



POSSIBLE IMMIGRATION PROTEST ACTION ON 30 JUNE

The HOA is aware of reports and rumours regarding possible protest action throughout the country on 30 June. Our security management team is in constant communication with the police service and other authorities, and the situation is being closely monitored. At this stage, there is no indication that any protests are being planned in the Cape Winelands. Residents, and domestic employees in particular, are however advised to be cautious and check on local conditions before travelling on the day. The HOA will issue an update should circumstances change.

COMPLIANCE WITH EMPLOYMENT AND IMMIGRATION LAWS

We have recently received numerous queries from residents requesting guidance on the legal requirements for employing foreign nationals within the estate (including domestic workers, gardeners, childminders, and private maintenance contractors). Given the recent increase in joint nationwide compliance operations by the Department of Employment and Labour and the Department of Home Affairs, the HOA wishes to share the following objective legal framework to help residents protect themselves from severe statutory liabilities.

1. Your Legal Status as an Employer

Under South African law, any resident who directly hires a person to perform work in their household or on their property is legally classified as an **employer**.

- **The Current Law:** Section 38 of the Immigration Act makes it a criminal offence to knowingly employ an undocumented foreign national, or to permit a foreign national to perform work outside the specific scope or conditions of their visa.

- **Escalating Penalties:** The **Employment Services Amendment Bill** has recently been introduced to Parliament. Under this updated framework, government oversight is tightening heavily with the recruitment of thousands of new inspectors. Homeowners found in breach face graduated, escalating penalties starting at up to **R100,000 for a first offence**.

2. Resident Verification Checklist

To ensure your household is compliant, residents are strongly advised to perform due diligence before hiring staff and to keep a record of the following documents:

- **Physical Document Review:** Always request to see the *original* physical passport, identity document, or permit. Do not rely on photocopies or text messages.
- **Check the Specific Visa Type:** A valid passport only proves legal entry, not the right to work. Ensure the individual possesses a valid Work Visa, a Refugee/Asylum Seeker permit, or a valid special exemption permit (such as a ZEP or LEP).
- **Track Expiry Dates:** Visas and permits must be currently valid. Set dynamic reminders to re-verify documents well ahead of their expiry dates.
- **Keep Secure Records:** Maintain a secure digital or physical file containing copies of the worker's verified documents and a signed employment contract. If labour inspectors ever conduct an audit, this file serves as vital evidence of your good-faith compliance.

3. Distinction Regarding Estate Contractors

- **HOA Contractors:** The HOA is fully responsible for vetting and ensuring 100% legal compliance for all contractors directly appointed by the estate (e.g., security staff, landscaping teams, and estate maintenance personnel).
- **Private Contractors:** If you independently hire a private service provider (e.g., a pool service, garden service, or home renovation team), you are responsible for ensuring that the principal contractor is a legitimately registered business and that their workers are legally permitted to work on your property. Whilst the HOA's Security Department does carry out vetting of all contractors and service provider employees, this is strictly for access control purposes and does not include checking or verifying work permit status.

Important Labour Law Note: If an employer discovers that an existing employee's documentation has lapsed or is invalid, the employer cannot simply dismiss them immediately. Even undocumented workers are protected by the Basic Conditions of Employment Act. Employers must follow a lawful "incapacity process," which includes issuing a formal written ultimatum to provide valid documentation within a reasonable timeframe (e.g., 14 to 30 days) before proceeding to terminate employment.

The HOA provides this information solely for information purposes and to safeguard members from unnecessary legal and financial exposure. Thank you for your continued cooperation in keeping our estate safe, secure, and legally compliant.

REMINDER: REGISTER TO VOTE - LOCAL GOVERNMENT ELECTIONS



For the 2026 Local Government Elections, registration and voting stations will again be available for Pearl Valley and Val de Vie Estate residents, in partnership with the Independent Electoral Commission (IEC).

Registration location:

Stable Lounge, next to the Polo Pavilion, Val de Vie Estate.

Registration dates and times:

Saturday 1 and Sunday 2 August 08:00–17:00

Please bring a valid South African ID or passport for registration.

Local Government Elections will take place on Monday 2 to Wednesday 4 November in the Polo Pavilion Ballroom, Val de Vie Estate.

[How to register to vote](#)

THINKING OF SELLING?

Your home is part
of your life story.

When you are ready,
we'll help you start a new chapter.

CONTACT US

Pam Golding Properties (Pty) Ltd - Paarl Luxury Estates. Registered with the PPRA. Holder of a Business Property Practitioner FFC. Operating a Trust Account. W: +27 21 300 1658 | E: paarluxuryestates@pamgolding.co.za

pamgolding.co.za

THE PAM GOLDING WAY

Selling Your Pearl Valley Property?

Before placing your property on the market, it's important to be prepared for a smooth and successful sale. Here are a few key points to consider

Capital Gains Tax

Capital Gains Tax (CGT) may apply on the profit made from the sale of your property. A tax consultant or accountant can assist in determining any potential CGT liability - they are best qualified to give you the correct advice.



Certificates

Compliance certificates are required - electrical, beetle and gas for a property in the Drakenstein Municipal area - your Property Consultant can assist you with arranging these.

Documentation

Ensure your property documentation is up to date including approved plans (HOA and Municipality) and that you have the Title Deed (if a mortgage bond is in place it will then be held by the lending institution).



TAX Number

All sellers must have a valid South African income tax number, including foreign sellers. If you do not have, apply for one as soon as you consider selling to prevent possible delays in the transfer process.

Consultant

Choose the right property consultant: experience, market knowledge, strong negotiation skills, and a trusted reputation can make a significant difference to your outcome.



Pricing

Correct pricing from the outset is essential to attract serious buyers and achieve the best possible result - an experienced Property Consultant with strong and historical Pearl Valley market knowledge will guide you on this.



If you are considering selling, work with the #1 rated agents for Pearl Valley (Best Agent) and we will guide you through every step of the process

LEIGH
+27 82 882 8243
leighr@everitt.co.za

ANNELIZE
+27 76 788 9918
annelizer@everitt.co.za

@leigh_annelize
 Leigh & Annelize / Property at Pearl Valley Golf Estate

PEARL VALLEY GOLF SHOP



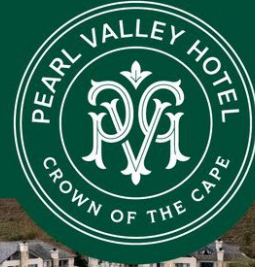
Stay warm in style this season with Pearl Valley Golf Shop's latest Men's Peter Millar Hoodie and Ladies Peter Millar Half Puffer.

Visit the Golf Shop while stocks last.

PEARL VALLEY HOTEL

Exclusive Homeowner Perk

Welcome your loved ones in style! Got friends or family coming to visit? Keep them close by treating them to a luxurious stay right on your doorstep!



Your Special Homeowner Offer

The Rates:

One-bedroom suite - **R2100** per suite per night
Two-bedroom suite - **R4250** per suite per night

The Dates:

1 May 2026 – 30 September 2026

The Details:

Please note this is a ROOM ONLY offering exclusively for Homeowners

For Enquiries:

Paarl / Franschhoek Valley, Western Cape
+27 21 867 8000 | gail.roux@pearlvalleyhotel.com

T's&C's apply. Subject to availability. Room-only rate applies to homeowner bookings.

POLO PAVILLION BY BACK'S

BACK'S

Back's Polo Pavilion

CURRY NIGHT

EVERY TUESDAY

FROM 17:00
A SELECTION OF FOUR FRAGRANT CURRIES WITH SIDES
R225 PER PERSON
BOOKINGS ON DINEPLAN

[Book online](#)



BACK'S
Back's Polo Pavilion
CHRISTMAS
IN JULY

SAVE THE DATE: SATURDAY 25 JULY 2026
THREE-COURSE SHARING
CHRISTMAS MENU | R595 PER PERSON
KID'S WORKSHOP AND
TWO COURSE MEAL | R395 PER CHILD

[Book online](#)

[View menu here](#)

CAFE DE SOL



Café Del Sol
VAL DE VIE ESTATE

Disaronno Cart

Join us for a little something special. We'll have a Disaronno cart with complimentary tastings and exciting freebies.

Pop by, sip, sample.

Saturday, 27 June 2026
12pm - 3pm

+27 (0)79 458 9181



PEARL VALLEY HOME OWNERS ASSOCIATION

Trustees B Lodewyk, E Lyon, J Miller, I van Niekerk, D Woolley












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EMERGENCY CONTACT DETAILS

- | | |
|---|---|
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|  Pearl Valley Main Gate : +27 21 867 1203 |  Paarl Mediclinic: +27 21 807 8000 |
|  Pearl Valley Clubhouse Reception: +27 867 8000 |  Paarl SAPS: +27 21 807 4000 |
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|  Titanium Securitas Medical Services: +27 21 982 8055
(press 1 for medical), or |  Berg River Registration Centre: +27 21 863 6137 |
|  dial +27 64 890 5274 |  Berg River Main Gate: +27 21 863 6101 |
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Disclaimer: Kindly note that the opinions expressed in the communication are those of the authors/advertisers and do not necessarily represent the views of the PVHOA.

Pearl Valley Homeowners Association, R301, Mandela Freedom Road, Paarl, South Africa

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