

UNIQUE HILL TOP SITE FOR 106 “TOP OF THE RANGE” TOWNHOUSES

This is an opportunity to construct the most sort after townhouses or apartments in the Free State. Views to die for in the middle of green belt reserve. It is like nothing that you have seen. A superb site for superb units. Concept is for top of the range R1 to R 5 million Rand apartments. Zoned and ready to start building. This is the site you have looked for all your life. Contact Mike at 082 881 4711.

GET THE RULES RIGHT BEFORE YOU REGISTER.

The STMA is making life exceedingly difficult for Owners, Trustees and Managing Agents of Sectional Title Schemes. One of the problems being the changing of Rules. CSOS now must approve these Rules before they become effective and they can change them before they are approved. Just getting the required quorum is such a nightmare that it is most difficult to change Rules once they are in place.

But the standard rules are just not practical from a point of view of enforcing them. Unless adjusted it is just too difficult to get people who don't want to, to abide by the Rules. We plead with Developers to get the Rules right long before they are ready to register. CSOS has said they will priority to new scheme rules. Good Rules are the difference between a Dream Complex and a Nightmare one.

The amended Rules cover such items as maximum occupancy, usually two people per bedroom, pets – no cats, two dogs less than 30 cm high, fines for continual breach of the Rules and the like.

If you need help, Platinum Global are happy to consult for Developers on those changes that would suit your particular scheme. It is far easier to have easy to understand Rules that pretty much cover all the likely events in your new scheme. Rules should be comprehensive enough to cover most events but not too cumbersome to be impractical or difficult to enforce.

Rules are not good if those who live in the scheme don't know about them. It is a good idea to give each new owner a copy as part of their Sales Agreement. Tenants must receive one as part of their Lease Agreement. There is no doubt that schemes with easy to understand and fair Rules have far few problems than those that don't.

The Commercial Landlord

Newsletter for
Commercial &
Industrial Landlords



May 2018

Developing in Phases – you MUST keep to your plans.

If you are building a phased development, you must supply a full detailed approved building plan for the remaining phases when you open the Sectional Title Register. Once the registered is opened you cannot deviate from the plans supplied. No change in design or material is allowed unless there are real and completing reasons to make the most minor changes (ie change from Harvey Tiles to tiles if Harvey Tiles are no longer available).

You cannot get the Buyer to agree to future changes in the sales contract – they cannot agree to something that they don't know what they are agreeing to - especially if you don't know what you want to do in the future! So, it is very important that you design properly from the outset as you cannot make changes later.

mike@platinumglobal.co.za

Talk Shop

by Platinum Global

Commercial Letting Market Still Strong

While the economy is rather on the quiet side and there are a whole host of job losses from businesses that are closing, the commercial letting market in Bloemfontein is still holding up well – for the time being. While there is definitely some vacancy factor this is often as a result of unprepared building and high rentals.

Unprepared buildings are those left as the last tenant moved out. They usually are untidy, need painting, lights don't work, keys are not easily available, and repairs need to be made. This is very off putting to potential new tenants many of which cannot visualise what it will look like when eventually fixed up. Landlords are far more likely to let a prepared, clean unit than a dirty unprepared one. There is a lot of competition out there. Whatever you can do to make your offering the most attractive the easier you will find getting new tenants. Just check that your rental is also competitive too.

mike@platinumglobal.co.za
082 881 4711

City Centre Building 4 Sale

If you could make use of an off Harvey Rd office block with rear workshops, then come talk to Mike Spencer. This strong building was probably built around 1950 and remains a strong structure. The front building is formed of individual offices with two ground shops. Behind the main building is a large open workshop with big storeroom. There is a walk in safe and office on the ground floor and a large basement too.

This building would make a nice set of offices for a small company or could continue to be let as individual offices.

The original building was apparently used by the NG Kerk as their offices for their black community and eventually donated to the NG Kerk Uit Africa in later years. This church has now moved its offices to Universitas and no longer has a need for the original building.

Situated on the corner of Hanger and Bastion St is now available for sale for R2.5 million, not a bad building for such an amount of structure. There is some work to do to modernise the building and structure but at R2.5 million it is not a bad price at all. Think convert to student accommodation.
Mike Spencer 082 881 4711

Three Sites for Apartments

We still have two sites for 40 flats each, in an excellent area for erection for sale or for investment. Vista Park has been highly successful, and the two Church sites have been rezoned for over 40 flats each.

Vista Park is an excellent development area for unit sales or rental construction. We are still getting enquiries for erven in the area two years after the last site was sold. Prices are now R360,00 per site compared with an initial selling price three years ago of R220,000.

Platinum Global would be more than happy to sell these units for you or to manage complete buildings if you decide to build units to rent out. Experience shows us that rentals in this area are very high compared to those in older areas of the city. Platinum Global is able to assist you with the practical design of your new building and to ensure that they are easy to manage.

Call Mike 082 881 4711

Platinum Global - We Can Help You Let Your Property.

Platinum Global have over 40 years' experience in the letting of commercial and industrial properties stretching back to 1975 – that is an awful long time. Letting such properties is not easy and needs a careful guiding hand. We are able to manage existing lettings or find tenants for you. Whether you have a single property or a whole complex of offices or shops, Platinum Global will give you excellent letting service.

We do consultancy on how to improve your current buildings to give you better income from existing buildings. We are also able to help you design new buildings to be easier to manage and to maximise your income. Simple design changes can reduce the cost of your short and medium-term maintenance and ensure that your tenants pay for electricity and water that they use. Want to know more? Contact us today.

Contact Mike Spencer
mike@platinumglobal.co.za telephone 082 881 4711



HIGH VISIBILITY SHOP WITH GREAT PARKING
 200 sq m shop R200/sq m. Excellent position in busy centre next to Pick n Pay entrance. Ideal for franchise business. Great parking, Good site for restaurant. Very successful businesses in this centre.
 Contact Thabo 082 609 9711



ABOVE THE CROWD R17,000 PM (VAT)
 Dandy open plan upstairs premises for use as offices or retail space. Easy find location in popular part of town. Includes kitchen and toilet. Early occupation. Modern building could also be offices.
 Contact Mike Spencer 082 8814 711



Classic Delight – High Visibility Busy Main Road
 150 sq m offices with reception and kitchen. Good on-site parking. Just right for attorney/professional offices
 Call Thabo 082 609 9711



Rare Opportunity to Rent a New Shop R130 sq m.
 Exceptional opportunity to be the first to move into this new centre. Choice of 5 shops with low maintenance finishes Just right for you and your business.
 Mike 082 881 447



Woodland – 120 sq m shop at R120 per sq m (VAT ex)
 An upmarket shop in an upmarket centre with up market clients. Surely this is just the place for you. Available very soon. Call today not to be missed if you want the best.
 Call Thabo 082 609 9711

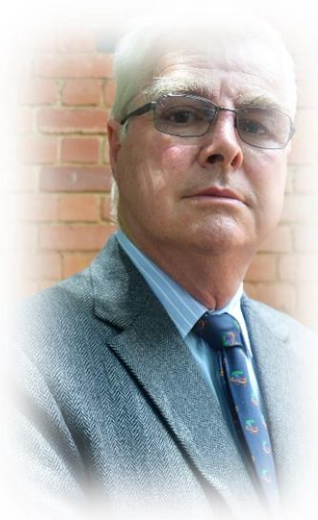


Very Affordable Indeed. Just R6500 pm
 First floor offices – large 89 sq m. 2 offices plus kitchen and toilet. Early occupation. Busy road with high visibility. Absolutely ideal for start-up/small business. A gift at half the price.
 Call Mike 082 881 4711

Still places for Residential Agents – Sectional & Full Title Agents

Think of taking the next step up the ladder of success.

Selling property is one of the more exciting career changes that you can make. The first six months are the toughest, while you find your feet and get going. But once you get a feel for what you are doing the World is your Oyster.



Platinum Global has an excellent reputation in the Body Corporate Letting and Management fields including Body Corporate management and this give you an excellent opportunity to talk to the Landlords and Owners that we deal with. With over 2000 properties on our letting/management portfolio and 10% turn over in an average year, you really have 200 potential sales in your grasp. If you are an existing estate or a total newbie we have a spot for you. No fancy offices, this is a working office, but you will get the opportunity to list lots of good properties by serious sellers. Our monthly The Landlord helps to get your fame out there with buyers and sellers.

If you are a go-getting person this is the way to go. You will find exceptional training and back up. We will help you every step of the way. We just want you to succeed. Think that you are up to the task. Convince me!

mike@platinumglobal.co.za.

We have space for another large Sectional Title Scheme.

Platinum Global's Body Corporate management team is the best in town by far. Nobody else can off what we can. Simple KISS accounting system that shows you to the cent how much money you have in the bank and what of this money has already been allocated for future projects, prepaid levies, water and electricity. Nobody else will give you better advice or run your scheme as if it was our own property. Unlike other Managers our fees are our fees. No extras for inspections or deliveries, no kickbacks from contractors, all interest earned on money collected for you are added to your private bank account. Lots of guidance and advice on how to run your Body Corporate or HOA correctly so that your finances are in excellent condition, your reserves are just right, and you can easily see what is happening to the management and finances of your building.

Platinum Global have a long-associated group of first class contractors on constant standby to solve your building problems and are available on an emergency basis 24 hours a day. Not always the cheapest but always the best. They offer a service that is done one time and fixed. If not, they go back free of charge until it is right. This almost never happens.

Separate bank accounts for each and every body corporate. All money goes into and out of your account. All interest earned is your interest. Financial statements clearly show all income and expenses and where it is allocated. To make sure talk to any of our Trustees

Mike@platinumglobal.co.za