riki Branford dat hulle die moeite gedoen het om hierdie positiewe terugvoer met ons te deel. Dit is altyd lekker om erkenning te gee waar dit verdien word!





MOVING FURNITURE? PLEASE PLAN AHEAD!

Residents planning to move furniture into or out of Outeniquasbosch must obtain a **Furniture Transport Permit** from the HOA office and return the completed form at least **48 hours before** the move.

Important reminders:

- Double-axle trucks require prior arrangements with the HOA.
- Interlink trucks are **not** permitted inside the estate.
- Drivers must have valid licences, and all workers must carry identification.
- Homeowners are responsible for insurance and ensuring transport companies follow estate rules.
- No approved permit means no access.

Furniture Truck Access Hours:

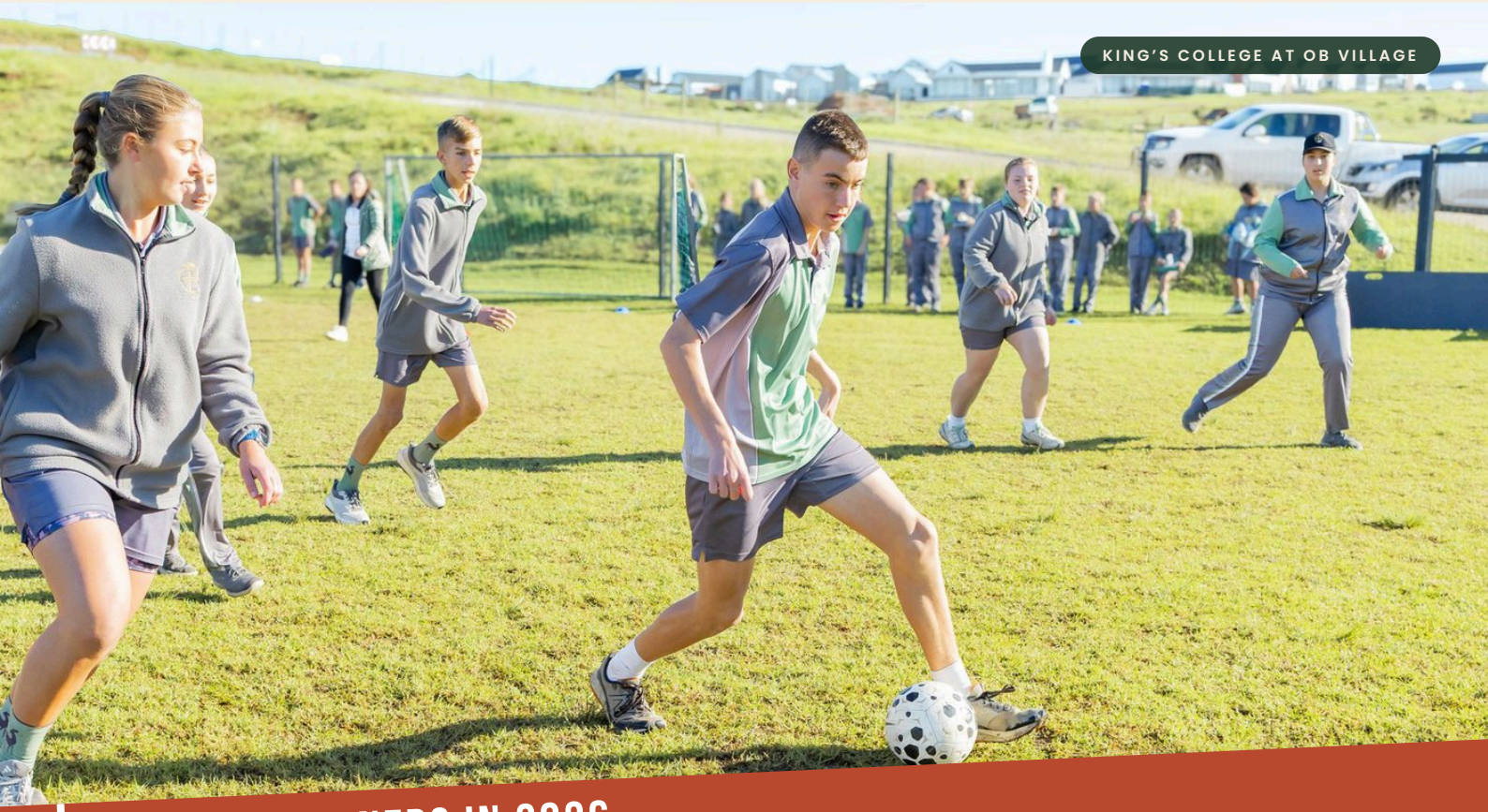
- Monday to Friday: 07:00 to 16:00
- Saturday: 07:00 to 15:00
- Sundays & Public Holidays: No entry

For permits, contact info@outeniquasbosch.co.za and office@outeniquasbosch.co.za.

Thank you for helping us keep moving days safe and hassle-free!



Burchell's Zebra
Equus quagga ssp. burchellii



1 162 LEARNERS IN 2026

2 GRADE RRR TO GRADE 9

3 GRADE 10 ARRIVES IN 2027

KING'S COLLEGE · SCHOOL NEWS

On your marks: the new sports field is *nearly ready*

The green is coming in. King's College's new sports field is almost done, giving athletics, soccer and hockey a proper home right here in the village.

The school keeps growing too: **162 learners** this year, a new high school building under way and **Grade 10 in 2027**.

The athletics season is already running. King's athletes raced at the **Kwagga Top 10** in George and the **Curro Wild Dog** meet, rain and all, and the mountain bikers train every week with **DAYS Cycling Company**.



NOW LIVE

The new King's College website

kingscollegeob.co.za

Die nuwe sportveld is amper klaar, en King's College groei steeds.

KING'S COLLEGE • GRADE 7 TOUR

Five days in the *Mother City*

In late September our **Grade 7s** swapped the classroom for Cape Town: history, science, mountains and the sea.



DAY 1 *Robben Island*

DAY 2 *On top of Table Mountain*



DAY 5 *Two Oceans Aquarium*



DAY 4 *The Red Bus tour*

DAY 1 — ROBBEN ISLAND — 28 SEP 2026
Robben Island and Freedom Adventure Park

DAY 2 — TABLE MOUNTAIN — 29 SEP 2026
Table Mountain, tobogganing and ten-pin bowling

DAY 3 — THE PLANETARIUM — 30 SEP 2026
Slave Lodge, Planetarium and the SA Museum

DAY 4 — DISTRICT SIX — 1 OCT 2026
Acrobranch, District Six Museum and the Red Bus

DAY 5 — TWO OCEANS — 2 OCT 2026
Two Oceans Aquarium, then the long drive home

ALSO THIS TERM Grade 8 walked with lions at Outeniqua Game Farm • Grade 6 painted ceramics at Clay Café • Pre-primary ended term 3 at Speelplaas • Value Warriors celebrated every week

KING'S COLLEGE AT OB VILLAGE

You are invited



SATURDAY

21

NOVEMBER

OPEN DAY

Come and see King's College for yourself

Tour the campus
right here in the village

Meet the teachers
and see the classrooms

Enrol for 2027
Grade RRR to Grade 10

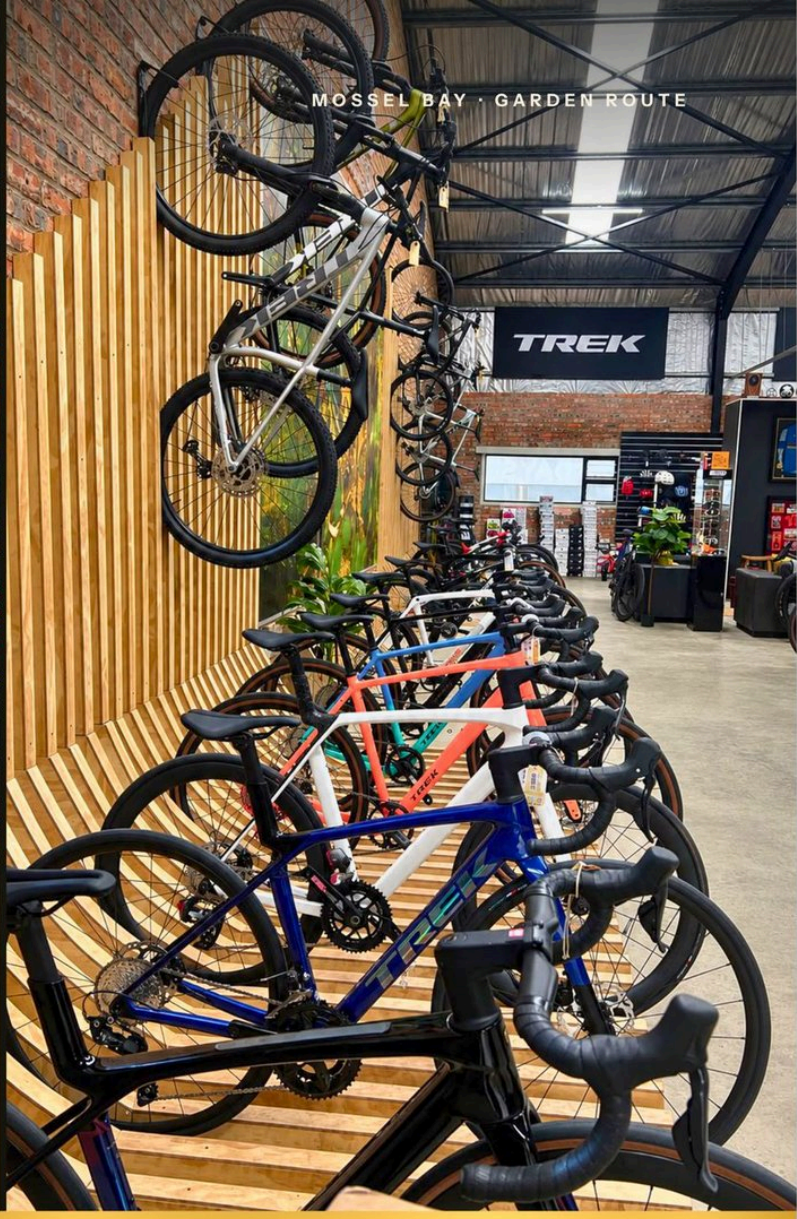
SPACE IS LIMITED

Scan for Open Day details

kingscollegeob.co.za • 044 250 0035 • 6 Oupoot Street, Outeniquasbosch

Opedag, Saterdag 21 November. Kom kyk self. Inskrywings vir 2027 is oop.





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WHATSAPP US

LANDSCAPING DEPARTMENT



So, What Does the Landscaping Control Officer Actually Do?

If you've lived at Outeniquasbosch for a while, you've probably come across the title "Landscaping Control Officer", on an email, a warning letter, or maybe just through estate gossip after someone's garden got flagged at inspection. A few residents have asked what the role actually involves, so here's a look behind the title.

It starts with why we're here

Outeniquasbosch isn't a normal residential estate with a normal garden service. It's a Wildlife Village. That one word, "wildlife," changes how we think about landscaping here.

Our gardens aren't just meant to look good; they're meant to help restore the fynbos, renosterveld and valley thicket that once covered this land, while keeping habitats connected so wildlife can move through the estate. When a Nyala wanders through your rehabilitation area or a sunbird moves along a row of ericas, that's the plan working.

My job, in short, is to help make sure that vision holds together as the estate grows, one plan, one planting and one inspection at a time.

The parts residents usually see

Most residents encounter the role in three ways.

First is the Landscape Plan application. Before you plant, your plan needs to be submitted for review. It's a straightforward process, usually turned around within a few working days, checking plant choices against the Approved Plant List and making sure the street front and rehabilitation areas follow the Landscape Manual.

Second is the inspection. Roughly six months after you move in, once your garden has had a chance to establish, we'll walk through your property, mainly the street front and rehabilitation areas, as these connect to the wider estate. It's meant to be a conversation, not a "gotcha". If something needs attention, you'll receive a clear list and reasonable time to address it before it becomes a compliance issue.

Third is invasive alien plants. This is one area where we have to be firm. Species such as acacia, lantana and kikuyu don't stay politely inside a garden bed. They can outcompete the fynbos we're trying to restore and spread into the corridors wildlife depend on. If you're unsure whether something belongs, it's always easier to ask before you plant it or allow it to seed.

LANDSCAPING DEPARTMENT



The work behind the scenes

A lot of the work never reaches a resident's inbox. It includes guiding the rehabilitation of disturbed ground back towards its natural habitat, keeping the Landscape Manual and Approved Plant List up to date, and working with the Landscaping Committee on the Master Plan for public spaces and wildlife corridors.

There's also plenty of fieldwork: monitoring invasive species, checking rehabilitation areas and keeping an eye on whether the bigger picture is still on track.

Why it matters

None of this is about ticking boxes for the sake of it. Outeniquasbosch made promises: to its wildlife, to the environmental authorisations that allowed it to be developed, and to residents who bought into the vision. Landscaping compliance is one of the ways we help keep those promises intact over time.

It's slow work. Fynbos doesn't restore itself in a season, and a rehabilitation area planted today may take several years before it starts looking like "the bush". But it's incredibly rewarding to watch a raw, cleared building site gradually become something a Bontebok would recognise.

If you're planning a new garden, thinking about removing a stubborn patch of kikuyu, or simply wondering what's allowed on your stand, don't hesitate to get in touch. A quick question before you start almost always saves a longer conversation later.

And if you want a head start on what to plant, keep an eye on the Landscaping section of the estate website, where we're building guides to the indigenous plants that call this part of the Garden Route home.

Apogée Fowler, Landscaping Control Officer

Visit our website's Landscaping section for more information and helpful guidelines.

ENVIRONMENTAL

Meet HilLand Environmental

HilLand Environmental
Environmental Assessment Practitioners

The Team Behind Our Wildlife Village's Environmental Backbone

You've probably never met anyone from HilLand Environmental, and that's by design: they're not out here trimming hedges or checking your street front. But if you've ever wondered who decided what "wildlife village" actually means in practice, or where the rules in our Environmental Management Programme (EMPr) came from, the answer is HilLand.

Who they are

HilLand Environmental is an independent firm of Environmental Assessment Practitioners based in George, right here in the Garden Route. They were appointed years ago, well before most of us moved in, to guide Outeniquasbosch through the environmental approvals process required under national law, and to write the document that still governs how the estate treats its land today: the EMPr.

Two names sit behind most of that work. Cathy Avierinos brings around three decades of experience in environmental assessment, having worked on well over a thousand projects covering everything from botanical surveys to full environmental management planning and monitoring. Stefan Delport, who holds an honours degree in Conservation Ecology and Entomology from Stellenbosch University, has spent his career in environmental management, control and reporting. Between them, they're the reason Outeniquasbosch has a genuinely defensible ecological plan rather than just good intentions.

Why an outside firm at all

It might seem odd that an estate built around wildlife needs outside environmental consultants at all. Surely that's what the Landscaping Department is for? The honest answer is that the two roles are meant to check each other. HilLand operates independently of the developer, the HOA and the Landscaping Committee, which is precisely the point: their job, defined in the EMPr, is to hold the whole development to the conditions set out in our Environmental Authorisation: the legal permission, granted under the National Environmental Management Act, that allows Outeniquasbosch to exist as a residential development on what was previously a game farm.

Practically, this shows up as the Environmental Control Officer (ECO) function. It's the ECO's job to make sure construction and operational activity on the estate stays inside the boundaries the authorities agreed to: no encroachment into protected vegetation, correct handling of topsoil, proper rehabilitation of disturbed ground, and so on. It's a role with real teeth: an ECO has the authority to halt work on site immediately if something isn't being done correctly. Over the life of the estate, that oversight has taken the form of regular site inspections, six-monthly compliance reports, and the periodic audits required by law, the kind of paperwork nobody enjoys reading, but that ultimately protects the reason most of us chose to live here.

ENVIRONMENTAL

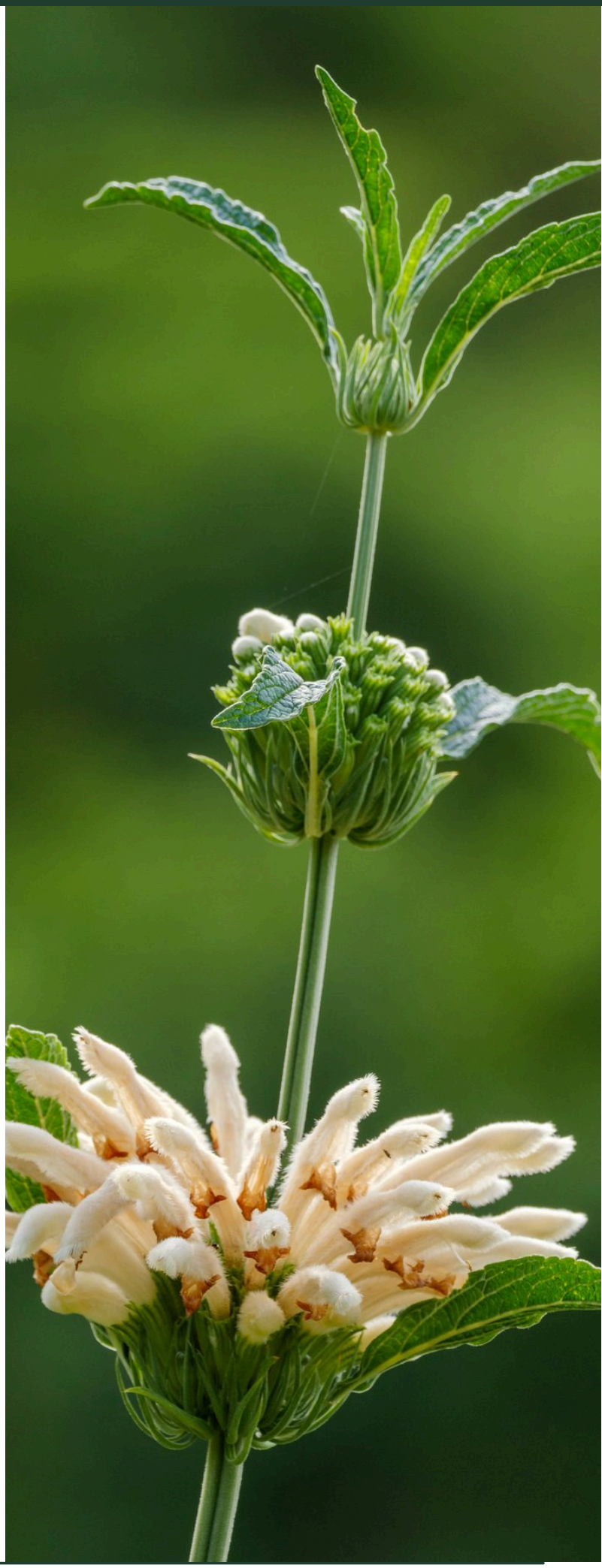
What this means for residents

Day to day, you're far more likely to deal with the Landscaping Department than with HilLand directly: applications, inspections and everyday compliance questions all come through us. But it's worth knowing that the standards we work to, the plant lists we maintain, and the philosophy of restoring fynbos, renosterveld and valley thicket habitat across the estate, all trace back to the environmental groundwork HilLand did and continues to be associated with. When we talk about wildlife corridors, no-go areas, or why certain invasive species get no mercy, we're translating their technical work into something workable on the ground.

It's easy to take that groundwork for granted precisely because it's invisible most of the time. So next time you see game moving through the corridors between village nodes, or notice how quickly a rehabilitated area starts looking like it belongs there, spare a thought for the environmental practitioners who made sure that outcome was written into the plan from the very beginning.

Questions about the EMPr or how it applies to your property are always welcome. Reach out to the Landscaping Department any time.

Visit our website to view the **2025 Environmental Audit Report** and learn more about the environmental management of Outeniquasbosch.





Painted Lady butterfly
Vanessa cardui

Resting in the open ground, first week of spring

From Farmland to Wildlife Village

*Did you know that Outeniquasbosch began its journey as farmland back in the 1980s? Today, that same land has grown into a very special place where homes, people and wildlife share the landscape. Across more than **525 hectares**, our Wildlife Village continues to grow, while keeping the natural beauty that makes it home.*

One of the things that makes Outeniquasbosch special is the amount of space we have given back to nature. Only around **25%** of our **525 hectares** is used for residential development, while the remaining **75%** remains natural habitat for wildlife.

Building homes and infrastructure means that some areas are disturbed along the way. That is where rehabilitation comes in. We continually work on restoring these areas and bringing the natural landscape back to life. And we have certainly been busy! More than **6,000 trees** have been reintroduced across the estate, helping to create a greener landscape and provide valuable food and shelter for our wildlife.

Our indigenous vegetation is an important part of this picture. Outeniquasbosch is currently home to **10 different wildlife species**, and careful management helps us maintain healthy populations and ecological balance. Our wildlife management is supported by years of experience in game-farm management, including that of our developer, **Mr Dreyer van Zyl**.

The goal is not simply to build houses amongst nature, but to create a place where nature remains part of everyday life.

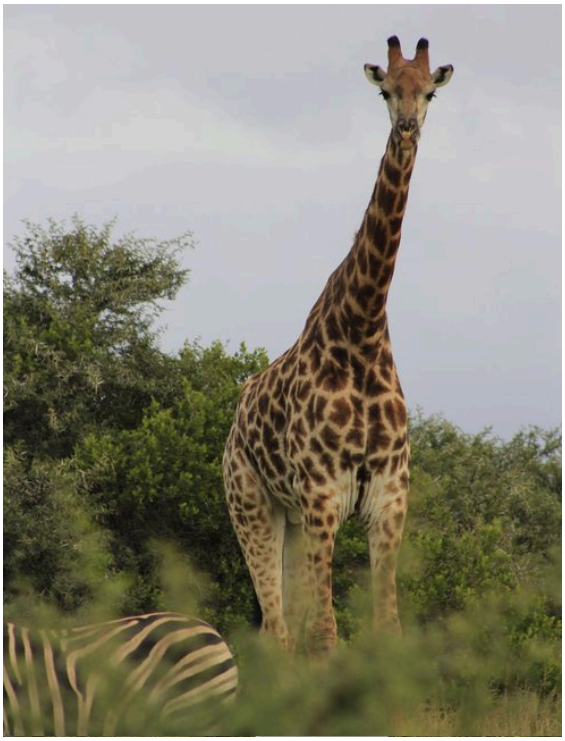
There is always something happening at Outeniquasbosch! As our village grows, so does the community around it.

One of our biggest projects has been the development of an **English-medium private school**. Construction began in **March 2024**, bringing plenty of activity to the village. While large projects can be disruptive at times, this one represents an exciting investment in our community's future.

The school brings educational opportunities closer to home and has the potential to benefit families from Outeniquasbosch and surrounding areas.

Meanwhile, new homes continue to take shape. Undeveloped stands are available at market-related prices, depending on their size and location, giving new owners the opportunity to create their own homes in our unique wildlife environment.

With Mossel Bay growing too, Outeniquasbosch is growing alongside it, transforming from farmland into a vibrant community while holding onto the landscape that makes it special.



Living here comes with something a little different: **we share our neighbourhood with nature**.

That means seeing wildlife moving through the estate, enjoying indigenous vegetation and knowing that much of the land around us will remain natural. It also means finding a balance between the needs of a growing community and the environment we all enjoy.

The estate's planning has taken surrounding infrastructure into consideration, including the nearby municipal wastewater treatment facility. The position of residential areas and prevailing wind conditions were considered to help minimise potential impacts on residents.

As Outeniquasbosch grows, there will naturally be construction, new homes and new facilities. But underneath all that change, the original idea remains the same:

People, wildlife and nature, sharing one very special place.

And that is what makes Outeniquasbosch, Outeniquasbosch.



All four, seen from our drone on 16 October 2026

THE GIRAFFE NAME POLL · KAMEELPERDNAME

Help us name our *four giraffes.*

Help ons om ons vier kameelperde se name te kies.

This spring **a new cow and a new bull** joined the two giraffes who have long called Outeniquasbosch home. We welcome them and decided to name all four. Pick a set of names or mix your own: one vote per phone.

Hierdie lente het 'n nuwe koei en 'n nuwe bul by ons twee kameelperde aangesluit wat al lank hier tuis is. Ons verwelkom hulle en het besluit om al vier te benoem. Kies 'n stel name of meng jou eie: een stem per foon.



boschbokkie.outeniquasbosch.co.za
/giraffe-names

HOW TO VOTE · HOE OM TE STEM

1. **Scan the code** with your phone camera.
2. **Choose two cow names and two bull names**, or suggest your own.
3. **Add your name** and cast your vote.

We will share the winning names in the next Die Boschbokkie. Ons deel die wenname in die volgende uitgawe.

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RENTALS & PROPERTY MANAGEMENT

Outeniquasbosch

Rentals/Verhurings



Professional rental services within Outeniquasbosch Wildlife Village

Rentals in Outeniquasbosch Wildlife Village

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- Ongoing communication between landlord and tenant.
- Landlords are responsible for the Homeowners Association levy.
- Tenants are responsible for water and electricity usage based on monthly meter readings.
- Recycled water for gardens and toilet use is included in the Homeowners Association levy.

Verhurings in Outeniquasbosch Wildlife Village

Professionele eiendomsverhuringsbestuur.

- Ons bied bemarking, verkope, herverkope én verhuring.
- Fokus op gelukkige verhuurders én huurders.
- Suksesvolle verhuur van verskeie eiendomme binne die ontwikkeling.
- Groot aanvraag vir huurhuise, veral onder kliënte wat besig is om te bou.
- Huurders geniet die Outeniquasbosch-leefstyl terwyl hulle bou.
- Maklike toegang tot hul bouperseel tydens die bouproses.
- Voornemende huurders word deeglik gekwalifiseer.
- Kredietrekords word nagegaan vir gemoedsrus.
- In- en uitgaande eiendomsinspeksies word gedoen.
- Professionele bestuur van die huurwoning.
- Huurinvordering teen 'n billike, markverwante fooi.
- Opstel en bestuur van huurkontrakte.
- Maandelikse fakturering en administrasie.
- Fasilitering van onderhouds- of huurderverwante kwessies.
- Deurlopende kommunikasie tussen verhuurder en huurder.
- Verhuurder betaal die HEV-heffing.
- Huurder betaal water en elektrisiteit volgens maandelikse meterlesings.
- Herwinde water vir tuin en toilet is by die HEV-heffing ingesluit.
- Betroubare, professionele en persoonlike diens van begin tot einde.

RENTALS & PROPERTY MANAGEMENT

Welcome Home: Your First Week at Outeniquasbosch

A practical guide for new tenants settling into the village

Moving into a new home comes with a long to-do list, including working out how everything works in a new place. We'd like to help with that part.

As a secure wildlife village, Outeniquasbosch has a few steps to sort out early. None of them are complicated, and getting them done in your first week means the gate, your visitors and your household staff all run smoothly from the start.

Step one: register with the HOA and at the gate
Every tenant needs to be registered with the Homeowners Association (HOA) and at the gate for biometric access. To register, you'll need:

- A valid lease agreement, signed in full by both you and the owner. Registration can't go ahead without it.
- A SAPS69 criminal clearance report, handed in with your registration documents.

If you don't have your SAPS69 yet, apply as soon as you know you're moving in, as it can take some time to come through.

Where to find more

The Tenant House Rules summarise the Outeniquasbosch Constitution and Schedule of Contraventions, both available at www.outeniquasbosch.co.za.

Questions while you're settling in? The HOA office is happy to help at info@outeniquasbosch.co.za or office@outeniquasbosch.co.za.

Welcome to the village. We hope you'll soon feel right at home.

Step two: get your domestic worker or gardener set up
Anyone working at your home needs to be registered for access too:

- Registration forms are available from security.
- A SAPS69 criminal clearance check applies to all workers.
- A security lanyard is issued through the HOA at R30 each and must be worn visibly at all times.
- Turnstiles, not car rides. Workers enter and leave through the turnstiles. Residents may not bring workers through the gate in their vehicle, inside the car or on the back of a bakkie.

That last point can feel inconvenient on a rainy morning, but every person entering the village needs to pass through access control. It keeps everyone safer, including your own household.

Step three: know how visitors get in
When someone who doesn't live at your property arrives, including friends, deliveries and service providers, security will contact you. They're only let in once you've given permission.

- Bring ID. All visitors need a valid original driver's licence, ID book or passport, or they may be refused entry.
- The MyEstateLife app lets you create QR access codes for personal visitors only.
- QR codes can't be issued to contractors, service providers, estate agents, domestic workers or gardeners.

A quick tip: make sure security has your correct contact number. If they can't reach you, they can't let your visitors in.

Step four: note refuse day
Refuse bags are collected on Thursdays, unless the HOA advises otherwise.

Good to know from day one

- The speed limit is 30 km/h, unless a lower limit is shown. Residents are held responsible if their visitors or deliveries speed.
- Up to two domestic animals are allowed per home. Dogs and cats need a collar with a name and phone number tag, and must be on a leash outside your property.
- No more than six people may live in a property, excluding occasional guests.
- Only flush human waste and toilet paper. Wipes, sanitary products, nappies and fats block the sewer system.

Your first-week checklist

- ☐ Lease agreement signed in full by both parties.
- ☐ SAPS69 clearance report ready.
- ☐ Registered with the HOA and at the gate.
- ☐ Worker registration, SAPS69 checks and lanyards sorted.
- ☐ MyEstateLife app set up for personal visitors.
- ☐ Contact number confirmed with security.
- ☐ Thursday refuse day noted.

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FROM THE CONVEYANCER · VAN DIE TRANSPORTBESORGER

Understanding transfer fees

Wat behels transportkoste?

WHO PAYS WHAT · WIE BETAAL WAT

Transfer registration
Oordrag van eienaarskap

BUYER · KOPER

Transfer fees. The seller covers the compliance document costs.

Bond registration
Verbandregistrasie

BUYER · KOPER

If a loan finances the purchase. Calculated on the bond value.

Bond cancellation
Verbandkansellasie

SELLER · VERKOPER

An existing bond is settled and cancelled with the transfer.

Transfer duty or VAT
Hereregte of BTW

TAX · SARS / SAID

A tax, not a conveyancer's fee. Developer sales may attract VAT instead.

Usually, unless the sale agreement says otherwise · Die koopkontrak kan egter anders bepaal.

ENGLISH

Buying or selling property involves more than agreeing on a price. Understanding the conveyancing fees and taxes helps both parties budget with confidence.

Property transfers, mortgage bond registrations and bond cancellations are handled by conveyancers. The fees depend on the work involved.

Fees associated with a property transaction

1. **Transfer registration:** This involves the registration of ownership in the Deeds Office. The conveyancer attends to the contractual terms and finances. The purchaser usually pays transfer fees, and the seller is responsible for compliance document costs.
2. **Bond registration:** If the purchaser requires a loan to buy property, the lender requires a bond over the property as security for the loan. The purchaser pays the registration fees, calculated on the bond value.
3. **Bond cancellation:** Where the property has an existing bond, this must be settled and cancelled with transfer. The seller is responsible for the cancellation fees.

Transfer duty and VAT

Transfer duty is a tax payable to SARS, and often confused with transfer fees. A developer sale may attract VAT instead, which will be disclosed in the sale agreement.

How to prepare yourself for these costs

Simple steps may avoid surprises. Sellers should check their bond balance and notify their bank in advance of the sale, and agree on agent's commission when marketing the property. Purchasers should obtain bond pre-approval, to determine affordability and budget for transfer, tax and bond costs. The fee calculator at **www.raubenheimers.co.za** can assist with budgeting. Both parties should have their conveyancer review the agreement before acceptance.

You can read the full article on our website.

Written by Karin Smit, Conveyancer and Notary (Raubenheimers Inc)

This article is a general information sheet and should not be used or relied on as legal or other professional advice. No liability can be accepted for any errors or omissions nor for any loss or damage arising from reliance upon any information herein. Always contact your legal adviser for specific and detailed advice. Errors and omissions excepted (E & OE).

AFRIKAANS

Die koop of verkoop van vaste eiendom is opwindend, maar bring koste mee waarvoor partye vooraf moet begroot. Transportkoste (fees) is die professionele fooie en uitgawes vir die oordrag en registrasie van eiendom; dit verskil van hereregte (duty), wat 'n belasting aan die SAID is.

Tipe fooie verbonde aan 'n eiendomstransaksie

Die koper betaal gewoonlik die transportfooi vir die opstel en registrasie van oordrag van eienaarskap. Indien 'n bank die aankoop finansier, betaal die koper ook 'n verbandregistrasiefooi. Waar 'n bestaande verband oor die eiendom gekanselleer moet word, betaal die verkoper gewoonlik die kansellasiekoste. Die koopkontrak kan egter anders bepaal.

Hereregte en BTW

Hereregte (transfer duty) is belasting op die verkryging van onroerende eiendom en nie 'n prokureursfooi nie. By sekere verkope, veral deur BTW-geregistreerde ontwikkelaars, kan BTW eerder as hereregte geld. Die koopkontrak moet aandui of BTW van toepassing is en of dit by die koopprys ingesluit is. Die SAID kan hereregte op die billike markwaarde eis indien dit hoër as die koopprys is.

Hoe om vir oordragkoste voor te berei

Verkopers behoort hul uitstaande verbandbalans, agentekommissie, munisipale uitklaring, voldoeningsertifikate en moontlike kansellasiekoste vooraf vas te stel. Stel die bank betyds van die beoogde verkoop in kennis om moontlike boeterente te beperk.

Kopers behoort voorafgoedkeuring vir finansiering te verkry en vir transport-, verbandregistrasie- en moontlike hereregtekoste te begroot. 'n Berekeningstoep kan 'n nuttige raming gee. Laat 'n transportbesorger die koopkontrak nagaan voordat dit onderteken word, veral waar daar besondere bepalings, uitstaande bouplanne, onderverdeling of gebreke is.

Vir meer inligting of hulp met 'n oordrag of verband, kontak Karin Smit by **karins@raubenheimers.co.za**.

Geskryf deur Karin Smit, Transportbesorger en Notaris (Raubenheimers Ing.)

Hierdie artikel verskaf algemene inligting en is nie regs- of professionele advies nie. Kontak u regsadviseur vir advies oor u spesifieke omstandighede. Foute en weglatings uitgesluit (E & OE).

READ THE FULL ARTICLE · LEES ALLES

Full article and fee calculator

www.raubenheimers.co.za

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karins@raubenheimers.co.za
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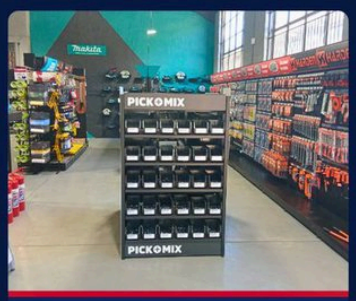
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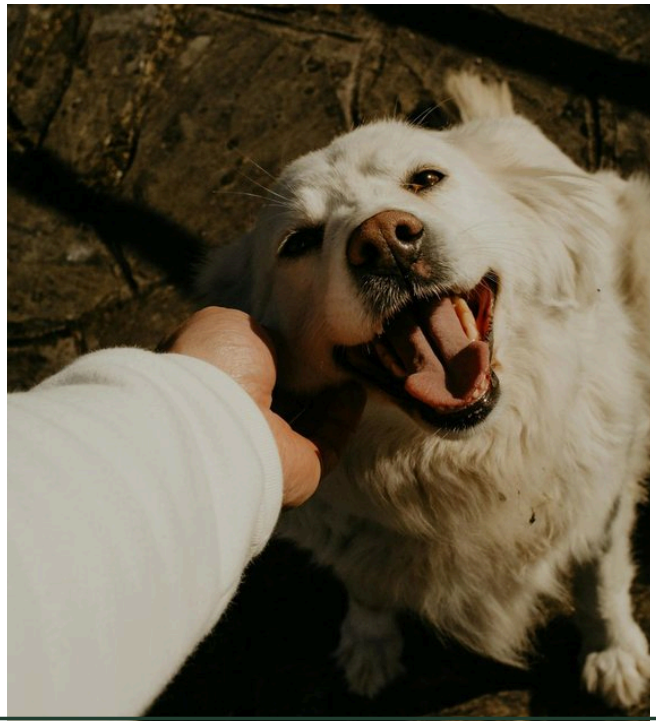
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A FRIENDLY REMINDER ABOUT OUR PETS

Keeping our pets, wildlife and neighbours happy
One of the special things about living at Outeniquasbosch is being surrounded by nature and wildlife. With that privilege comes a little extra responsibility when it comes to our pets.

We know our dogs and cats are part of the family, and we want them to be safe and happy while also protecting the wildlife that makes our estate so special.

Keeping pets safely at home
Pets should remain within their owner's erf and should not be allowed to roam freely around the estate. Maximum of two pets per property.

Roaming cats and dogs can disturb or harm birds and other small wildlife, while also putting themselves at risk. Keeping pets safely contained helps protect both them and the animals around us.

Out for a walk?
When taking your pet outside your property, all pets must be kept on a leash at all times.

This helps us enjoy the estate together while giving wildlife the space they need and ensuring that everyone, including residents, visitors and other pets, feels comfortable.

Being a good neighbour
Pets should not cause a nuisance, damage property or disturb the peace and tranquillity of neighbouring properties.

We therefore encourage all pet owners to take a moment to check their fencing, gates and other containment measures to make sure their pets are safely secured within their property.

A little consideration goes a long way
Thank you to all our residents who help us create a community where people, pets and wildlife can live alongside one another.

By keeping our pets safely contained and under control, we are not only being considerate neighbours, we are also helping to protect the unique natural environment that makes Outeniquasbosch such a special place to call home.

Thank you for helping us live the Outeniquasbosch way.

A LITTLE REMINDER AT THE GATE

Let's keep our Boschbokkies safe, from gate to gate!

We all know that feeling of arriving home at Outeniquasbosch, slowing down at the boom, greeting security and getting ready to enjoy the peace and quiet of the estate.

Just a friendly reminder that passengers may not travel in the open load bed of a bakkie or trailer when entering or leaving the estate through the security gates. This includes children.

While it may seem like a short distance, even a sudden stop, turn or small bump can cause someone to be thrown from an open load area. Passengers travelling in the load bed also cannot be properly secured with seatbelts, making children particularly vulnerable.





Before you reach the boom...

Please take a quick moment to make sure that everyone is safely seated inside the vehicle cabin and wearing a seatbelt.

Our security team will stop vehicles where passengers are travelling in an open load area and ask that everyone move safely inside before the vehicle proceeds.

And, as always, please help us spread the word by making sure family, friends, visitors and contractors who visit you are aware of this simple safety rule.

A little care goes a long way

Thank you to all our residents for helping us look out for one another. Those few extra seconds at the gate help keep our community safe, and ensure that everyone can enjoy the Boschbokkie way of life.

Stay safe, Boschbokkies!

FROM THE MANAGERS' MEETING • NUWE REËLS

Estate Notices

Landgoedkennisgewings

New rules and decisions from management, plus what every new tenant needs before moving in. Shared for everyone's safety and the smooth running of the estate.

Exit & egress lanes

No stopping or parking in the driving lanes at entrance or exit zones to drop off or pick up workers. Workers are dropped off and collected at the **designated point in Oupoot Street only.**

1st offence R250 **2nd R500** **3rd R750**

Stop streets & speed limits

A **full stop** at every stop street is compulsory. With additional cameras recently installed, speed monitoring and enforcement will become stricter. Please observe the estate's speed limits.

Vehicle recovery

Avoid the 4x4 road to the river in extreme wet conditions. Recovery of stuck vehicles is available from the HOA at **R300** (office hours) or **R600** (after hours), at the owner's risk. A waiver form must be completed first.

Licensing & lighting

All vehicles and motorcycles must be licensed, drivers must hold valid licences, and **headlights must be on after sunset.** All motorised and electric vehicles are subject to the rules of the road.

Grass carp in our dams

Sterilised grass carp, a large herbivorous freshwater fish, will soon be introduced to control overgrown aquatic vegetation. **You may catch it, but you must release it.**



Main entrance, Outeniquasbosch

FOR NEW TENANTS • VIR NUWE HUURDERS

Getting access as a tenant

All tenants must register with the HOA and the security biometric system **before taking occupation.** Access is subject to the results of the SAPS69 criminal clearance report.

1

Sign the lease

A fully signed lease agreement. Earlier occupancy than the lease date needs a **signed addendum** with the Owner's permission.

2

Book your SAPS69

Done on-site for **R320.00**, Book with Beida at **waghuis@outeniquasbosch.co.za**.

3

Hand in documents

- Registration form signed by Owner, Tenant and Rental Agent, with the lease period.
- Lease signed by all three
- Copies of the tenant ID(s)
- Furniture Transport Permit to the HOA

4

Access granted

Once a **successful SAPS69 clearance report** is received, you are registered on the biometric system. Welcome home.

Outeniquasbosch HOA Management

Questions? Estate office 044 868 0044



OUR FOUR GIRAFFES

South African giraffe
Giraffa giraffa

BY APOGÉE FOWLER

Living the Outeniquasbosch Way

Small actions. Big impact.

Living in Outeniquasbosch Wildlife Village is about more than owning a home. It's about becoming part of a unique conservation community. Every resident plays an important role in protecting our wildlife, caring for our shared spaces, and helping create a safe, enjoyable environment for everyone.

1 Being a responsible pet owner

Our pets are part of the family, but so is the wildlife that calls Outeniquasbosch home.

- Keep pets safely contained within your property.
- Free-roaming pets pose a serious threat to birds and small wildlife, while also placing themselves at risk.
- Dogs must remain on a leash whenever they are outside your property.
- Please ensure your pets do not become a nuisance through excessive barking, damaging property, or disturbing neighbours.

3 Domestic workers & gardeners

- Every domestic worker and gardener must be registered to the specific property where they work.
- All workers require an HOA-issued SAPS69 clearance before access will be granted.
- Workers may only enter and exit through the biometric turnstiles.
- QR invitations on the MEL App are for personal visitors only and may not be used for workers.
- Workers must wear the correct property lanyard while on duty.

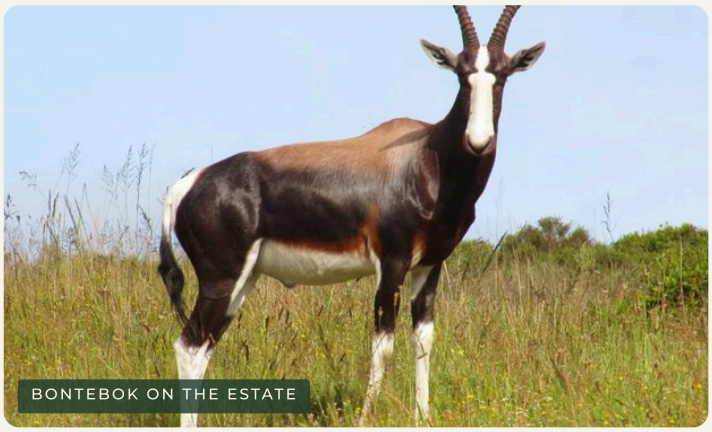
If you share a worker with a neighbour, each household must register the worker separately and issue its own lanyard.

5 Slow down, wildlife lives here

Our roads are shared by residents, children, cyclists and, most importantly, wildlife.

- Observe all posted speed limits.
- Cluster roads have lower speed limits than the main estate roads.
- Inform visitors and contractors of the speed limits before they arrive.

The HOA monitors speeds using static cameras and mobile enforcement. Every kilometre per hour slower could save a life.



BONTEBOK ON THE ESTATE

2 When wildlife needs help

Our conservation philosophy is to allow natural processes to take their course wherever possible. Predation, illness and injury are all part of the natural ecosystem, and management will generally not intervene.

However, if an animal has clearly been injured as a result of human activity (a vehicle collision, snare, or fence injury), please report it immediately to Security. If you're unsure whether intervention is required, rather report it.

4 Worker pick-up & drop-off

Residents may not stop in the driving lanes to collect or drop off domestic workers or gardeners.

- Use the designated worker parking area.
- Workers should always enter and exit via the pedestrian turnstiles.

These procedures improve safety and reduce congestion during busy periods.

6 Respect for private property

Please refrain from entering active building sites without the express permission of the owner. These areas are both private and potentially hazardous, and unauthorised access is unsafe.


OUR WATERWAYS

LIVING THE OB WAY

Our waterways: *catch and release only*

1 Enjoying our river

Our river picnic area is one of the estate's most treasured spaces. When visiting:

- Access the area via the pedestrian gate only.
- Ensure the self-closing gate closes properly behind you.
- No vehicles are permitted on the riverbanks.
- Open fires are not allowed.
- Residents must accompany all guests using estate facilities.

2 Fishing

Residents are welcome to enjoy fishing in our rivers and ponds. Please remember:

- Catch-and-release only.
- Fishing rods only.
- No fish nets are permitted.

Let's preserve these waterways for generations to come.

3 Canoe & kayak storage

Residents wishing to store canoes, kayaks or small boats may rent a storage rack from the HOA at R100 per month per allocated space. Application forms are available from the HOA Office.

4 What not to do at the picnic spots

Help us keep the river and dams wild and clean for everyone:

- No open fires.
- Keep the area clean: take all your litter with you when you leave.
- Don't feed the wildlife.
- Don't take plants, stones or wood from the veld.
- Keep noise to a minimum.


THE RIVER PICNIC SPOT



Brown-hooded Kingfisher
Halcyon albiventris

LEAVE IT WHERE IT LIES



A walk through our open spaces makes it clear that Outeniquasbosch isn't just a place we live. It's a home we share with a whole community of wild neighbours.

Some of the most valuable parts of that home are easy to overlook. A fallen log can look untidy, but it shelters beetles, lizards, frogs and fungi, and slowly returns nutrients to the soil. A loose rock may be a gecko's hiding place or a spider's home. Every so often, the veld also holds items of archaeological significance, quiet reminders of the people who knew this land long before us.

That's why our Constitution (clause 5.22) asks that plants, dead wood, rocks and archaeological items in our open spaces are not damaged, removed or moved. Clause 5.23 extends the same care to our wildlife: animals may not be chased, trapped or interfered with in any way.

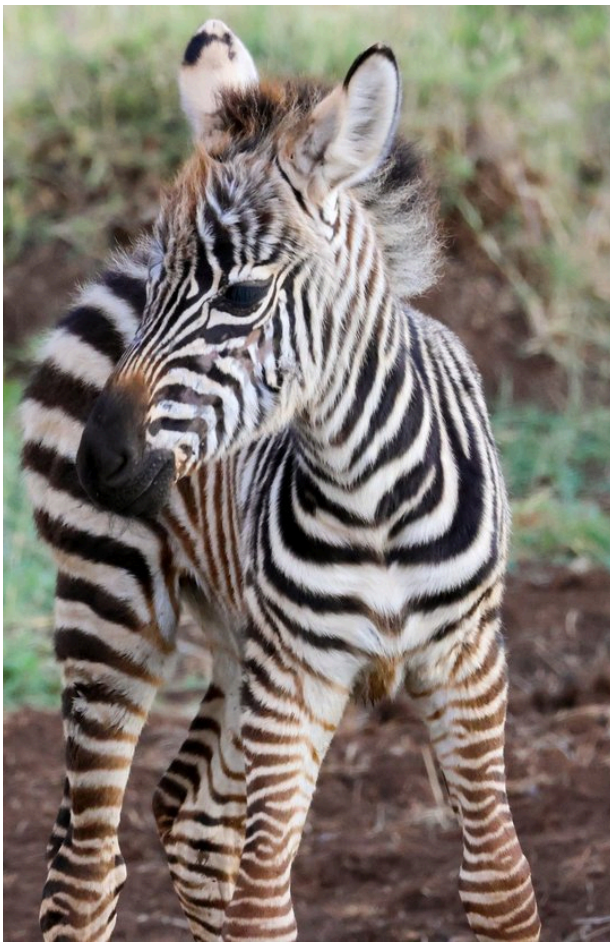
It's a simple principle. We look, we enjoy, and we leave things as we found them.

If you come across an animal in distress, please don't try to help it yourself. Report it to Security straight away so it can be handled safely.

Small acts of restraint help keep Outeniquasbosch wild, healthy and beautiful for everyone who calls it home.

WHEN WILDLIFE NEEDS HELP

"See it? Report it. Don't approach it."



RESPECTING NATURE, KNOWING WHEN TO STEP IN

Living at Outeniquasbosch means sharing our space with wildlife, and sometimes we witness things that are difficult to see. Illness, injury, predation and death are all natural parts of the ecosystem. For this reason, Management generally allows nature to take its course.

For example, watching a caracal catch an impala lamb can be distressing, but this is a natural process and is not something we would normally interfere with.

WHEN HUMAN ACTIVITY IS INVOLVED

An exception applies when an animal has been injured or distressed as a result of human activity. This includes animals that have been hit by vehicles, caught in snares, or otherwise harmed by people.

In these cases, appropriate steps can be taken to assist the animal.

WHAT SHOULD YOU DO?

If you see a sick or injured wild animal and believe it may require intervention, please report it to Security. Do not attempt to handle or assist the animal yourself.

Security has been briefed on the correct procedure and has the necessary contact details to ensure that the appropriate people can respond.

LIVING WITH NATURE

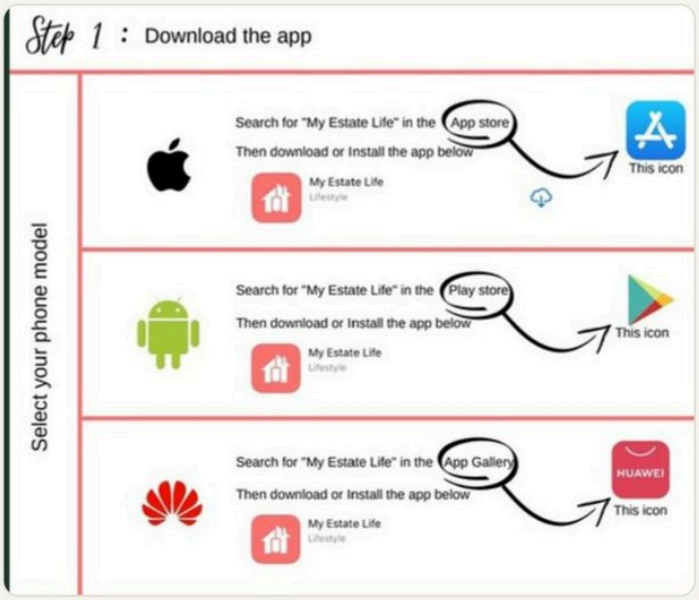
Our role is to respect natural processes while taking responsibility when human activity has caused harm. Knowing the difference helps us protect both the wildlife and the natural balance of Outeniquasbosch.

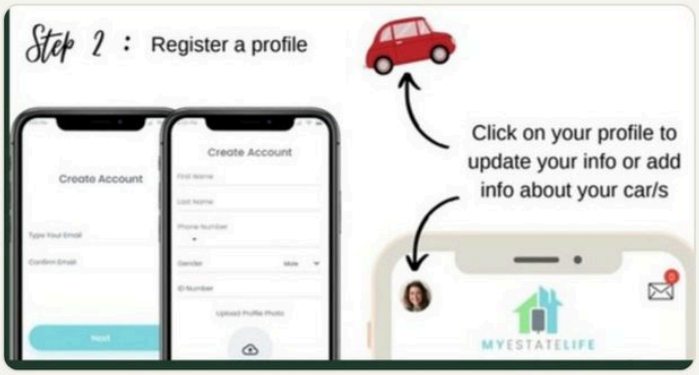
ESTATE SYSTEMS

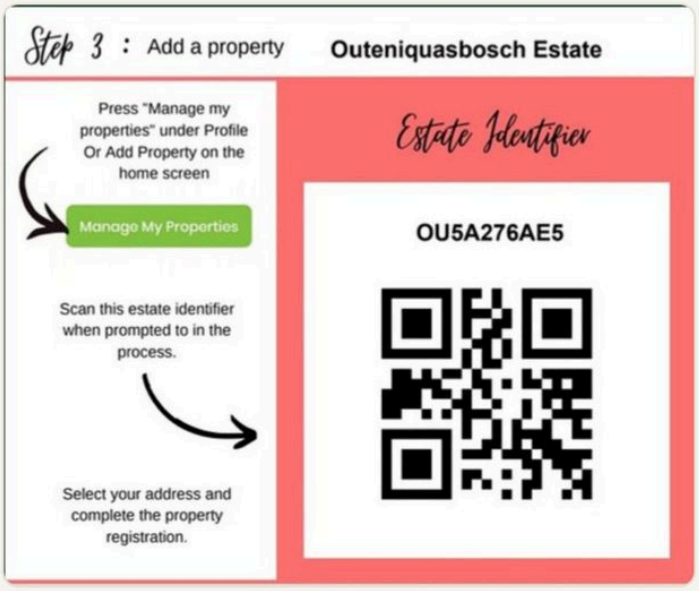
The My Estate Life app

What it does, and what it doesn't.

The My Estate Life App is how residents pre-register personal visitors and speed up entry at the gatehouse. Used properly it makes arrival smoother for everyone; used wrongly it undermines the access system it was meant to support.









What the QR codes are for

Personal visitors only. Security still phones ahead when a visitor arrives, and the resident must give the guard on duty explicit permission before access is granted.

What they are not for

QR pin invitations may not be issued to domestic workers, gardeners, contractors, service providers or estate agents. Every one of those categories has its own registration and clearance route through security.

Registering

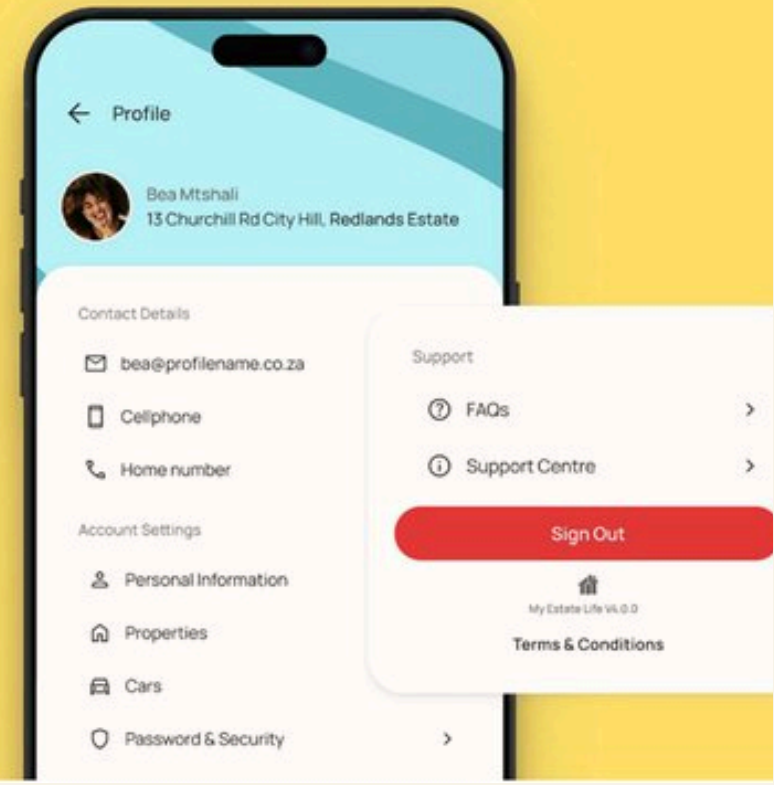
Download the app, create a profile, then add your property using the estate identifier. Your profile is approved by the estate management team before access is granted.

Christelle Reitsma handles the app alongside levies and general administration.

Managing Your Profile

Your Profile in a Nutshell

- Go to **"Personal Information"** to edit your account details, and press "Save Changes".
- **Add, remove or switch between properties**
- Record your **car details**
- Here is where you can **sign out**
- Note your **app version**, read our terms & conditions and head to **online support**.

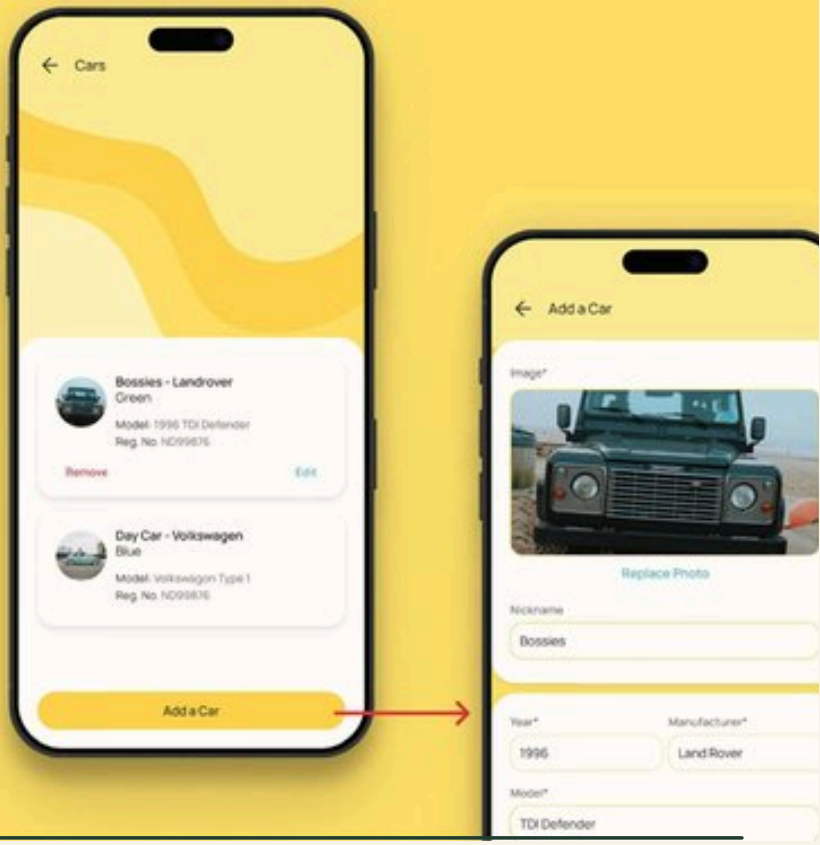


Managing Your Profile

Cars

If you have a vehicle, you can:

- **Add a car/s**
- **Remove a car/s**
- **Update any details** for your car/s



WHY YOUR BILLS ARE LOWER • WAAROM U REKENING LAER IS

In-House Metering

Ask a new resident what surprised them most, and alongside the zebra and nyala you will often hear: "Our water and electricity bills are lower than we expected." Here is why.

FROM TOWN TO TAP

How power and water reach you

Mossel Bay Municipality
Sells water and electricity in bulk

↓

Your HOA buys in bulk
Same tariff per unit as the municipality, no mark-up

↓

Your own smart meter
Read and billed by our own team

↓

Your home
No breaker fee, a modest availability fee instead

Buying in bulk for the whole village

The HOA buys water and electricity in bulk from the Mossel Bay Municipality and supplies it directly to every home. You pay **exactly the same tariff per unit** as a direct municipal customer: no hidden mark-ups.

The difference lies in the fixed charges. Municipal customers pay a monthly breaker fee based on the size of their main breaker, used or not.

MUNICIPAL CUSTOMER	OUTENIQUASBOSCH HOME
~~Monthly breaker fee~~	**Modest availability fee**

Smart meters, managed in-house

Every home has its own smart meter, and our own team handles the readings and billing. Outside metering companies charge fees that would land on every member's account, so doing it ourselves is **the most cost-effective way**, and we plan to keep it that way.



WATER THAT WORKS TWICE

The estate's recycled-water loop

- **Gardens:** most gardens are watered with treated recycled water, included in your levy, so a green garden costs nothing extra.
- **Toilets:** most homes also flush with recycled water, keeping more drinking water off the bill.
- **Firebreak:** every property has a sprinkler line along its boundary that protects against veld fires.
- **Rainwater tanks:** with the tank every Mossel Bay home must have, very little drinking water is wasted.

Good value, by design

On average, Outeniquasbosch households enjoy very reasonable water and electricity bills compared to many Garden Route homes. None of it is by accident: it comes from careful planning, from choosing the cost-effective option over the convenient one, and from members who make good use of what the estate offers.

A village that looks after its resources, its environment and its members' pockets, all at the same time.

Outeniquasbosch HOA Management Committee

Dr Zandia Bronkhorst

Treatment of the Month

Nanofox



Combination treatment focuses on the skin's surface to improve skin texture, reduce pore size, and minimize fine lines and wrinkles



SCAN TO BOOK

bookings.beautyawakened.co.za

Book your consultation for only R500

No consultation fee if you administer a treatment

072 502 7774

EVERYBOX

YOUR SEASONAL HARVEST · FARM TO TABLE

Choose your box, add from our add-on list, or build your own.



Small Standard Box — R212

- 400g Rainbow Carrots
- 400g Rainbow Beetroot
- 400g Longstem Broccoli
- 400g Baby Spinach

Summer Box — R252

- 400g Rainbow Beetroot
- 400g Swiss Chard
- 100g Spring Onion
- 50g Rocket
- 50g Coriander
- 150g Radish
- 400g Rainbow Carrots
- 400g Baby Spinach

Small Speciality Box — R343

- 400g Baby Spinach
- 400g Longstem Broccoli
- 400g Rainbow Carrots
- 400g Rainbow Beetroot
- 300g Pak Choi
- 300g Leeks
- 100g Spring Onion
- 400g Baby Turnips

EveryDay Box — R389

- 400g Baby Spinach
- 2 x 400g Longstem Broccoli
- 2 x 400g Rainbow Carrots
- 400g Rainbow Beetroot
- 300g Pak Choi
- 100g Spring Onion

BUILD YOUR OWN

Harvest box

Choose your favourite vegetables from the add-on list.

FOR NO LESS THAN

R250

ADD-ON LIST

Pak Choi 300g	R54	Baby Spinach 400g	R46
Rainbow Carrots 400g	R45	Spring Onion 100g	R22
Longstem Broccoli 400g	R76	Swiss Chard 400g	R40
Rainbow Beetroot 400g	R68	Radishes 150g	R19
Baby Turnips 400g	R40	NEW Rocket 50g	R22.50
Leeks 300g	R30	NEW Coriander 50g	R20
		NEW Wild Rocket 100g	R45

everybox.co.za

CONTACT BEN

078 395 4846

Our carefully curated boxes already include a 10% discount.

FRESHLY HARVESTED • LOCALLY GROWN • DELIVERED WITH CARE



South African giraffe
Giraffa giraffa
Burchell's Zebra
Equus quagga ssp. burchellii



SR DEBBIE CORDEWENER

Home nursing *in the village*

Clinical Nurse Specialist, Outeniquasbosch

"I'm looking forward to assisting the Outeniquasbosch community."

SR DEBBIE

Professional, caring nursing in the comfort and privacy of your own home. Sr Debbie has **over 20 years in healthcare** and lives right here in Outeniquasbosch.

MOTHER AND BABY

- Breastfeeding Consultant
- General Baby Care
- Baby Weighing and Measurement
- Immunisations

TESTS AND CHECKS

- Blood Pressure Monitoring
- Blood Glucose Testing
- Blood Tests
- Patient Assessments
- Short Medical Reports for Insurance

TREATMENTS

- IV Drip Therapy
- Wound Care and Suture Removal
- Injections, Vitamin B12 and BCO
- Ear Irrigation

CARE AT HOME

- Home Visits by Registered Nurse
- Home Care (bed baths, catheter care)
- Doctor Services Available if Required

20+ years	M.Cur	Home visits
experience	degree	in the village

QUALIFICATIONS M.Cur (High-Risk Neonates) · B.Cur · Mediation in Medical Negligence · Little Steps Preemie Facilitator · Certified Breastfeeding Consultant · SMART Assessment · Prescribing Licence · IV Vitamin Therapy

BOOK A HOME VISIT

076 738 8056

firststepsbabies@gmail.com

Costs are provided on request. Watch her 2-minute video: scan the code.

SCAN TO WATCH HER VIDEO

OUTENIQUASBOSCH
The Wildlife Village

Tidy Street Fronts, Happy Neighbours

A NOTE FROM THE LANDSCAPING OFFICE

One of the joys of Outeniquasbosch is that many of our homeowners get to enjoy it on their own schedule. Some are here year-round, others visit for weekends, holidays or a few months at a time. But the garden keeps growing whether we're home or not, and lately we've noticed, and heard from quite a few residents, that some street fronts and driveways are starting to look a bit neglected.

The street front: a shared space with a personal touch

The strip between the kerb and your building line is technically a public area, but the Landscape Manual makes each owner responsible for keeping it stable, planted and neat. The same goes for any part of your property that's visible from the street. Together, these areas make up the streetscape we all share. When most homes look cared for but a few are overgrown, the whole street feels it.

Driveways are the other trouble spot. Grass and weeds love the gaps between pavers, and after a few months of good rain, a driveway can disappear under green surprisingly quickly.

Away more than you're home?

That's absolutely fine. A little planning is all it takes. Consider arranging a regular garden service, or ask a neighbour, friend or rental agent to keep an eye on things while you're gone. A visit every few weeks during the growing season goes a long way. It also helps catch invasive plants early, before they set seed and spread into the rehabilitation areas that our wildlife depends on.

A word on weeds

It's tempting to reach for the spray bottle, but please be careful near rehabilitation areas. The Manual doesn't allow chemical poisoning there without prior written approval, and runoff doesn't respect property lines. Hand-pulling or scraping weeds from paving joints is usually the safest route. If you're not sure what's appropriate, pop us a message first. We're always happy to help.

Make it easier on yourself

If keeping up with your street front feels like a chore, it may be worth rethinking the planting. Many of the indigenous species on our Approved Plant List are hardy, water-wise and happy to look after themselves once established. We're glad to chat through options that suit a lock-up-and-go lifestyle.

Looking ahead

Street fronts will form part of our ongoing inspections across the estate. Where something needs attention, we'll reach out to the owner first and allow reasonable time to sort it out. Our aim is to keep this friendly and practical rather than formal.

A big thank you to everyone who already takes such good care of their properties. It makes a real difference to how Outeniquasbosch looks and feels, for residents and wildlife alike.



DR. JACQUES **SCHOEMAN**
DR. TIAN **FOURIE**



DR JACQUES SCHOEMAN



DR TIAN FOURIE

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drjacquesschoeman@gmail.com

ADDRESS:
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29 Kaap De Goede
Hoop Ave
Hartenbos



Impala
Aepyceros melampus

ILLUSION GLASS

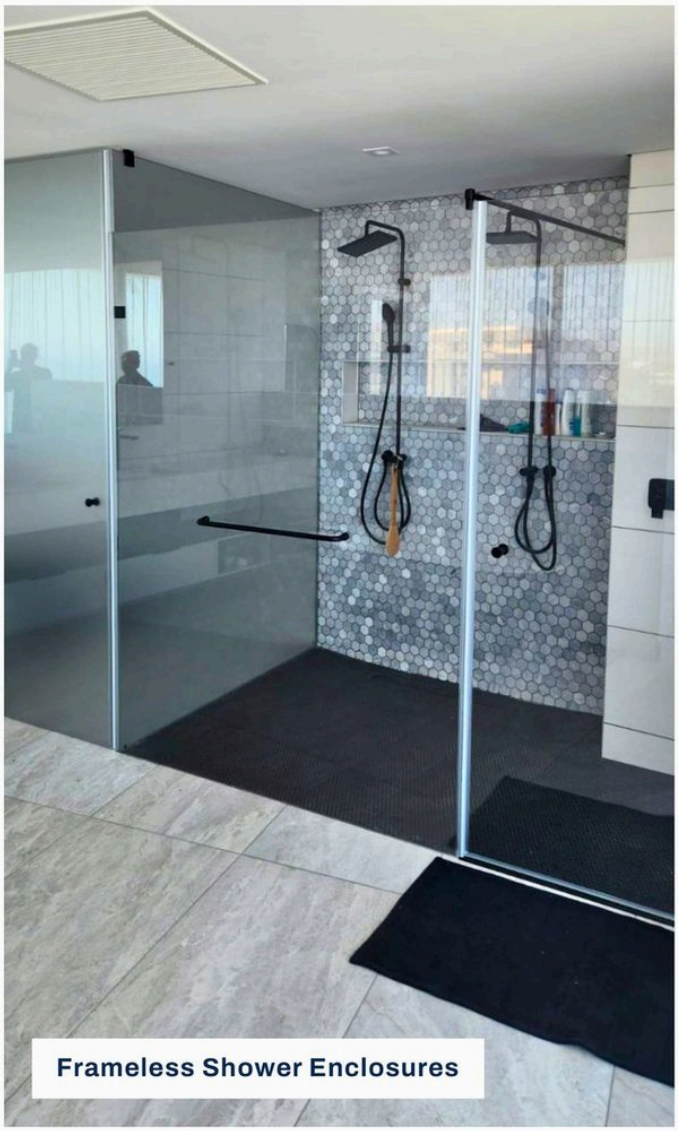
FRAMELESS GLASS, BALUSTRADES & SHOWERS

GEORGE
WESTERN CAPE

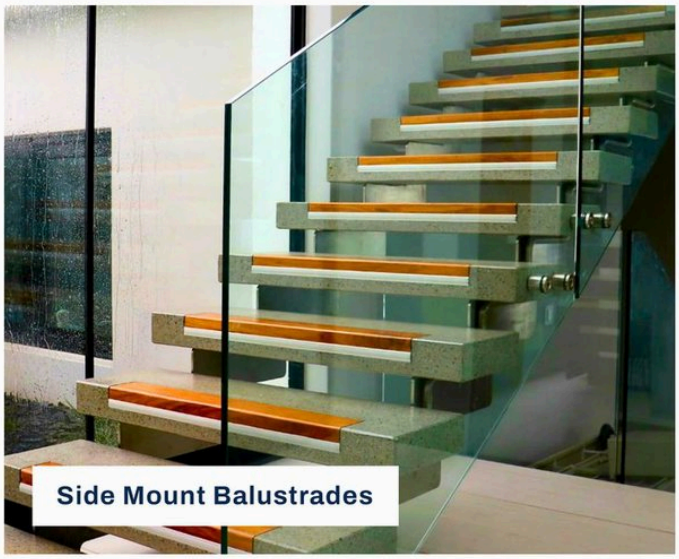
Clear lines.

Clean living.

Frameless showers and glass balustrades, made to measure for your home.



Frameless Shower Enclosures



Side Mount Balustrades

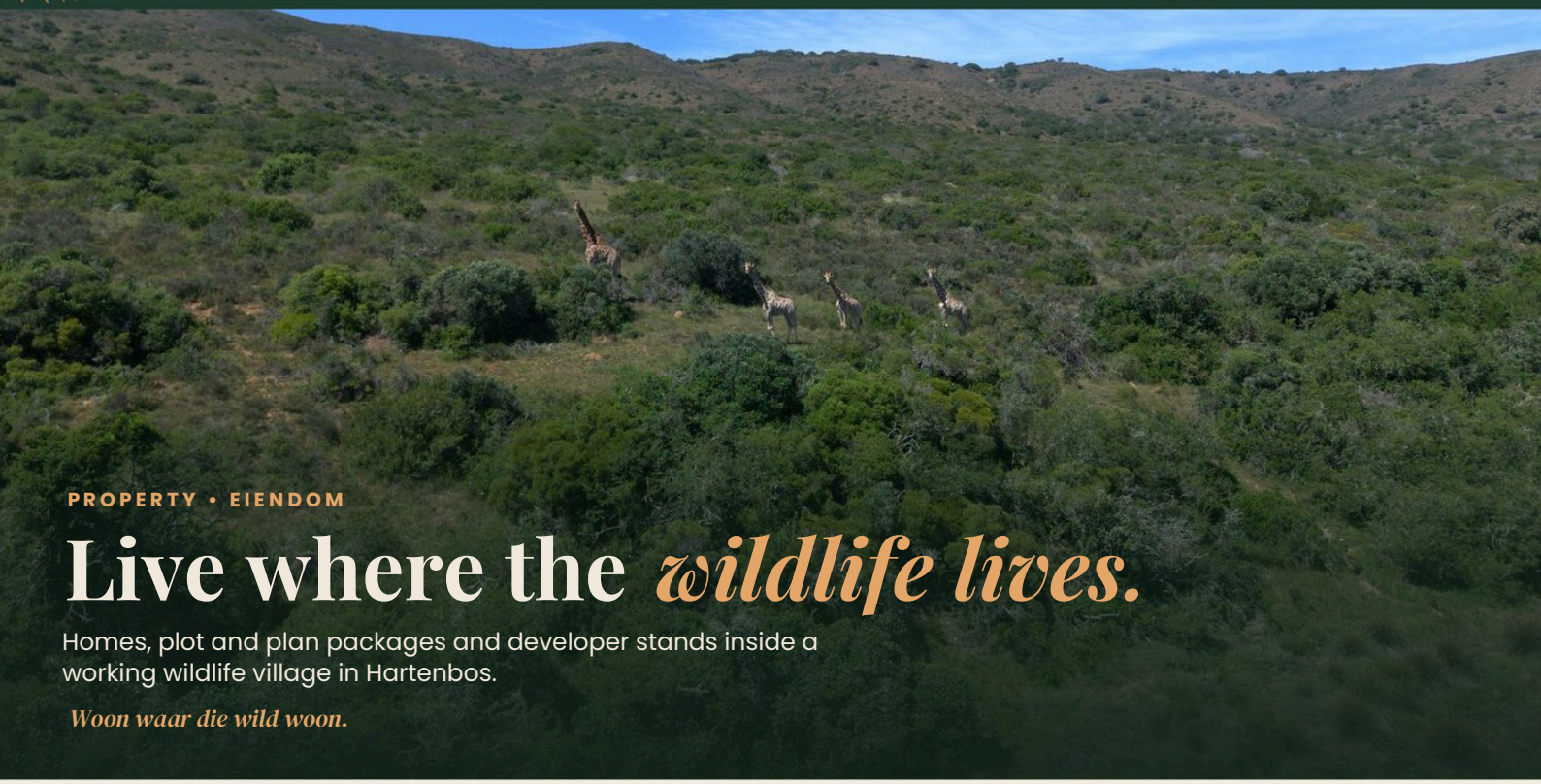


Top Mount Spigot Balustrades

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admin@illusionglass.co.za
www.illusionglass.co.za
1 Bank Street, George Industrial



PROPERTY • EIENDOM

Live where the *wildlife lives.*

Homes, plot and plan packages and developer stands inside a working wildlife village in Hartenbos.

Woon waar die wild woon.

445	212	75%
erven transferred so far	Homes already occupied	of the estate stays wild

FOR SALE

Homes and plot and plan

39 properties on the market right now, from finished homes to plot and plan packages.

Scan to see every property for sale

DEVELOPER STANDS

Build your own

8 stands in Phase 7, 1 001 to 1 304 m², **from R2.2 million**. No transfer duty.

Scan to see the stands and prices

TO RENT

Try the village first

Rent while you build, or live the Outeniquasbosch life before you buy. Managed in-house.

Scan to see homes to rent

PHASE 7

ALMOST SOLD OUT

The last stands in Phase 7.

Only a few developer stands left, and no transfer duty.

See Phase 7

PHASE 16

LAUNCHING SOON • BINNEKORT

The next phase is on its way.

The civils are under construction right now. Details follow soon: watch this space.



WATCH - KYK

Inside Outeniquasbosch, Episode 1

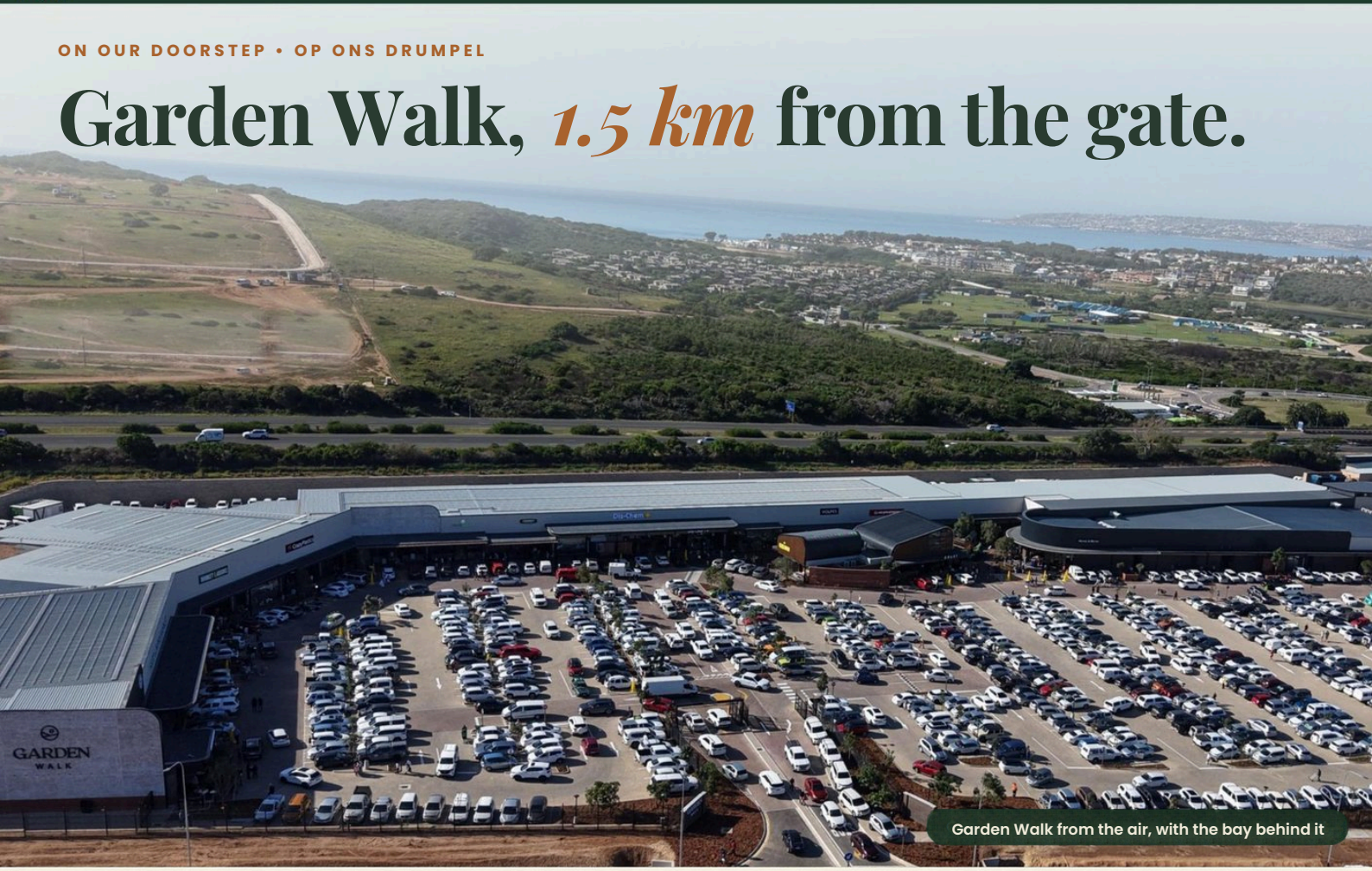
Ride along with Pieter: zebra between the houses, the new sports fields at King's College, what is sold, what is left and what comes next.

Watch on YouTube

Sales: Pieter 082 550 0561 • Sanellé 079 570 5469 • Office 044 868 0044 • sales@outeniquasbosch.co.za

ON OUR DOORSTEP • OP ONS DRUMPEL

Garden Walk, *1.5 km* from the gate.



Garden Walk from the air, with the bay behind it

A coastal retail and lifestyle centre just off the N2 at the R102, Monte Christo Road, Hartenbos. **Four minutes by car from the main gate**, and on the road most of us drive twice a day.

GARDEN WALK

40+
stores, open since 26 March 2026

1.5 *km*
from the Outeniquasbosch gate

4 *min*
by car, via Monte Christo Road

Free
on-grade parking, wheelchair access



TRADING HOURS

Monday to Friday	09:00 to 18:00
Saturday	09:00 to 17:00
Sunday and public holidays	09:00 to 15:00

Every store, with its logo, is on the next two pages. →

SPUR

Also in this issue: Spur Lynx Creek at Garden Walk, with their milkshake offer on page 50.

STORE DIRECTORY · HARTENBOS

Garden Walk

40+ stores, opened 26 March 2026.

PART
1 of 2

GROCERIES & ESSENTIALS

4 STORES

- Checkers
- LiquorShop Checkers
- Market Liquors
- Food Lover's Market

HEALTH, BEAUTY & WELLNESS

8 STORES

- Spec Savers
- Clicks
- Dis-Chem
- kind Hearing
- Sorbet
- neovision optometrists ~ oogkundiges
- The Barber Shop
- Barber Shop Male Ego

DINING, FOOD & RESTAURANTS

8 STORES

- Spur Steak Ranches
- Doppio Zero
- Elvis Brew
- Krust café
- Mugg & Bean
- Burger King
- KFC
- Seattle Coffee Co

CLOTHING & FASHION

8 STORES

- Ackermans
- Pick n Pay Clothing
- Miladys
- Overland Outdoor Adventure
- W Edit by Woolworths
- Indoblu
- American Swiss
- Joan's Bloemiste | Florist

Garden Walk opened 26 March 2026, minutes from our gate via the N2 at Hartenbos.

Mon to Fri 09:00 to 18:00
Sat 09:00 to 17:00 · Sun 09:00 to 15:00

STORE DIRECTORY · HARTENBOS

Garden Walk

Everyday shopping, dining and fashion, minutes away.

PART
2 of 2

HOME & LIFESTYLE

12 STORES

- @home THE HOMEWARE STORE
- mr price home
- VOLPES THE HOME OF LINEN
- Crazy Plastics
- PEP HOME
- WHITEHOUSE
- Dial-a-Bed
- PENCIL & OAK
- OUTDOOR WAREHOUSE for every adventure
- THE CRAZY STORE Help you never know what you might find!
- Koala Shopping
- WATERPLAAS

TECHNOLOGY & SERVICES

7 STORES

- Chatz connect
- Telkom
- PLUMBLINK Proudly Bidvest
- we buy cars
- iCare Plus
- vuse
- KASE ARTIST

STATIONERY, PETS, GARDEN & BANKING

8 STORES

- PnA colour your world
- BB
- AGRIMARK
- Petshop science
- NEDBANK
- CAPITEC BANK ATM
- BILTONG CRAFT SA
- bobbox

Garden Walk opened 26 March 2026, minutes from our gate via the N2 at Hartenbos.

Mon to Fri 09:00 to 18:00
Sat 09:00 to 17:00 · Sun 09:00 to 15:00

SHAKE IT UP

Thick, creamy and oh-so-delightful



LYNX CREEK | 044 692 0448
Garden Walk Mall, Hartenbos.

SPUR

COMPLIMENTARY MILKSHAKE



LYNX CREEK | 044 692 0448

Ts & Cs apply. Complimentary Ice Cream/Milkshake when you order a main meal. Excludes breakfast meals, specials and promotional offers. Eat-in only. Valid 1 Sept - 30 Nov 2026

RATES FROM THE OCTOBER 2026 ISSUE

Advertise in Die Boschbokkie

Reaching every home in Outeniquasbosch, every issue.

Sent to every household by email and WhatsApp, published on the estate website and in the online flipbook, and shared on social media. A small audience, and an unusually engaged one.

THE SIZES AND THE RATES



Full page
210 × 297 mm, edge to edge
R500

Half page
190 × 133 mm, landscape, above or below editorial
R250

Back page
210 × 297 mm, the page the issue closes on. One per issue.
R700

Business strip
A horizontal band in the Community Marketplace
On request

All rates are per issue. Residents advertising their own business pay a reduced rate, and booking three or six issues reduces it again. Ask us for the figure.

What you get

Every advert also runs in the online edition and flipbook, on the estate website and across social media. Full page and back page placements include a short written feature alongside the advert.

Booking and artwork

Artwork is due ten days before publication. No artwork? We design it from your logo and copy at no extra charge. Payment holds the space, and we send you a proof before the issue goes out.

Artwork that prints sharp

Send a PDF, or a PNG of at least **2480 × 3508 px** for a full page (300 dpi). Please avoid text inside AI-generated images: it turns blurry in the flipbook.

READY TO ADVERTISE?

Apply online in two minutes

boschbokkie.outeniquasbosch.co.za/advertise

1. **Apply online.** Choose your size and how many issues.
2. **We review your application.** Every advert is approved by the HOA first.
3. **We send your invoice and a proof.** Banking details come with the invoice.

QUESTIONS? TALK TO US

Sanellé du Plessis
079 570 5469
reinier@outeniquasbosch.co.za

Outeniquasbosch Home Owners Association

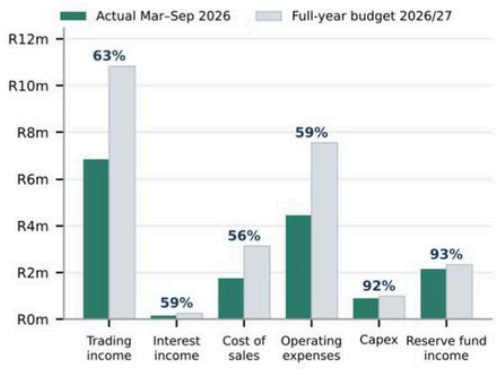
Actual Mar–Sep 2026 compared with the full-year 2026/27 budget

Period ended 30 September 2026
7 of 12 months (58%) of the year elapsed

Trading income	Total expenses (CoS + opex)	Net operating surplus	Net surplus funds
R6.8m	**R6.2m**	**R799k**	**R2.1m**
63% of full-year budget	**58% of full-year budget**	**192% of full-year budget**	**117% of full-year budget**
Full-year budget R10.8m	Full-year budget R10.7m	Full-year budget R416k	Full-year budget R1.8m

Actual vs full-year budget

% of full-year budget shown above bars



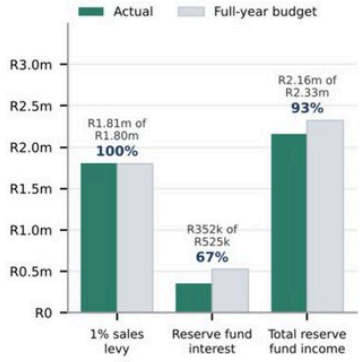
Budget remaining

Full-year budget less Mar-Sep actual



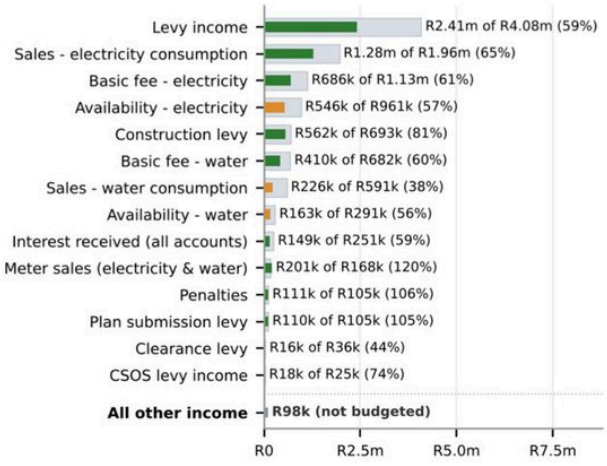
Reserve fund income

Actual vs full-year budget



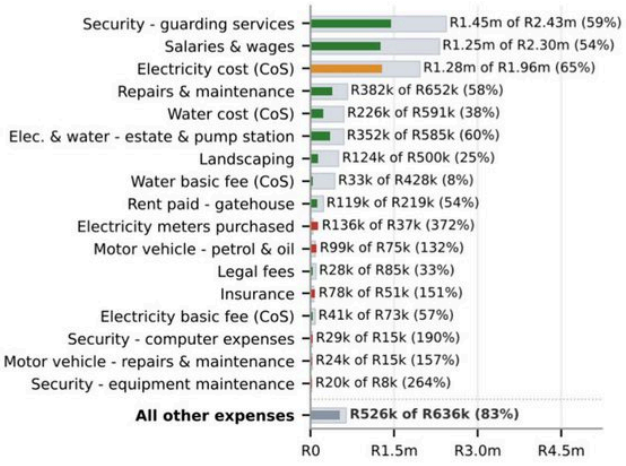
Income: actual vs full-year budget

Grey = full-year budget; bar = actual (orange = behind 58% pace).
Labels: actual of full-year budget (% of budget).
The 14 items shown make up 99% of total income:
Actual R6.89m of R6.99m | full-year budget R11.08m of R11.08m (100%)



Expenses: actual vs full-year budget

Grey = full-year budget; bar = actual (red = over; orange = ahead of pace).
Labels: actual of full-year budget (% of budget).
The 17 items shown make up 91% of total expenses (CoS + opex):
Actual R5.66m of R6.19m | full-year budget R10.02m of R10.66m (94%)



Key points

- **Income:** R6.84m of the R10.83m full-year trading income budget (63%) has been earned in 58% of the year, leaving R4.0m to collect. Plan submission levies, penalties and meter sales have already passed their full-year budgets; water consumption sales (38%) and clearance levies (44%) are lagging.
- **Expenses:** R6.19m of the R10.66m full-year budget (58%) has been spent, exactly in line with the time elapsed. The two biggest costs, salaries (54%) and guarding (59%), are on pace.
- **Items already over the full-year budget:** electricity meters purchased (372%), security equipment maintenance (264%), security computer expenses (190%), motor vehicle repairs and maintenance (157%), insurance (151%, mainly motor vehicle insurance) and motor vehicle petrol and oil (132%).
- **Why electricity meters are over budget:** R136k has been spent against a full-year budget of R37k. More houses were developed than budgeted, which also lifted electricity meter sales to R164k (120% of budget). In addition, the estate needs to keep adequate stock of meters, as buying in larger quantities lowers the cost per unit.
- **Repairs and maintenance** (infrastructure, roads, the Monte Christo access road and equipment combined): R382k of R653k used (58%), exactly on pace. Roads and infrastructure are already over their own budgets, offset by equipment maintenance, which has used only 17%.
- **Electricity and water – estate usage and pump station** (combined): R352k of R585k used (60%), in line with the time elapsed.
- **Most budget left:** landscaping (R376k left, 25% used) and legal fees (R57k left, 33% used).
- **Reserve fund income:** R2.16m received against a full-year budget of R2.33m (93%). The 1% sales levy has brought in R1.81m, already above its full-year budget of R1.80m. Reserve fund interest received is R352k of R525k (67%).
- **Surplus and capex:** Net operating surplus of R799k is already 192% of the R416k full-year budget, and net surplus funds of R2.06m exceed the full-year budget of R1.77m. Capex has used 92% of its R975k budget, leaving R81k.

Prepared by The Tax Shop Mossel Bay (Pty) Ltd

the tax shop
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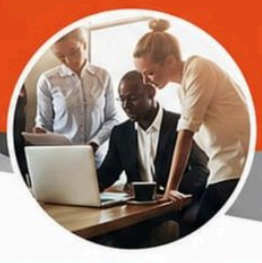
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Business planning is essential for your business success – get the weapons into your toolbox.


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PARTNER WITH BUDDIES 4 LIFE

Together we can open schools that feed, teach and uplift children across South Africa.

Help ons om kinders te voed en te leer.

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Buddies 4 Life
My Africa Child

WHAT YOUR GIVING DOES

R100
Give what you can. Every contribution makes a difference.

R1 000
Sponsor a child.

R20 000 a month
Partner with us to help start a school.

HOW YOU CAN HELP

- **Give.** Once off, or every month.
- **Sponsor.** Carry one child for a year.
- **Volunteer.** Give time instead of money.



GET INVOLVED TODAY

Scan the code to learn more and to give

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FEEDING AND EDUCATING THE CHILDREN OF AFRICA

EVERYONE IN THIS ISSUE

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The businesses supporting Die Boschbokkie this month. Scan a code to call them or open their website, and please support them back.

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ST Blaize Scaffolding
Scaffolding, plant hire and hardware
044 692 0124

Spur, Lynx Creek
Garden Walk Mall. Complimentary milkshake offer until end November
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The Tax Shop
Tax and accounting
081 355 7176

Want to see your business here? Rates and sizes are on the "Advertise in Die Boschbokkie" page.

TO BOOK
Sanellé du Plessis • 079 570 5469

ESTATE DIRECTORY

Who to call for what

Eight names, and exactly what each one handles.



Pieter Dreyer van Zyl

SALES & MARKETING

Buying, selling, or listing a property within the estate, marketing materials, and general sales enquiries.

082 550 0561



Sanellé du Plessis

SALES & MARKETING

Reach out to either Pieter or Sanellé depending on availability.

079 570 5469 · ext 6



Juanita Santos

AESTHETICS

Building plan and architectural aesthetic approvals, house colours, finishes, and anything relating to the Aesthetics Committee.

Office · ext 4



Christelle Reitsma

ADMIN & FINANCE

Levies, invoices, account queries, general estate administration, and the MyEstateLife app.

Office · ext 3



Apogée Fowler

LANDSCAPING

Landscaping applications, garden compliance, planting queries, and day-to-day landscaping matters.

Office · ext 5

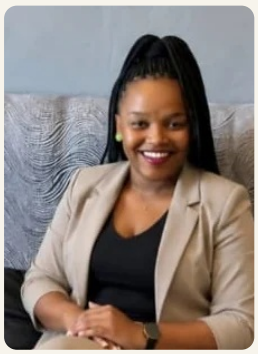


Edwardine Sambok

FACIAL RECOGNITION & POLICE CLEARANCE · CONTRACTORS GATE

Contractor access, facial recognition registration, and police clearance checks at the Contractors Gate.

Office · ext 7



Beida Sambok

FACIAL RECOGNITION · GATEHOUSE

Resident and visitor facial recognition registration at the main Gatehouse.

Office · ext 2



Jeff Krause

MAINTENANCE

Reporting and resolving maintenance issues across the estate's common areas and infrastructure.

Office · ext 8

Estate Office 044 868 0044, then the extension. Security and emergencies: ext 1.

Mon to Thu 08:00 to 16:30
Fri 08:00 to 16:00

KEEP THESE CLOSE

Contacts & Emergency Numbers

ESTATE OFFICE

Mon to Thu 08:00 to 16:30
Fri 08:00 to 16:00

Tel: 044 868 0044

outeniquasbosch.co.za

PHONE EXTENSIONS

1. Security & Emergencies
2. Main Entrance
3. Christelle & Yolandi · Admin
4. Juanita · Building
5. Apogée · Landscape
6. Sanellé · Sales
7. Contractors Entrance
8. Maintenance

ESTATE & MEDICAL

ESTATE SECURITY · CRIME WATCH
063 963 3599

ER24
084 124

NETCARE
082 911

FIRE / AMBULANCE
112

POLICE
10111

Traffic & Law:	**044 606 5204**
Fire & Rescue:	**044 606 5121**
Municipality:	**044 606 5000**
Alt. Emergency:	**044 050 8000**
SAPS Mossel Bay:	**044 606 2868**
SAPS Kwanonqaba:	**044 606 5606**
Hospital:	**044 691 2011**
NSRI:	**082 990 5954**
SPCA:	**044 693 0824**

LOCAL SERVICES & CONTACTS

TUISSORG
Debbie Cordewener
076 738 8056

HOUSE & PET SITTING
Ellené
060 971 6026

TUINDIENSTE
Leon Prins
071 027 6207

FREE RANGE HONEY
John Stoltz
072 278 4590

SLANGVANGER
Heinrich Ninaber
082 453 1787

FIBRE · VDS
Andre Kruger
082 552 2446

FIBRE · CONNECT4U
Karl · Computers4U
044 871 0495

IN CASE OF EMERGENCY

In Need? Call Us

Public emergency numbers for quick access.

QUICK EMERGENCY NUMBERS

Traffic & Law:
044 606 5204

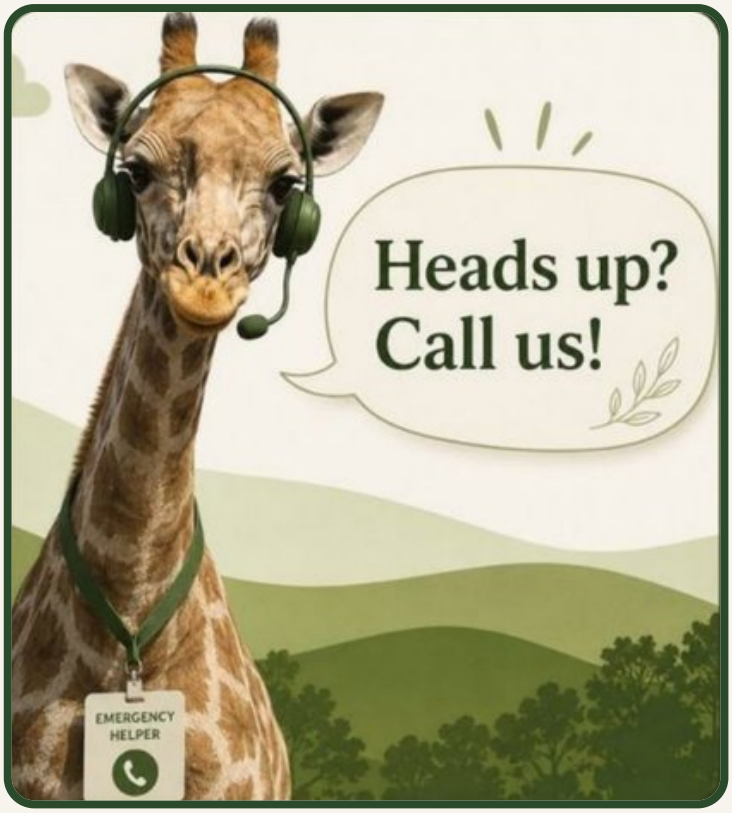
Fire & Rescue:
044 606 5121

Municipality:
044 606 5000

Alt. Emergency:
044 050 8000

ADDITIONAL EMERGENCY CONTACTS

SAPS Mossel Bay:	**044 606 2868**
SAPS Kwanonqaba:	**044 606 5606**
Hospital:	**044 691 2011**
NSRI:	**082 990 5954**
SPCA:	**044 693 0824**



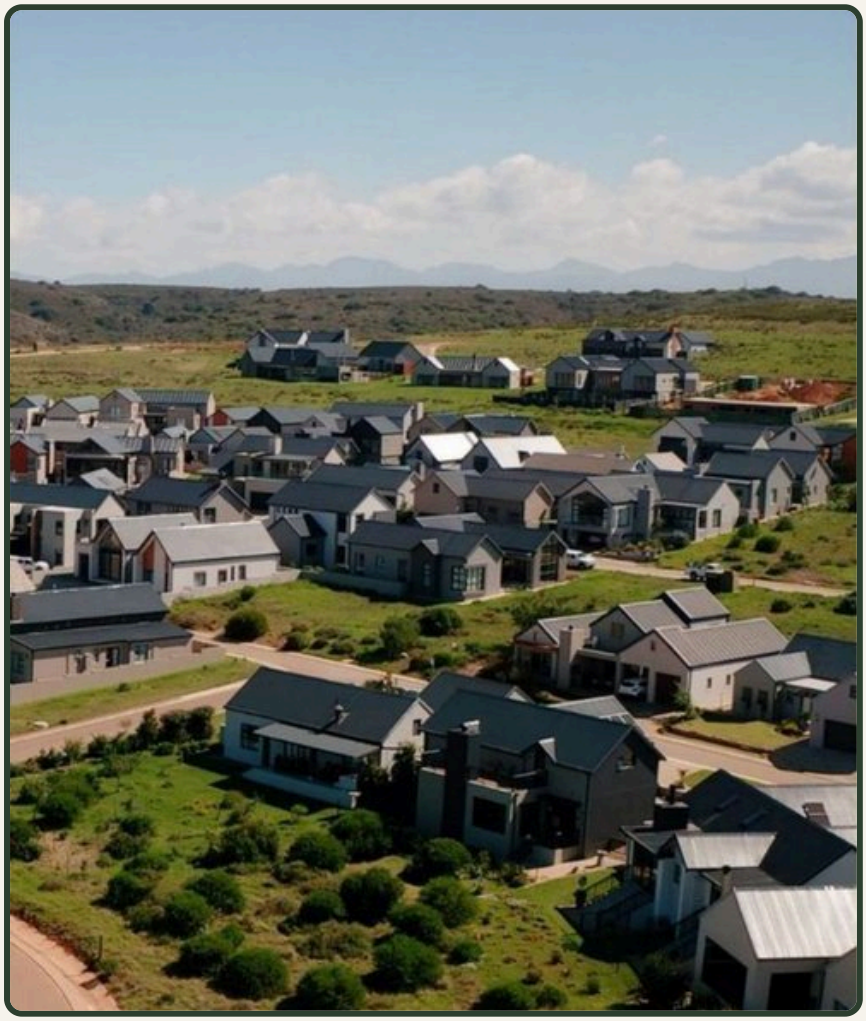
IN CASE OF EMERGENCY



Save these numbers *for easy access during urgent situations.*

Here for you, *every step of the way.*

Our team is available when you need us most, on weekends and public holidays.



OUTENIQUASBOSCH
The Wildlife Village

AGENTS AVAILABLE ON WEEKENDS & PUBLIC HOLIDAYS

CONTACT:

Sanellé du Plessis
079 570 5469

Pieter Dreyer van Zyl
082 550 0561

"Life in Abundance"

Pieter Dreyer van Zyl

Call +27 82 550 0561
Sanellé du Plessis +27 79 570 5469
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www.outeniquasbosch.co.za





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THANK YOU