



Pentagon Park R2,600,000 Top of the range 3 bedroomed townhouse with double garage in the best complex in town. Fully north facing unit in secure complex.

ACCOMMODATION FOR STUDENTS FOR 2018

Is one of your children coming to Bloemfontein to study? Accommodation is quite scarce whether you are buying or letting and the quicker you start looking for the right place the better.

Accommodation may be anything from a bachelor or one bedroom flat if you want them to live on their own or a bigger unit if you want them to share. For bachelor or one bedroom rent, expect to pay anything from R2500 to R4000 while a two bedroom flat will cost from R3500 to near R6000 per flat. Remember that most flats have a limit of two people per bedroom. Also, be careful if your children have their own cars as there is usually only one parking per flat. The same would apply when looking for a flat to buy.

When choosing a flat with your student children it is important to consider distance from their varsity and safety of the surrounding area. Many of their classes may be in the early morning or late evenings. Also consider distance to where they will be working, especially for medical students that usually work out of one of the many hospitals around the town. If possible, choose a flat that is within easy walking distance for classes and entertainment so that they don't need to travel by car all the time. Popular areas for the CUT would be Willows and Westdene, while those students at UFS tend to want to stay in Brandwag, Langenhoven Park, or Universitas.

It is possible to choose from a variety of diverse types of accommodation including student houses, flats, townhouses, and cottages at people's homes. Platinum Global has a nice selection that changes all the time.

The Landlord

Newsletter for
Sectional Title
Trustees & Landlords



January 2018

Platinum Global Employs Chartered Accountant.

Jill & Mike Spencer are delighted to announce that they have employed a new office manager to look after the finance department of the company. Heinrich Fourie undertook his articles at KPMG and joined Platinum Global from the beginning of January 2018.

Having a Chartered Accountant as the person looking after the financial side of our business give Platinum Global a decided advantage in providing our clients with good quality and compliant services. His skills will allow us to streamline our processes even further and to give our clients an even better and easier to understand service. Welcome Heinrich.

051 447 4711

Office hours 8 am to 4.30 pm
www.platinumglobalproperties.co.za

Talk Shop

By Platinum Global

A PLAN

CAN TELL A STORY!

Bryan Innes, a former Land Surveyor can produce TRUE TO SCALE plans showing exclusive use areas and parking bays for

Residential, commercial and Industrial Schemes /Properties.

The plans can be of use in Sectional Title schemes, Renting situations, Block share schemes, Duet housing Such plans can also be produced for different levels for example in parking garages.

Also, these plans can be used for reserved parking layouts for example at hospitals, shopping centres, and industrial parks.

A PLAN correctly labelled can often show a situation more clearly than WORDS ONLY, and can be easily understood by a typical lay person.

Examples of past plans and free site inspection with quote can be discussed with interested parties.

WHO COULD MAKE USE OF THIS SERVICE?

Property developers, managers, owners and lawyers. Etc.

CONTACT

Bryan Innes at 0662447570

Email bryaninnes.pc@gmail.com

What we do for Sellers

Selling is a process. When you ask us to help you sell your property we help you with the following.

1. Knowing the market and the real likely selling price for your home.
2. Confirm that you are happy with the proposed marketing plan.
3. Advertise your property on Property 24, AllSAProperties and Platinumglobalproperties website.
4. Show your home to prequalified buyers.
5. Talk about your home to our existing buyer database.
6. Give weekly feedback on progress
7. Include your home in our monthly The Landlord newsletter
8. Help your Buyers complete an offer.
9. Bring the offer to you and explain its contents.
10. When accepted, send offer to Transferring Attorney, Buyer and Seller
11. Keep Seller and Buyer informed on progress made.
12. Assist in getting documents such as levy certificates
13. And much more

What we do for Buyers

Buying is a process. When you ask us to help you buy a home we help you with the following.

1. Knowing the market and price of homes in your area
2. Assist you to find bond finance at one of the bond originators or SA Home Loans. (Pre-Qualify).
3. Tell you about the areas you are interested in.
4. Work with you to select the best homes for your needs to go look at.
5. Show you the main features and answer your questions.
6. Assist you to make an offer
7. Take the offer to the Seller and facilitate them accepting your offer.
8. Make a formal bond application based on your pre-approved amounts. Give unique advice on how to manage the early repayment of your home loan.
9. Send copies of the Offer to you, the seller and the transferring attorney
10. Assist you with contacts and advice on moving furniture.
11. Assist with getting early transfer – levy certificates, advice on moving.
12. And much more

NEED REPAIR OR BUILDING WORK DONE?

Platinum Global recommends PZ Maintenance & Construction. This level 4 B_BBEE building company that has done numerous jobs for us over many years. From maintenance to construction. They have done repairs, alterations and new building for us. Always a neat supervised site, excellent building work, neat and clean surroundings during work and after hours.

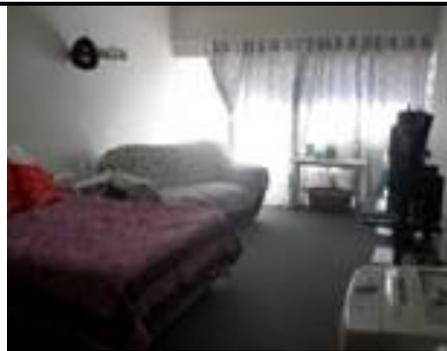
Construction & Building

Project Management

Maintenance

Bloemfontein and surrounds and out of town.

PZ Hefer 084 753 7534 pzmaintenance@vodamail.co.za



LAP OF LUXURY R2,600,000
A wow building. Supersized townhouse with double garage, massive lounge/dining room. House sized kitchen and more, more, more. Possibly the best townhouse scheme in Pentagon Park, Bloemfontein
Karmen Wolhuter 072 460 3405

Beautiful Bachelor Flat in Walking Distance of Everywhere! R300,000
 Lovely large north facing sunny bachelor in a building within easy walking distance of everything. Very well priced by a serious seller. Current short-term lease offers early occupation.
Karmen Wolhuter 072 460 3405

LANGENHOVEN PARK R1,250,000
 I love this scheme – it just feels right. Spacious 3-bedroom 2-bathroom unit in a great little complex managed by Platinum Global – and you know what that means. Large rooms, upstairs main bedroom.
Karmen Wolhuter 072 460 3405



WILLOWS 1 BEDROOM R350,000
 Yep, you can swing a cat in this lovely flat. Big lounge, bedroom, bathroom and kitchen. Really neat unit which has been well looked after. Rental income R3,800 pm makes it one to look at as an investment buy.
Karmen Wolhuter 072 460 3405

WILLOWS 1 BEDROOM R340,000
 Light, bright and desirable with a rental income of R3,515 pm. Small complex with parking. Modern flat with new looking interior. Walking distance to CUT also makes good accommodation for youngsters.
Karmen Wolhuter 072 460 3405

2 BED MODERNISED R450,000
 Sound finances building newly painted outside. Strong solid exterior – modern and upgraded inside. Nice flat as investment or self-living unit. Managed by Platinum Global.
Karmen Wolhuter 072 460 3405

Career Positions 6 Estate Agents Wanted

Internal Training with Bloemfontein’s best estate agency will be given.

We have positions for 6 residential estate agents on a commission basis. Long term positions specialising in Houses or Sectional Title. Areas available northern suburbs, southern suburbs, western suburbs. Great stock availability from our large rental pool and development appointments.

CV to Mike Spencer mike@platinumglobal.co.za

2018 Set to be a Super Year

Business has been tough for many over the past few years and plenty of discouragement to do business remains in the years to come. But recent events have shown that it is likely things will improve dramatically for business in 2018. Already things are looking bright for Platinum Global's residential sales department. We are in advanced negotiations for the marketing of over 350 x 2-bedroom flats in the southern suburbs. These units will be designed with the latest energy saving materials and may well include onsite solar electricity generation to make living there less expensive for tenants. Exciting news is that we are busy with the layout for around 100 super luxury apartments where buyers will design the interior of their own units. Aimed at the top of the market buyer, bathrooms and kitchens will be individually designed. The balance of these large units, floor sizes ranging from 100 – 250 sq m will allow the buyer to design their own interior. You could decide to layout your 250 sq m unit with a single bedroom and study and open plan the rest. Sounds exciting. 2018 is definitely set to be an exciting year.

Talk to Mike Spencer

082 881 4711 mike@platinumglobal.co.za

Want Good Administration? Do Monthly Accounts.

It has become quite apparent that where a body corporate has its accounts in order that the management of the physical building is seldom a problem. At Platinum Global by the middle of the following month everybody corporate is sent an up to date set of accounts showing precisely what the financial situation of the body corporate was at the end of the previous month. In a simple easy to understand format, ideal for non-accounting people, the report shows who, if any owner, is in arrears and what action is being taken to correct the situation (owners who are a second month in arrears are automatically handed over). It shows the total income for the month. Expenses are shown item by item, each with its own invoice with notes as to recoveries if applicable (insurance claims and the like). Taking the expenses from the income gives the profit or loss for the month.

The amounts currently held in the bank accounts of the body corporate (each building has its own accounts) is shown plus the profit or loss and the new total balance in the bank. From this is taken any reserves, ring fenced reserves, approved projects, deposits, pre-paid electricity and water, and the like to show what money is actually available to be used in the day to day running of the body corporate.

Also supplied is a detailed, item for item, month by month, budget to actual spreadsheet that allows the trustees to see whether they are over or under budget on their spend on any one item and easily lets them know whether or not items such as insurance or firefighting services have been paid or done or not. The budget to actual is a great tool to spot hidden water leaks.

Because the accounts are finalised every month, credit control becomes a doddle. The current position of every owner is accurately known at all times. Credit control is the lifeline of a body corporate. Most of our buildings have a 3 or 4% bad debt outstanding ratio and many have no unpaid owners at all!

When your accounting is regularly up to date on a month by month basis, running the physical buildings of a body corporate is a doddle.