



#### **PARK WEST – OFFICES TO RENT OR BUY R20,000/R2,700,000**

**One of very few properties to the west of the city that are available for use as offices and that have good parking ratios. Contact Thabo 082 609 9711**

### **BENCHMARK LAUNCHES BUSINESS BACKED CRYPTO**

Benchmark is the result of connections that I have with developers in Europe. They have a passion to change the way that buildings are construction in South Africa by introducing a variety of Green building materials into our country. These include Gazbeton (AAC) which is a light weight aeriated concrete block that is 20% of the weight of current bricks but provides great insulation for heat, moisture, and is 7 hours plus fire rating. On the plus side – it cannot crack! They have a new technique from Germany that does not require autoclave production. They will also be manufacturing uPVC double glazed doors and windows (they add to the insulation factor) and tropicalized PV electric solar panels to provide the little energy that will actually be needed.

Benchmark are offering investments in the company in the form of Crypto Benchmarks. Unlike Bitcoin that has no security backing, the value of Benchmarks is created by their background in business – manufacturing green building materials, which in turn is used to do Benchmark developments (from affordable housing to up market apartments to commercial and industrial developments) – being sold on to a Benchmark managed REITs. Profits from the sale to the REIT are reinvested in Green building materials which is supplied to build new developments which are sold the REIT investors ..... Nice hey!

If you are interested in finding out more about investing in Benchmark crypto coins then go to their web page. <https://benchmarktoken.io/en/>

and you can download the offer documents from

<https://www.dropbox.com/s/5q9e4dki5ruzdwl/Benchmark%20Token%20Offer%20Agreement%20Final%20introduced%20by%20Mike%20Spencer.pdf?dl=0>

# The Commercial Landlord

Newsletter for  
Commercial &  
Industrial Landlords



April 2018

#### **Developing a New Sectional Title Scheme? Talk to us.**

If you are building a new sectional title scheme, then proper rules need to be put into place to manage your new building properly. Good rules help to keep your levies low – which encourages buyers and tenants.

Talk to the sectional title specialist before you start building to get the best information before and during your build. Consulting with Platinum we help to ensure that the management of the scheme is successful from day 1. Rules from the developer need to be approved by CSOS before they can be registered and to do this they need to be drawn up and submitted well in advance. It is easier just to allow for the standard rules – unfortunately this often results in a difficult to manage scheme because there is nothing to force compliance with. Tel 082 881 4711

# Talk Shop

by Platinum Global

## CPA Does Not Apply to Businesses

The CPA was brought in to protect customers of businesses. It does not apply to business, or companies, or trusts or CCs when they are the customer.

So, for that reason a lease that is in the name of a company cannot rely on the 20-business day cancellation clause. Leases should always be in writing and should be carefully drafted so that they are easy to understand by both the Lessee and Lessor. Contracts written in plain language are far less likely to result in mis-understanding. They should clearly cover such things as how much the rent is, when it escalates, at what rate, when is it to be paid. It most certainly must be very clear about when the lease starts, how long it lasts and how it will be terminated. It should clearly cover such things as who is responsible for what maintenance and what happens if service fees are not paid. Long wrangling leases are actually harder to enforce.

[mike@platinumglobal.co.za](mailto:mike@platinumglobal.co.za)  
082 881 4711

## Don't Even Consider a Bad Tenant

Quite honestly a bad tenant is simply not worth having. Bad tenants are those who won't or cannot pay their rental on time every time. When you are considering taking on a new tenant you will normally ask them to complete an application form and do a personal and credit check. The credit bureaus are worth their weight in gold. Not only will they give you a report on the credit worthiness of your potential tenant but will frequently show how good they are at paying their accounts in full and on time (or not). If there is any indication that they don't pay on time every time don't take them on as tenants. In two months' time when they stop paying it could cost you an arm and a leg to get rid of them. This applies to both commercial and residential tenants.

The credit report also lets you know where they are staying both business and residential address plus telephone numbers and the like and is a check as to whether you are being given the correct information or a bunch of lies.

Don't be caught with a bad tenant. Rather wait until the right tenant comes your way.

## Choice of Well Situated Westdene Office

If you are looking for some nice premises in Westdene that are not so expensive look no further. We have a set of three mini offices that will be available from the end of the month or a week or two earlier.

One is an open plan office suite for a small company with a rental around R6500 pm plus VAT.

Suite two is a three office (including reception) section with its own ablutions. Would suit a start up lawyers. Parking is right in front of the building and it looks straight on to the street, so it is easy to find and advertise on.

The last section is a house size section with two large offices, managers office and reception. The Landlord is a builder, so he can upgrade as required. You could take all three sections or combine the house and office suite. The Landlord would be very accommodating. Call Mike today.

Call Mike 082 881 4711

## Do You have Commercial or Industrial Premises to Let?

The market for commercial and industrial properties to let are not easy to market or find new tenants. The demand is not huge and rentals are soft compared to recent years. Platinum Global has an experienced team of commercial agents ready to help you. If we don't know about your property how can we let it for you. We constantly receive enquiries for different types of properties and recently were looking for an office plus open plan office for a consulting firm, right up to major premises for a motor dealership.

If you have commercial or industrial premises that you would like to sell or rent out, we would be pleased if you contacted us to assist you. Give us a call and we will come and see you. Whatever your property needs we are happy to give our professional advice to make your life easier.

Contact Mike Spencer  
[mike@platinumglobal.co.za](mailto:mike@platinumglobal.co.za) telephone 082 881 4711



**No Pictures Allowed**

**HIGH VISIBILITY HOUSE OFFICE R20,000 PM PLUS VAT**  
 Prepaid electricity. 200 sq m offices with 30 s m cottage in easy find position. Lots of parking on site. Great for businesses who want to have easy access to all parts of the city.  
 Contact Thabo 082 609 9711

**NEW LISTING – 100 FLATS 100 PARKING**  
 This is our secret listing of a large flat complex for sale. Lots of parking and good office/shops included. Vintage building but very strong and well maintained. Excellent buy. A good property to buy and hold or sectionalize.  
 Call Mike 082 881 4711



**The Choice is Yours!**  
**Approved development sites**  
**40 FLATS**  
**40 FLATS**  
**150 FLATS**  
**15,000 sq m SHOPPING CENTRE**  
**106 Apartments (northern suburbs)**

**New on The Market -Offices plus Workshop**  
 Extensive double storey offices plus large workshop. Good parking for clients and staff. R35,000 plus VAT.  
 Call Thabo 082 609 9711

**Great choice from the best estate agency in town. All sites are ready to develop and are situated in highly attractive suburbs for their markets. Talk to us today**  
 Mike 082 881 447



**Westdene Office Complex – Take One or More Units**  
 Choice of three different units in this building. House sized, 2 offices plus reception or open plan office. Choice of one or more units with vacant occupation. Very reasonable rentals.  
 Call Thabo 082 609 9711

**1150 sq m Offices with Immediate Occupation**  
 Top quality first floor offices in named building. Upgrading by negotiation. A-class offices. R115 sq m. High visibility prominent position for top companies. To view this and other similar properties.  
 Call Mike 082 881 4711

# Platinum Global Has Positions for Residential Sales Estate Agencies

Thinking of changing careers?

Platinum Global has positions as residential sales agents available for the Northern Suburbs and Sectional Titles sales. Full training will be given.



Selling property is a tough but satisfying career move. Commission position that allows you the freedom to earn high incomes. The characteristics of a successful residential sales agent is one of confident, energy, and an enthusiastic personality. Platinum Global has methodology that results in listing and selling of the property of serious sellers at the right price to buyers who are prequalified.

We are able to give access to the owners of around 3000 properties that we let or manage the body corporate for.

Not for the weak hearted these commission-based positions allow the successful candidates to write their own salary cheques. It is definitely for the quick minded person. You need to be able to finance yourself for around the first six months until the first commissions are received.

Want to know more, send your CV to me at [mike@platinumglobal.co.za](mailto:mike@platinumglobal.co.za). We will then arrange to meet with you for further discussions. We have a lower age limit of 18, you cannot register with the EAAB before then. Upper limit 80 plus so long as you still fulfil our requirements. [mike@platinumglobal.co.za](mailto:mike@platinumglobal.co.za).

## **SPACE FOR ONE MORE ..... Large Sectional Scheme**

Platinum Global is well known for its Body Corporate management style that is very different from that offered by any other managing agent in Bloemfontein. They are able to provide up to date financials every month that allows Trustees and owners alike to see exactly what their current financial situation is. A budget to actual also helps control expenditure. Platinum gives expert advice to trustees and owners that helps the body corporate to run smoothly. All our buildings are financially sound with many with very good reserves. If you are developing a new sectional title scheme especially a larger one, no matter how big, we would be able to assist you with the management of your scheme including proposed budgets for marketing purposes. Let's get together. Call 082 881 4711 or email [mike@platinumglobal.co.za](mailto:mike@platinumglobal.co.za)