

RESORT NEWSLETTER

BANTRY BUZZ 2026



INTERNATIONAL VACATION RESORT

www.bantrybayinternational.co.za

RESORT REPORT 2026



Dear Bantry Owners,

As Chairman, I am pleased to share this year's Bantry Buzz with a deep sense of gratitude and optimism for the future of Bantry Bay International Vacation Resort. Thank you to every owner for your continued support, commitment and confidence in the resort.

Your engagement makes our shared ownership model possible, and your referrals of friends and family continue to play an important role in keeping our share block strong and sustainable.

The year ahead is an important one for the resort. Our focus remains on protecting shareholder value, maintaining sound financial and legal governance, and investing responsibly in improvements that will strengthen the owner experience for years to come. As you will have seen, Project 2028, our room refurbishment programme, has now been announced and planning is progressing well. As a Board, our responsibility is to protect the investment of shareholders by maintaining the resort's financial health, meeting our legal obligations, and ensuring that improvements are carried out in a responsible, practical and sustainable manner.

I would also like to thank my fellow Directors and our previous Chairman Eugene Schoeman for their service and commitment over the past year, particularly for their contribution to moving Project 2028 forward. A special word of appreciation goes to Mr Errol Strickland, who has served the resort for more than 30 years and has now stepped down to hand over the baton to new members.



We welcome Mr Peter Pienaar and Mr Rodney Robb, who were elected at the AGM, and we thank owners for their continued confidence in Ms Louise McMillan, Mr Fred Jenkins and myself, Keith Williams, all of whom were re-elected to serve. We also thank our Managing Agent, Southern Sun for their full support.

As communicated in July 2026, the plans for Project 2028 are in place, together with the financial commitment required from owners to deliver them. I am pleased to report that the response has been very positive, with many owners expressing excitement about the improvements ahead. Given how critical the timing of levies and special levies is to the successful delivery of the programme, we proposed the option of paying monthly instalments in advance to support owners with their financial planning – and it has been encouraging to see the level of uptake already received.

One of the key design changes is the removal of baths in favour of walk-in showers. The owner survey confirmed strong support for this approach, with 81% in favour, giving the Board confidence that this is the right way forward. In response to questions raised, we can confirm that each shower will include both an overhead waterfall shower and

a handheld option, and that baby baths will remain available on request from housekeeping. Grab handles will also be installed in the showers for added support where required. Beyond improving safety in the current bathroom layout, this change aligns the resort with international trends and supports our ongoing commitment to reducing water usage and preserving natural resources.

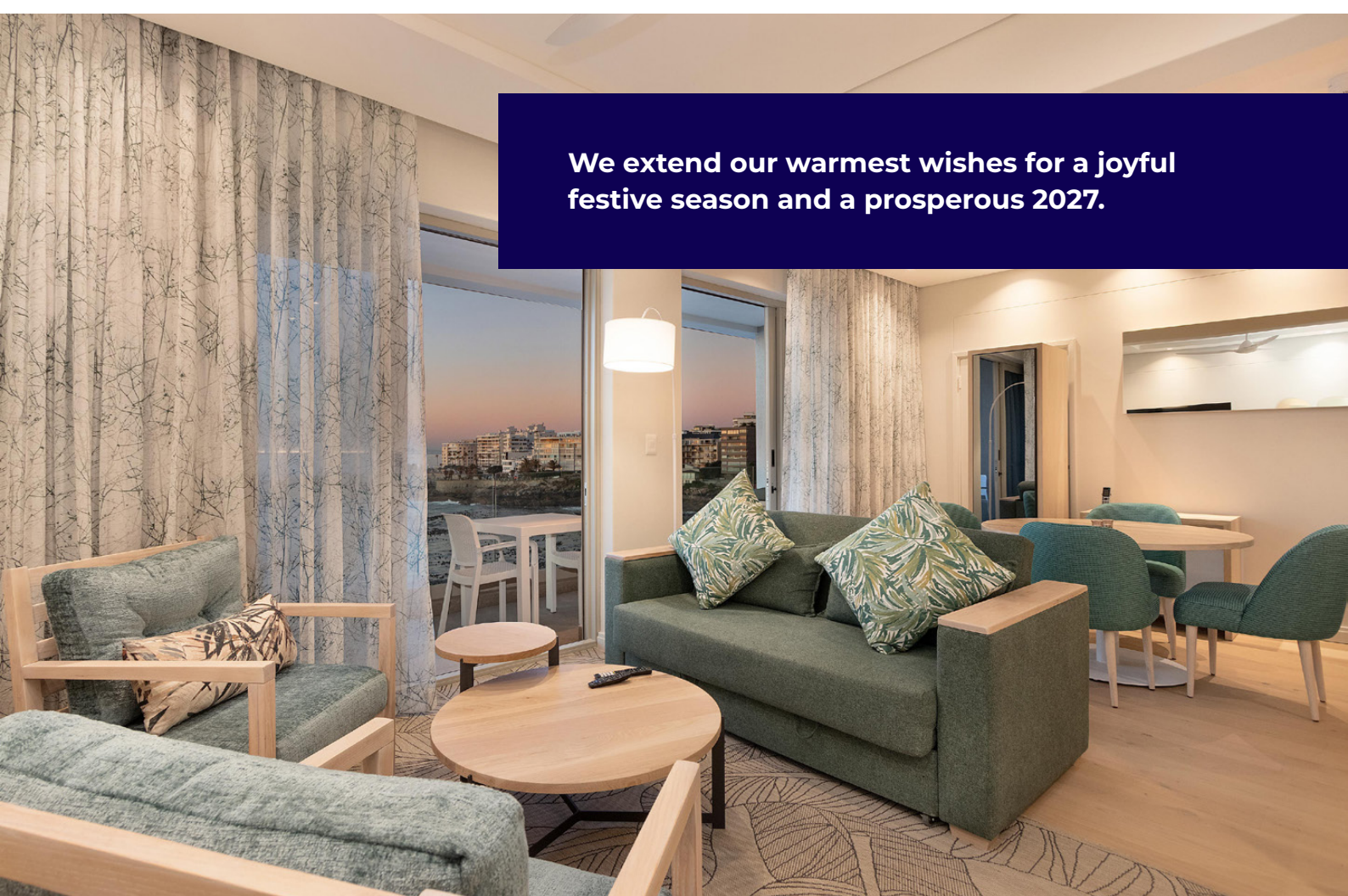
Our 94% occupancy rate is a strong reflection of the continued appeal of the resort, and we extend our sincere thanks to all guests who choose to spend their time with us at Bantry Bay. Thanks to the dedication and warmth of our staff, together with these ongoing enhancements, we proudly maintain our Gold Crown status within the RCI ranking system.

We look forward to welcoming you back to Bantry Bay International Vacation Resort soon.

Kind regards,



KEITH WILLIAMS
Committee Chairman



We extend our warmest wishes for a joyful festive season and a prosperous 2027.

SOCIAL & ETHICS COMMITTEE UPDATE

Our Social & Ethics Committee remains committed to driving meaningful change through corporate social responsibility. Here's a look at the initiatives we've supported recently:

Community Outreach – FG Lowe Village, Hanover Park

On the 24th March the staff visited and spent quality time with residents at FG Lowe Village in Hanover Park. As a gesture of care, new bath towels were donated to each resident, accompanied by a small Easter gift. In addition, a large-screen TV was installed in the common lounge, giving residents a space to gather and enjoy sports and programmes together.



Mandela Day – Supporting, The Haven Night Shelter Welfare Organisation

In honour of Mandela Day on 18 July, we partnered with The Haven Night Shelter Welfare Organisation, donating 67 “Buy a Bed for One Person for Five Days” packages. We trust this contribution offers real relief and support to those in need.

Supporting Our Own Staff

Closer to home, we've assisted staff members dealing with salary garnishee orders, guiding them through the process of settling their dues. We're pleased to report that the last outstanding case has now been resolved.

Financial Wellness

August 28th, we arranged for a financial advisor to meet with staff who wished to consult on their Old Mutual provident fund and funeral fund benefits, helping them plan for their financial future. As part of this process, all member details were reviewed and verified to ensure documentation remained accurate and up to date.

Health, Safety & Sustainability

All mandatory fire and first aid training will be conducted on 10th & 30th September 2026 to safeguard the wellbeing of both the resort and its visitors. The resort also continues to monitor water and electricity usage monthly, implementing savings measures wherever possible.

The Committee remains dedicated to advancing our Corporate Social Responsibility commitments – upholding ethical, social, and environmental responsibility across every area of the business.

In closing, whether it's a small gesture like a towel and an Easter gift, or a larger commitment like supporting a night shelter on Mandela Day, every effort brings us closer to the kind of company – and community – we want to be.

I want to thank every staff member who gave their time, energy, and heart to these initiatives. Your willingness to serve others, and to support one another, is what makes this organisation truly special.

Let's continue to lead with integrity, care for our people, and remain good stewards of our environment as we move forward together.

Warm regards,

A handwritten signature in black ink, appearing to read 'Louise', with a stylized flourish at the end.

LOUISE MCMILLAN

Chairperson, Social & Ethics Committee

LONG SERVICE AWARD

PHELELE MANTANGA

Celebrates 20 Years of Service at Bantry Bay

In September 2026, the Bantry Bay community will have the pleasure of celebrating a truly special milestone: Phelele's 20 years of loyal and dedicated service.

Phelele first joined Bantry Bay in 2006 as a porter, and through his hard work, dedication, was promoted to receptionist in 2013. Since then, he has become a familiar and much-valued presence at Bantry Bay – someone owners and guests have come to know, trust, and appreciate.

We are deeply grateful to Phelele for the warmth, professionalism, and care he brings to his work each day. His contribution over the past two decades has helped make Bantry Bay a welcoming place for so many people, and we congratulate him wholeheartedly on this wonderful achievement.

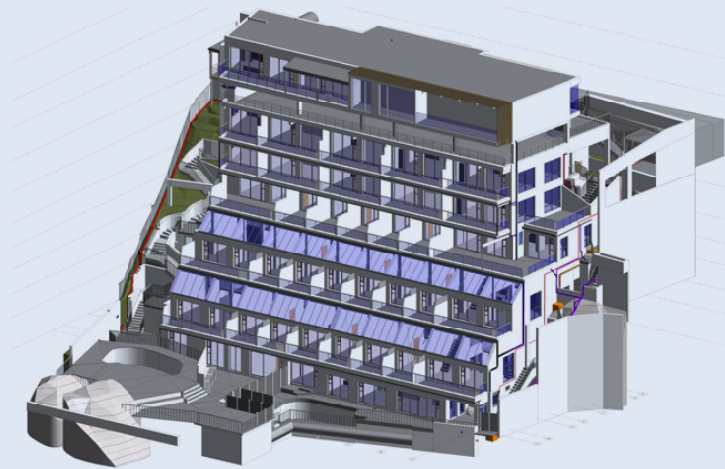


REPAIRS & REFURBISHMENT PROJECT 2028

PROGRESS UPDATE

We want to start by acknowledging that this project represents a significant financial commitment for many of you, and we don't take that lightly. Thank you for your patience, trust, and continued support as we work through this together.

With that said, we're pleased to share some encouraging progress.



Feedback & Survey Results

Overall, the feedback has been very encouraging, and we're grateful to everyone who took the time to share their thoughts. A few owners raised reservations about certain aspects of the proposed work and costs – we hear you, and we genuinely appreciate these comments as we continue refining the plan.

The conversion of baths to walk-in showers received strong support, with over 80% approval – a real vote of confidence from the community.

We also received several thoughtful suggestions from owners, and we're doing our best to incorporate them wherever practical.

Levy & Payment Timeline

We understand that levies are a real and often significant expense, and we don't underestimate what's being asked of you. Later this year, we will circulate a detailed levy statement outlining your 2027 and 2028 levies, special levies, and due dates – well ahead of time, so you can plan comfortably.

We're especially grateful to the owners who have already begun paying their levies in advance, with many aiming to be fully paid up by January 2028. Gestures like this make a real difference, and we don't take that generosity for granted – the success of this project depends on it.

Key 2027 dates

- **2027 levy:** due January 2027
- **Special levy (part-payment):** due June 2027

Thank you again for your continued cooperation, patience, and support as we move forward together – this project is only possible because of your commitment.



For your convenience, scan the QR code or click the link to the Project Brief should you wish to review it again:

[Click to view Project Brief](#)

2027 BUDGETS

INCOME

	2026 Monthly Budget	2026 Annual Budget	2027 Monthly Budget	2027 Annual Budget
Telephone Income	-183	-2 195	-100	-1 200
Interest Received	-146 097	-1 753 162	-156 242	-1 874 902
Levy Interest Income	-8 150	-97 801	-8 083	-97 000
Parking Income	-7 835	-94 021	-7 500	-90 000
Bed Levy Income	-2 915	-34 976	-5 000	-60 000
Administration Fees Income	-	-	-	-
	-165 180	-1 982 155	-176 925	-2 123 102

ADMINISTRATION

Audit Fees	8 772	105 263	10 421	125 055
MTN Business	2 533	30 390	2 321	27 852
Bank Charges	2 326	27 908	2 753	33 033
Body Corporate Levies	3 679	44 150	4 029	48 346
Credit Card Commision	11 339	136 067	11 386	136 630
Insurance	28 245	338 940	27 939	335 269
Legal Fees	471	5 652	876	10 510
Office Equipment	-	-	1 314	15 765
Printing	3 802	45 627	2 628	31 530
Stationery	1 190	14 274	1 752	21 020
Subscriptions	11 750	141 000	12 717	152 605
Television Licence	696	8 347	708	8 500
Marketing	2 108	25 298	2 628	31 530
	76 214	914 569	81 470	977 645

PROPERTY EXPENSES

Electricity	47 807	573 690	52 083	625 000
Rates	120 932	1 451 181	127 872	1 534 460
Refuse Removal	2 351	28 206	2 560	30 725
Sewerage	1 195	14 342	1 401	16 816
Water	4 542	54 501	4 950	59 400
Rent of Premises	19 920	239 037	26 275	315 300
Fire and Evacuation Equipment	1 878	22 539	1 996	23 953
	198 625	2 383 496	217 138	2 605 654

REPAIRS & MAINTENANCE

Building Maintenance	100 612	1 207 348	92 453	1 109 437
Computer Maintenance	5 300	63 600	6 569	78 825
Elevator Maintenance	3 347	40 158	3 521	42 250
Motor Vehicle Maintenance	3 255	39 060	4 292	51 499
Office Equipment Maintenance	-	-	1 314	15 765
Pest Control Maintenance	4 292	51 504	10 510	126 120
Pool Maintenance	3 473	41 675	3 833	46 000
	120 279	1 443 345	122 491	1 469 896

2027 BUDGETS

SALARIES

	2026 Monthly Budget	2026 Annual Budget	2027 Monthly Budget	2027 Annual Budget
Salaries	319 727	3 836 727	342 538	4 110 461
Security	50 000	600 000	52 550	630 600
Staff Awards	2 458	29 500	2 365	28 377
Staff Training	1 583	19 000	1 664	19 969
Workmen's Compensation	2 032	24 381	2 628	31 530
	375 801	4 509 608	401 745	4 820 937

MISCELLANEOUS

Cleaning Contract	238 917	2 867 000	245 233	2 942 800
Laundry	33 333	400 000	31 530	378 360
Management Fee	52 496	629 951	54 302	651 620
Inhouse Media	25 458	305 500	28 640	343 677
Parking	3 083	37 000	3 241	38 887
Petrol & Travelling	5 333	64 000	4 554	54 652
Directors Travel and disbursements	4 667	56 000	2 277	27 326
Refreshments	11 186	134 237	9 634	115 610
Replacements	7 264	87 165	5 255	63 060
VoIP & Fiber	7 475	89 700	8 408	100 896
Uniforms	15 000	180 000	15 765	189 180
Guest Supplies	28 922	347 061	36 347	436 165
Towels and Linen Expense	-	-	17 517	210 200
Donations & Ethics	1 667	20 000	1 752	21 020
	434 801	5 217 614	464 454	5 573 453

TOTAL

	2026 Monthly Budget	2026 Annual Budget	2027 Monthly Budget	2027 Annual Budget
	1 205 719	14 468 632	1 287 299	15 447 585
Reserve Funding / CAPEX	389 862	4 678 338	438 848	5 266 178
Provision for Taxation	42 022	504 270	42 581	510 973
RESORT CLAIM	1 637 603	19 651 240	1 768 728	21 224 736



2027 TIMESHARE CALENDAR

WEEK	TYPE	WEEK START 2027	to	WEEK END 2027
1	Fixed	01-Jan-2027	to	08-Jan-2027
2	Fixed	08-Jan-2027	to	15-Jan-2027
3	Fixed	15-Jan-2027	to	22-Jan-2027
4	Fixed	22-Jan-2027	to	29-Jan-2027
5	Fixed	29-Jan-2027	to	05-Feb-2027
6	Fixed	05-Feb-2027	to	12-Feb-2027
7	Fixed	12-Feb-2027	to	19-Feb-2027
8	Fixed	19-Feb-2027	to	26-Feb-2027
9	Fixed	26-Feb-2027	to	05-Mar-2027
10	Fixed	05-Mar-2027	to	12-Mar-2027
11	Fixed	12-Mar-2027	to	19-Mar-2027
12	Fixed	19-Mar-2027	to	26-Mar-2027
13	Fixed	26-Mar-2027	to	02-Apr-2027
14	Fixed	02-Apr-2027	to	09-Apr-2027
15	Fixed	09-Apr-2027	to	16-Apr-2027
16	Fixed	16-Apr-2027	to	23-Apr-2027
17	Fixed	23-Apr-2027	to	30-Apr-2027
18	Fixed	30-Apr-2027	to	07-May-2027
19	Fixed	07-May-2027	to	14-May-2027
20	Fixed	14-May-2027	to	21-May-2027
21	Fixed	21-May-2027	to	28-May-2027
22	Flexi	28-May-2027	to	04-Jun-2027
23	Flexi	04-Jun-2027	to	11-Jun-2027
24	Flexi	11-Jun-2027	to	18-Jun-2027
25	Flexi	18-Jun-2027	to	25-Jun-2027
26	Flexi	25-Jun-2027	to	02-Jul-2027
27	Flexi	02-Jul-2027	to	09-Jul-2027
28	Flexi	09-Jul-2027	to	16-Jul-2027
29	Flexi	16-Jul-2027	to	23-Jul-2027
30	Flexi	23-Jul-2027	to	30-Jul-2027
31	Flexi	30-Jul-2027	to	06-Aug-2027
32	Flexi	06-Aug-2027	to	13-Aug-2027
33	Flexi	13-Aug-2027	to	20-Aug-2027
34	Flexi	20-Aug-2027	to	27-Aug-2027
35	Flexi	27-Aug-2027	to	03-Sep-2027
36	Flexi	03-Sep-2027	to	10-Sep-2027
37	Flexi	10-Sep-2027	to	17-Sep-2027
38	Flexi	17-Sep-2027	to	24-Sep-2027
39	Flexi	24-Sep-2027	to	01-Oct-2027
40	Flexi	01-Oct-2027	to	08-Oct-2027
41	Flexi	08-Oct-2027	to	15-Oct-2027
42	Flexi	15-Oct-2027	to	22-Oct-2027
43	Flexi	22-Oct-2027	to	29-Oct-2027
44	Fixed	29-Oct-2027	to	05-Nov-2027
45	Fixed	05-Nov-2027	to	12-Nov-2027
46	Fixed	12-Nov-2027	to	19-Nov-2027
47	Fixed	19-Nov-2027	to	26-Nov-2027
48	Fixed	26-Nov-2027	to	03-Dec-2027
49	Fixed	03-Dec-2027	to	10-Dec-2027
50	Fixed	10-Dec-2027	to	17-Dec-2027
51	Fixed	17-Dec-2027	to	24-Dec-2027
52	Fixed	24-Dec-2027	to	31-Dec-2027
53	Fixed	31-Dec-2027	to	07-Jan-2028

2027 LEVIES

	Units	Weekly (no VAT)	VAT	INDIVIDUAL UNIT (incl VAT)	TOTAL WEEKLY (no VAT)
Neptune	x 1	23 490	3 523	27 013	23 490
Penthouse 701	x 1	23 490	3 523	27 013	23 490
3 Bedroom Duplex	x 4	14 102	2 115	16 217	56 407
1 Bedroom Duplex (with Parking)	x 8	10 019	1 503	11 522	80 153
1 Bedroom Duplex (no Parking)	x 4	9 399	1 410	10 809	37 597
2 Bedroom Luxury	x 1	14 102	2 115	16 217	14 102
2 Bedroom Standard	x 1	14 102	2 115	16 217	14 102
Luxury Studio	x 4	9 399	1 410	10 809	37 597
Luxury 1 Bedroom	x 4	9 399	1 410	10 809	37 597
Studio	x 7	9 399	1 410	10 809	65 794
TOTAL WEEKLY				157 435	390 326

TOTAL: R 390 326 x 51 = R 19 906 630

2027 & 2028 SPECIAL LEVY PAYMENT

UNIT	TYPE	JUNE 2027	OCTOBER 2028	TOTAL
001	Neptune penthouse	28 941	20 294	49 235
101	3 Bedroom duplex	10 214	7 163	17 377
103	1 Bedroom duplex with parking	6 810	4 775	11 585
104	1 Bedroom duplex with parking	6 810	4 775	11 585
105	1 Bedroom duplex with parking	6 810	4 775	11 585
106	1 Bedroom duplex with parking	6 810	4 775	11 585
107	1 Bedroom duplex with parking	6 810	4 775	11 585
108	1 Bedroom duplex with parking	6 810	4 775	11 585
109	3 Bedroom duplex	10 214	7 163	17 377
201	3 Bedroom duplex	10 214	7 163	17 377
203	1 Bedroom duplex no parking	6 810	4 775	11 585
204	1 Bedroom duplex with parking	6 810	4 775	11 585
205	1 Bedroom duplex no parking	6 810	4 775	11 585
206	1 Bedroom duplex no parking	6 810	4 775	11 585
207	1 Bedroom duplex no parking	6 810	4 775	11 585
208	1 Bedroom duplex with parking	6 810	4 775	11 585
209	3 Bedroom duplex	10 214	7 163	17 377
301	2 Bedroom standard	10 214	7 163	17 377
303	Studio	6 810	4 775	11 585
304	Studio	6 810	4 775	11 585
305	Studio	6 810	4 775	11 585
306	Studio	6 810	4 775	11 585
307	Studio	6 810	4 775	11 585
308	2 Bedroom luxury	10 214	7 163	17 377
401	Studio	6 810	4 775	11 585
402	1 Bedroom luxury	6 810	4 775	11 585
403	Luxury studio	6 810	4 775	11 585
404	Luxury studio	6 810	4 775	11 585
405	1 Bedroom luxury	6 810	4 775	11 585
501	Studio	6 810	4 775	11 585
502	1 Bedroom luxury	6 810	4 775	11 585
503	Luxury studio	6 810	4 775	11 585
504	Luxury studio	6 810	4 775	11 585
505	1 Bedroom luxury	6 810	4 775	11 585
701	701 Penthouse	15 322	10 744	26 066



SUNSWOP FAQ'S

How do I deposit my week with SunSwop?

Simply contact the SunSwop call centre and ask them to deposit your week. Remember that your levy must be up to date at the resort. If you're wanting to bank your flexi week, you'd need to contact the resort first to get a week allocated to you for banking.

What is the lifespan of my deposited weeks?

36 months from the date of deposit.

Can I cancel the deposit of my week?

No, you can't. By depositing your week with SunSwop you have relinquished the right to occupy it, and that week may be assigned to another member prior to the submission or fulfilment of an exchange request made by you.

Up until how long before the check-in day can I deposit my week?

You can deposit your week with SunSwop up until two months (60 days) prior to occupation without incurring any penalty. Should you deposit your week within 60 days of occupancy, you will lose a percentage of your SunSwop trading points.

Will I receive extra points for banking my week early?

Yes. All weeks deposited up to 120 days prior to the start date of that week will receive 10% extra trading points against that deposited week.

Points percentages received for depositing are as follows:

- Up to 120 days prior to occupation: 110%
- 119 – 60 days prior to occupation: 100%
- 59 – 40 days prior to occupation: 80%
- 39 – 20 days prior to occupation: 60%
- 19 days or less: 0%

What are SunSwop Trading Points?

SunSwop Trading Points are the currency you receive when depositing your week with SunSwop. The number of points you get is based on various factors – for example, the resort at which you own, the size of your unit, the unit's amenities, the season in which you own, the facilities offered at your home resort, and so on.

How do I go about requesting a domestic exchange?

Once you have deposited your week with SunSwop, we recommend that you select a minimum of three resort destinations, as well as three different dates, to increase the likelihood of securing your accommodation request. We also recommend that you request your exchange holiday as far in advance as possible to ensure that we are able to secure the accommodation you want.

Can I request multiple exchanges in the same year?

Yes. As long as you have enough SunSwop Trading Points deposited on your membership file, you can request multiple exchanges in the same year.

Can I request multiple units in the same resort?

Yes. If you have enough SunSwop Trading Points deposited on your membership file, you can request multiple units in the same resort.

Can I reserve consecutive weeks at the same resort?

Yes. As long as you have enough SunSwop Trading Points deposited on your membership file, you can request consecutive weeks in the same resort.

Can I do midweek and weekend exchanges?

Yes. If the resort into which you wish to exchange allows split week exchanges, you will be able to request either midweek or weekend accommodation. The SunSwap Trading Value Guide in this directory will highlight whether or not resorts allow split week exchanges.

Can I give my confirmed reservation to a friend or family member?

Yes, you can. Simply request a Guest Certificate from SunSwap (R78 per Guest Certificate) in the name of the relevant person. It is important that the arriving guest matches the name on the resort's reservation system. The resort reserves the right to turn guests away if the name on the confirmation letter or guest certificate does not match the name on the reservation system.

When do I pay the exchange fee for my domestic exchange?

You pay the relevant fee for domestic exchanges upon confirmation of your reservation.

Can I exchange into peak time if I do not own a peak week?

Yes, you can. As long as you have the required number of points for the desired exchange, you can exchange into a peak week. This only applies for exchanges done into other Sunswap resorts. To exchange into RCI resorts during Peak times, you will need to own a Peak week to do so.

Can I do split week exchanges in peak times?

No. Exchanges into peak times can only be done in seven-day intervals.

Can I rent out my confirmed exchange or Bonus Week?

No. You may not rent out confirmed exchanges or Bonus Weeks for financial gain. Failing to adhere to this rule could result in the termination of your SunSwap membership.

What are SunSwap Bonus Weeks?

These are weeks within SunSwap which you can take without using your deposited weeks. Call SunSwap on 011 258-1400 to enquire about SunSwap Bonus Week availability and pricing.

What exchange fees will I pay when I use SunSwap?

Exchange fees* for 2025 are as follows:

- Into another SunSwap Resort: R 650
- into another resort in South Africa which is not a Southern Sun Resort: R 987
- Into an International Resort: R 2 662

Can I buy extra points if I don't have enough points to complete an exchange?

No. You would need to deposit an additional week to ensure that you have sufficient points to complete the exchange.

What happens if I have to cancel my confirmed exchange?

If you need to cancel your confirmed exchange, you will unfortunately forfeit the exchange fee paid and will be required to pay another exchange fee when you next do an exchange. However, depending on when you cancel the confirmed exchange, you will be entitled to a refund of the SunSwap trading points that were used for the exchange.

The number of points refunded would be determined as follows:

- for exchanges cancelled up to 60 days prior to check-in date: 100%
- 59 – 40 days prior to check-in date: 80%
- 39 – 20 days prior to check-in date: 60%
- 19 – 0 days before check-in date: 0%

How do I go about requesting an international exchange?

We recommend that you select a minimum of three resort destinations, as well as three different dates, to increase the likelihood of securing your accommodation request. We also recommend that you request your exchange holiday as far in advance as possible to ensure that we are able to secure the accommodation you want.

How will I know which international resorts I can exchange into?

Refer to your International Resort Directory from RCI; alternatively, visit the website at www.rci.co.za

Do I have to deposit my week before requesting my international exchange?

Yes, you must have points on your file to place a request.

When do I pay the exchange fee for my international exchange?

You pay the relevant fee for international exchanges upon confirmation of your reservation.

What telephone number do I call to deposit my week and request exchanges with SunSwap?

- SA residents **011 258-1400**
- International Residents **+27 11 258-1400**
- Lines open [SA time]:
- Monday – Friday: 08h00–17h00
- Saturday: 08h00–12h00

**Fees applicable at time of print but subject to change*

**All fees are as at the date of September 2026*

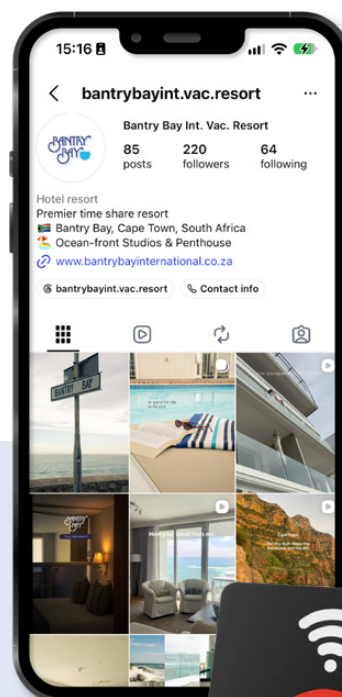
SHARE YOUR RESORT EXPERIENCE

When visiting the resort, we encourage all owners to share their experiences and help showcase what makes our community special.

Please take a moment during your stay to:

- Leave a review on **Tripadvisor** or **Google Reviews**
- Follow us and share your moments on **Instagram @bantrybayint.vac.resort**

Your stories and feedback not only celebrate our resort but also help us grow and improve for everyone.





CONTACT

+27 21 439 0333

reservations@bantrybayinternational.co.za

www.bantrybayinternational.co.za