



### OFFICE TO BE PROUD OF AT A PRICE YOU CAN AFFORD

These offices are ready to move in and they won't cost you an arm and a leg. Well situated in central Westdene with on site parking plus street parking at R14,000 plus VAT they are amongst the most affordable and acceptable you will find. Brilliant new business offices that won't break the bank. It is so nice to see a landlord making offices ready for you to move in. Call Mike 082 881 4711 for this and other first class offices.

### WILL PEOPLE RETURN TO WORK OR WORK FROM HOME?

We have now been in some form of lock down for the past one and a half years. While things are somewhat getting back to normal, there is serious concern that a fourth wave will hit us shortly. In the UK the cases are shooting up again and are expected to reach 100,000 confirmed cases a day!

Many if not most people have worked from home since the start of the pandemic though there are signs that people are starting to drift back to working out their offices. Certainly, in our company Jill and I are working full time from home and seldom need to visit the office. I can see though that there is a been for more direct interaction with clients and staff.

The big question is whether in general people are going to return to work or whether they will continue to work from home. My feeling is that it will be a bit of both. There is a need for companies to be open and available to their clients on a face-to-face basis but not everyone actually needs to physically work from the office. Accounting work can almost be done as easily from a remote location as on site. Our body corporate meetings for example are now almost exclusively on line and owners in general find this comfortable and convenient. I know that in other provinces, where travel to work has always been a tedious and time-consuming exercise, cutting out commuting to work has proved very effective. Why leave home at 6am to get to work by 8am when you can start at 8 in your own home office. Plus, there is a considerable saving in actual transportation cost too.

Certainly in the summer with nice bright morning starts we will see more people going back to work at work but in the long term, my opinion is that a sizeable portion of people will continue to work from home into the foreseeable future.

# The Commercial Landlord

Newsletter for  
Commercial &  
Industrial Landlords



Oct 2021

## BIG WAREHOUSE WANTED FOR PLASTICS INDUSTRY

We have a major innovative plastics recycling company that wants to relocate to Bloemfontein. They are looking for an old 1500 sq m warehouse with 1500 sq m of enclosed yard.

Plastic recycling is not a pretty industry and needs to be in an area where they will not disturb their neighbours. An ideal location would be Hamilton.

Our clients are an existing company and will consider rent to buy or a long-term lease. They are able to buy immediately if the correct approval can be given.

Whatever commercial property you need assistance with just contact us and we will be able to assist you with selling or finding a tenant.

# Talk Shop

by Platinum Global

## **DO YOU HAVE A MAINTENANCE PLAN?**

Just like it is a requirement in a sectional title scheme to have a maintenance plan, it is prudent for a commercial property owner to do the same. While office complexes and industrial buildings are tough and built strong, they still need looking after.

Each owner should be aware that their building needs maintenance in both the short and long term to stop future costs. Short term would include an annual inspection to see what needs to be attended to and this could include such simple things as cleaning gutters and down pipes, remarking traffic lines, servicing the gates and checking the boundary security (you would be amazed how many electric fences don't work). Long term maintenance would be aimed at roof waterproofing, painting, repairs to driveways, and checking fire fighting equipment is up to date. If you don't have an annual inspection yourself, things can very quickly be overlooked. Out of date fire fighting equipment would allow your insurance company to repudiate all your claims.

## **NEW DEVELOPMENTS SHOULD BE MODERN.**

The building industry is fairly traditional – what was good yesterday is often considered to be good today. But have times changed and have developers changed with the times.

We are involved in the developing 200-unit schemes in which making them super attractive to modern tenants is so important.

Much of the current residential stock is over 60 years old. Parking is limited and not attractive, there is poor insulation, minimal electrical installations, and no data lines. Compare this to a modern building with high-speed fibre connections, solar power at less than Centlec rates, well insulated modern designed units, lots of double plugs and at least two parkings.

Which building do you think that the young, well-paid tenant would choose? No doubt the latter. Not only that, they are likely to be prepared to pay a premium and are most unlikely to move into an older building just to save a few Rand.

## **METRO MUST DO IT LEGALLY.**

The Metro is in a total collapsed state and the quicker we get a change at the elections the better. They are doing anything to get money but are they doing it right. Recently we have experienced water disconnections of body corporates for unpaid rates and taxes by individual. This is just so wrong and illegal. Firstly, rates are owed by the individual unit owners and not the body corporate. Thus, they are trying to force somebody who does not owe money to pay somebody else's debt. To make matters worse they then disconnect the buildings water without notice. If it becomes reconnected, they then slap you with a an R88,000 fine and will not transferred units until the full account is paid.

Our suggestion is that you tackle Metro head on. Firstly, they will lose with costs for chasing the wrong debtor. Secondly by not following their own rules they will lose on your reconnecting the supply yourself. On top of that we would suggest that you sue the individual who ordered or authorised the disconnection in their personal capacity as they knew they were acting illegally and cannot be protected as a municipal official. It is about time that Metro did their collections properly.

## **INTEREST RATES LIKELY TO RISE BEFORE TOO LONG. WHAT WILL BE THE MARKET EFFECT?**

There are indications that interest rates will rise in the second quarter of next year. This is in the face of low local demand and contrary to the current economic cycle but likely to be forced on us when US rates rise as a result of Biden era policies. The rises are likely to be small (.25% per step) and unlikely to have a major effect on the local market. The biggest effect will be the cost of holding top end properties and affordability for those entering the market.

It might actually help the property market by moderating exceptionally high asking prices by those looking to sell. Asking prices have continued to grow at an unprecedented pace in a economy which is said to be weak and where so many don't have incomes. A rather strange state of affairs.



**PARK WEST OFFICES R26,500 PLUS VAT**

5 Offices plus training and board room. Fully airconditioned. 5 secure parkings, Spacious 250 sq m.

Contact GETRUDE 084 990 3235



**OPEN PLAN HIGH ROOF WAREHOUSE**

5 offices plus boardroom, strongroom, large yard with 10 shade parkings. Mezzanine storage floor. 1300 sq m erf.

Contact GETRUDE 084 084 3235



**CITY CENTRE WAREHOUSE 300 SQ M**

Great wholesale furniture site. Affordable rental R26,500 plus VAT. Boardroom and reception and good customer parking. Good centre city trading spot.

Contact GETRUDE 084 084 3235



**OFFICES AND WORKSHOP IDEAL CAR INSTALLERS**

Modern office suite of 5 offices and boardroom plus dedicated workshop useful as car equipment installers. Good customer parking with high visibility and easy find location. Negotiable value for money rental.

Contact Getrude 084 590 3235



**TWO FOR R2,650,000**

Westdene period offices in exceptional condition. 7 offices and 10 covered parkings. Great value for money, ideal for attorney offices or brass plate professionals. Can be used as two separate portions or as one.. 5 additional parkings. Super value.

Contact Getrude 084 590 3235 or Mike 082 881 4711



**OLIVER TAMBO (CHURCH ST) SHOP WAREHOUSE**

A 350 sq m shop in warehouse style trading store ideal for garden centre, bulk sales store, and a variety of low cost selling opportunities. With a rental of R27,000 pm you will be super competitive. Can also be used as workshop for car repairs or installations.

Contact Getrude 084 590 3235

# DID YOU KNOW?

1. Platinum Global are looking for a youngster to train in our commercial and industrial sales and letting department. Must have own car and ability fund themselves for 6 months. Opportunity to train with the best and earn high income. Must be self-motivated, eager to learn and highly presentable. Should have some financial understanding. An opportunity that has proved that this position can lead to high earnings.
2. Need repairs, maintenance, building work of high quality. Contact PZ of PZ Maintenance. They have been doing work for us for years. They are quick, neat, and on-time. Available for a variety of work including painting, repairs, building of new properties. We use them on a regular basis for painting major buildings but they are able to handle small and large jobs. Contact PZ at 0847537534
3. Have a BEE problem? Talk to Hannes Slabbert who move them for you. He is easy to get hold of and usually available to come out quite quickly. Email him at [Hannes.slabbert1@gmail.com](mailto:Hannes.slabbert1@gmail.com) or call 073 434 6884. If he cannot help, he will guide you to somebody who can.

## DISTANCE ADMINISTRATION OF BODY CORPORATES AND BUILDING

Platinum Global are able to administer large buildings anywhere in the country. The company is able to offer our superior accounting and financial services to body corporates trustees and individual owners of large let properties. With modern technology we are able to offer the same KISS accounting and reporting services across the board. On line access and internet meetings allows us to offer all but onsite services to anybody corporate or property owner anywhere in the country. On site physical management will be used for physical management on site. Just drop us an email to [mike@platinumglobal.co.za](mailto:mike@platinumglobal.co.za)