



Exceptional 4000 sq m warehouse/workshop/factory. Comes with large office complex on first floor and massive paved yard with security. Ideal for auction house/storage of vehicles/storage or manufacturing available 1 November 2017

Bulk Residential Letting is an Important Skill

Letting blocks of flats and town houses is a skill all on its own and is not something that everyone has a feel for. In reality they should be run as if they were a sectional title scheme and by this I mean that they need to be handled in much the same way. Although your agent is letting so many flats on your behalf they need to have a proper set of "house rules" that cover many if not all of those items covered in sectional title rules. How many people per bedroom, the use of the pool, keeping of pets, when rental must be paid and the like.

There needs to be a budget and budget to actual agreed with the owner for inside and outside so that the letting agent knows what repairs they can fix. A policy needs to be put into place about who makes a good tenant and what happens when rent is not paid, or rules are breached.

Landlords and agents should get together to form a long term plan regarding the type of building the landlord wants his to be. It is not always possible to mix students and retired people but the landlord needs to be in on that decision. Once the rules have been laid down, the letting agent should be allowed to get on with their job. From the agents side they should understand what is required of them and comply. A monthly rental statement should be created to show the landlord who has paid and what and what action has been taken against non payers. In just the same way as a body corporate the income and expenses report should show all the expenses with covering documentation. Providing the building remains within budget there should be no need for the landlord to get involved with the day to day running of the building. The monthly financials should allow for the letting agent to retain some funds in order to do maintenance as it arises. Platinum Global has a full residential letting department. Contact Mike Spencer 082 881 4711 mike@platinumglobal.co.za

The Commercial Landlord

Newsletter for
Commercial &
Industrial Landlords



November 2017

Commercial Agent Wanted

Commercial estate agency is interesting and stimulating work. Much of this type of work requires an understanding of accounting and the law. This position could be attractive to an existing estate agent looking for a career change. Unlike residential work it is exclusively Monday to Friday office hours work.

Commission based commercial sale are less frequently than residential sales, so agents need to be financial sound at the outset. The value of commercial sales tends to be quite high offering the possibility of earning large commissions on transfer.

Full training will be given by a company with an excellent reputation and wide breadth of knowledge. Agent will need to sit professional exams and undertake PDE training. Career position.

Talk Shop

by Platinum Global

Nice One!

Owning a small block of flats is many investors dream. Building it yourself could make it an even better investment. We have two sites in Vista Park ready for 48 & 49 flats. By being your own developer not only can you build cheaper and get a better return, but you can also build a better building. Low maintenance means less costs in the short, medium and long term. So using a Harvey Tile roof with no maintenance for 30 years plus verses an ordinary tile roof that needs three year maintenance makes sense. Facebrick walls may be a little more expensive but no maintenance for many, many years. Other ways of saving money are aluminium v wooden windows, better quality bathroom fittings v Chinese cheapies. Just think of the difference of cheap and nasty and solid quality.

Good design is also important – not wasting passage space, well laid out bathrooms, tile floors in place of carpets, wooden instead of painted cupboards – the list is endless. Talk to me if you need help.

WANTED TO BUY

The economy is dead. Long live the economy. We are as busy as can be. We have qualified buyers looking for the following properties.

1. Builders yard/storage. Could be small workshop and yard or perhaps a house and yard in Hilton or similar. Will consider other areas or small holding. Condition of buildings not a problem as the builder will fix up to his own requirements.
2. 1 ha size for 6000 sq m yard with or without factory building. Wanted for manufacturing and storage of JoJo tanks. Any areas will be considered.
3. Zoned apartment site in top suburb. At least 6,000 sq m size but the large the better for development of up market flats. Nice views preferable.

If you have commercial property for sale you are welcome to contact us. We can market your property or suggest profitable developments that can be built and sold your behalf. Platinum Global is always willing to assist owners of commercial and industrial property to put them to the best use.

Contact Mike Spencer at
mike@platinumglobal.co.za

National Company Looking for Offices with Fibre Optic.

A national company is looking for nice offices to rent at about R18,000 per month. They want 5 offices and a reception and some parking. Because of their business they need fibre connections for the computers.

The fibre connection is more important ant the offices. If you have anything where you know that fibre is available, they will consider it.

Fibre is becoming more and more important and although they have been digging up and laying those coloured popes, it seems that there is still not fibre available in the main business centres. We would be delighted to help them with offices if they can be found. What do you have for me.

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

Need for New Apartments – Your Chance to Supply the Market

It has been years since any apartments have been built. An apartment being an upmarket flat with all the bells and whistles. Firstly, a great area preferably in a quite tree lined street. Langenhoven Park, Innes Avenue, Woodlands, Somerton are typical of where these units need to be. Quality is essential with large windows, light modern design, great finishes, garages or underground parking in plenty. Services should be top knot so that cars are washed and polished, gardens are spot on, and groceries are carried upstairs. Newspapers and full fast speed internet and DSTV come as standard. Designed to reduce maintenance to a minimum, levies will not be cheap but who cares what is wanted is a quality of life. There is a segment of the sales market who is desperately looking for something like this and there is nothing for them. Price is not a problem provided that quality and value for money is offered.

There is also a need for rental property of this type as, for various reasons, not everyone wants to buy – think visiting supreme court judges, visiting professors or regional managers on short contracts. Units need to be spacious with big balconies with two to three bedrooms. In my mind such a development would be very successful.



Ground Floor Shop, Westdene R32,000 pm 350 sq m
Westdene is the area to be in. Right in the heart of entertainment world Good street and before shop parking. Available immediately. Suit restaurant and other businesses – very high visibility.

Thabo 082 609 9711



Westdene Offices Choice of Three

Can be used separately or together. @ sections available for immediate occupation. Third section b negotiation. Great front of office parking. Landlord happy to upgrade and change as required. Occupation immediately,

Thabo 082 609 9711



FIRST CLASS HILL TOP DEVELOPMENT SITE

Brilliant site for townhouses/apartments. Totally different – design something out of this World.

Mike Spencer 082 881 4711



ESTOIRE TOWNSHIPED SITES RESIDENTIAL AND COM

2 X 4 ha approved township sites for homes, flats, commercial and industrial use. New developing area. Seller can built to your specs. Contact Mike to view.



VACANT WAREHOUSE CLOSE TO TOWN.

Strong secure warehouse with own yard and security block. Open and ready to move in. Short or long lease. Own offices and toilet plus separate shower units. Very reasonable rental to right tenant.

Call Mike 0828814711



MINI OFFICE PARK FOR SALE

Main house and seven smaller offices now available for sale. Mostly if not fully let. Great position, plenty of parking and high visibility. Good security. Nice small multi tenant building for investor/own use. Short leases.

Call Mike 082 881 4711

COMMERCIAL MARKET FAR FROM DEAD!

According to the media the economy is dead! It does not seem like Bloemfontein is participating in the current economy. Take a drive around the streets off town or Westdene and you will be lucky to see a For Sale or To Let sign! There is actually very little on offer. Typically, Pres Steyn Ave, a quiet side street with little foot traffic always had places for sale or to rent, but not today. Lots of places are or have been upgraded and there is virtually nothing left. Even in the main road Nelson Mandela and Zastron St there are only the odd property available.

When one sees just how much new building is going up or has recently gone up it confirms this trend towards full occupancy. I can think off hand of the new FNB building (a massive building), the new building on the corner of West Burger and Zastron, the building on the corner of Zastron and Kloof St where the old supermarket used to be. That is a huge development.

Shops are in particularly short supply, especially street front shops and those in town. Only one or two rather large older type shop premises are empty. Perhaps it is a sign that Bloemfontein has a more stable economy because it is not so dominated industrial as some other centres are and has a more diverse economy.

CAN CONSORTIUMS BE A VIABLE OPTION?

Consortium – putting together of a group of people with cash to finance a new development. Putting a group of investors together in this type of development makes a lot of sense. It is the best way to build what is wanted in the market and to keep costs down to a minimum. Reduced development costs mean a better income return. Real savings can be made by forming a consortium and becoming a developer of new properties rather than the buyer of single units. It allows the consortium participants to develop more effective and efficient buildings and to add in their own flair to the design. Attractive low-cost finishes are essential as is more than adequate parking. Participants can continue to hold the property as a whole or to transfer individual units to individual owners. The whole building can be managed as one (un divided) or on behalf of individual owners in a body corporate. Usually participants will need to resell to one of the other owners. Consortiums are an excellent way to develop a property portfolio.

Sounds interesting? Contact Mike Spencer 082 881 4711 mike@platinumglobal.co.za

Don't Forget!

Platinum Global can help you with:

- ✓ Valuation of all types of property for all purposes.
- ✓ Development consultation on the practical management aspects of new buildings
- ✓ Letting and Sales of your commercial and industrial property
- ✓ Consortium developments and putting investors together.

Whatever questions you may have on property we would be willing to give advice.