



WEDGEWOOD
Golf and Country Estate

NEWS LETTER

Dear Homeowners and Residents

We welcome you to our new newsletter for Homeowners & Residents, to keep you connected with Estate News, Homeowners news and Learn about your Rights and Obligations. News Letter will be updated to webpage, including any other Information, Rules & Regulations & Golf Club information.

Wedgewood Web Page: <https://wedgewoodgolfestate.co.za/>

Emergency Contact Numbers

- Estate Manager
 - Barry Harmer . 084 799 2724
 - Email: estatemanager@wwge.co.za
- Maintenance
 - Johan Marais . 074 807 6947
- Consec Security Gate
 - 082 602 1522

Content: Newsletter @ 1st July 2024

- Estate News : Property Investment Value, and essential part of the Golf Course
- Home Owner News : Home Renovations on the rise : Boosting Property Value

ESTATE NEWS

PROPERTY INVESTMENT VALUE, ESSENTIAL PART OF THE GOLF COURSE.

Since the mid 1980's there has been something of a boom in golf related developments and one of the key financial problems that are often faced by estate golf courses lies in the original nature and structure of the business relationship between the property developer and the golf facility.

In the eyes of many developers, whose focus is, not unnaturally, on property sales, a golf course is seen as a very attractive package to help market and sell the development.

In the past little thought was given to the legacy aspects of how to sustain the golf course, as an integral part of the estate, once the stands have been sold and the developer has moved off site and onto a new project.

There are many examples where the balance between the needs of the developer in the sales stages of a project, either through greed, unrealistic expectations or poor financial models, have not been in realistic step with the longer term needs of the golf course and its related facilities.



WEDGEWOOD
Golf and Country Estate



WEDGEWOOD
Golf and Country Estate

NEWS LETTER

This problem was then further aggravated by the over optimistic projections regarding the number of golfers who would purchase and take up residence at the new estates.

What transpired was that a significant majority of the residents and homeowners at golf estates do not in fact play golf. This unexpected development was subsequently borne out by the international average on this ratio, which put the numbers at about 75 / 25 in favour of the non-golfers as residents at estates with a golf course as the key centrepiece.

Added to this mix are regional factors outside of the fairway view aspect (who wouldn't want to look at a golf course from their lounge windows?). This includes for example the need for secure suburban fortresses in South Africa, but whatever these may have been, the net result remains that the preponderance of golf estate residents and property owners **do not** in fact play golf.

We now understand clearly that the relationship between the developer and the golf facility needs to be managed carefully from the outset. This must include a completely objective and dispassionate view of the downstream, post property sales phase, and the needs of the golf facility. If it is not then it can turn out to be a recipe for future disaster. **From an investor's or buyer's perspective, the golf course must be seen as an essential part of their property's investment value, whether they are a golfer or not.**

History clearly shows that where the relationship is not carefully structured, promoted clearly and honestly and then managed realistically, the most likely outcome will be one in which the golf course, due to a lack of provision for adequate funding, will become a significant liability in the overall context of an estate's financial activities.

The golf course has to be seen as a core and integral element of the complete facility and must not be allowed to be sheared off into a separate entity. No matter how imaginative this process might be, it will not change the fundamental inter-relationship between the golf course and the estate itself.

Wedgewood Golf Estate, where the golf course is part of the overall package, has learnt from these marketing and presentation errors and sees golf as only one of the lifestyles features it offers residents, all of which need to be supported by the homeowners.

It is not exactly a case of their marketing the facility to the non-golfers on the 'if you don't like it buy somewhere else basis', but the fact that the golf course is seen as an integral part of the facilities from the outset, giving the prospective buyer or investor a clear understanding of their responsibility within the community.

Wedgewood Golf Estate, is embarking on retrospective actions to address this issue within its structure, along the theme of total ownership by every homeowner of every aspect of the estate's facilities irrespective of personal preferences or interests.



WEDGEWOOD
Golf and Country Estate



WEDGEWOOD
Golf and Country Estate

NEWS LETTER

Presenting the golf course as an integral part of the whole development and marketing it to potential buyers as such, removes any of the false expectations associated with the fact that just because they don't play golf, that the use of these facilities will be free of charge.

This approach will ensure that the golf course is securely anchored at the core of the development along with its roads, gardens, sewage processing plant and security fences. It will also ensure that every property owner understands that the value in their property investment is inextricably linked to the maintenance and wellbeing of ALL the facilities that the estate offers and not just the ones that they choose to use personally.

HOMEOWNER NEWS

Home Renovations on the Rise: Boosting Property Value

This week we thought to share some insights on the ongoing renovations and maintenance of homes on the Estate. These efforts not only ensure the upkeep of our beautiful community but also reflect the desirability and quality of life that our Homeowners value.

Property Renovations / Additions:

We're pleased to see so many homeowners taking pride in their properties and investing in their homes with ongoing improvements. The growing trend of home renovations/additions was noted in 2023 and it continues in 2024.

The following data is based on the number of erven for which building levies were paid. Accordingly, this data only includes renovations /additions that require building plans to be submitted to the Design Review Committee.

Year	Renovations/Additions*
Feb – Dec 2023	48
Comparative	Renovations/Additions*
Feb – May 2023	25
Jan – May 2024	27

*In addition to these renovations/additions, are maintenance improvements such as Minor Building Works that will be completed in less than one (1) month, exterior and roof painting, internal aesthetic upgrades and notably solar panel installations.

At the time of writing there are +-20 building plans for renovations/additions with our Design Review Committee, further reaffirming the trend.



WEDGEWOOD
Golf and Country Estate

NEWS LETTER

We take pride in the collaborative effort between homeowners and our team to keep our Estate beautiful and thriving. The support and involvement of our homeowners and residents is crucial in making this possible.

Considering renovations or additions?

If you are considering renovations / additions to your home, the first step is to download and peruse the Estate Architectural Design Manual available from the Estate Manager : Barry Harmer.

This will give you a clear understanding of what the guidelines are around the architectural design on the Estate.

The Wedgewood Golf Estate Architectural Review Committee is committed to assisting homeowners in achieving their dream home on the Estate. By working with the committee, homeowners can ensure that their renovations / additions are compliant with the Estate Architectural Design Manual and contribute to the unique and beautiful architecture that defines Wedgewood Golf Estate.

