



Chas Everitt



Berry Everitt



Barry Davies

PROPERTY SIGNPOST

Website: www.ChasEveritt.com

| Issue: July 2008 | Editor: Berry Everitt |

[Property Search](#) | [About Us](#) | [Join our Family](#) | [Contact Us](#) | [Bond Calculators](#) | [Chas Cafe Blog](#)

FROM THE PUBLISHER

Undeterred by the slowdown in the market, experienced real estate operators continue to join our group, which has expanded in the past five years from five to more than 100 offices, including an outlet in Zambia that is the first of several we plan for the SADC countries.

Among the new offices we've opened in SA in the past 12 months are those in Strand, Gordon's Bay, Gansbaai, Kleinmond, Pinelands and Oudtshoorn in the Western Cape, Heidelberg and Bronkhorstspuit in Gauteng; Witbank in Mpumalanga and a specialist development office in Cape Town. The Worcester office, previously a satellite of Paarl, has also become a fully-fledged franchise.

Most of these were added by well-established independents or members of other groups who converted to Chas Everitt International, and the remainder were opened by existing franchisees who saw benefit in expanding their operations. Either way, the growth demonstrates increasing faith in our brand - and in our policy of only opening offices in strategically sound areas that we have researched thoroughly to ensure that franchisees have the best prospects of success, rather than looking for "blanket coverage".

Meanwhile, we have once again featured strongly in the annual Nedbank Property Association awards, with St Francis franchisee John Cooper becoming the fifth person in our group to be recognized as an industry Mover & Shaker, and Paul Everitt and his team making their second showing as Property Professional of the Year finalists.

Well done to them and to everyone that is taking the high road as our market reshapes itself.

Your Area Specialist:

Chas Everitt International sales agents have all the latest market information regarding local property values at their fingertips - and are committed to the highest standards of personal service when it comes to selling your home. In addition, the Chas Everitt International property group offers you, the homeowner, the best possible exposure for your property in both national and international markets. So if you are thinking of selling your home, call your nearest Chas Everitt International office today for the name of your local area specialist - or visit www.ChasEveritt.com

Every month the **Property Signpost Newsletter** will be issued to all our subscribers, filled with real estate information to help you make an informed decision, whether you are buying or selling a property.

In This Month's Newsletter:

- **The sooner you buy the better**
- **How to stay sane during renovations**
- **Trees enhance home values**
- **Developers take note: Seniors want office space**

Email any comments to the editor:
berry@propertysignpost.co.za

[Unsubscribe](#)

The sooner you buy the better

High interest rates and inflation obviously make potential property buyers think twice as they worry about the affordability of monthly home loan repayments and calculate that it is cheaper to rent than to purchase property.

But the gains are only short-term. In the long run, property is still a solid investment that will help most buyers build wealth, and rentals that are helping a landlord pay off his bond could be more profitably spent on paying off your own bond.

Historically, house prices have risen by an average of between eight and 10% a year, but even at a growth rate of five percent, homeowners are still earning a return on their investment.

For example, if you buy a R1m house with the minimum 10% deposit now required by most banks, your direct investment will be R100 000. If the value of the property rises by just five percent a year over the next two years, your stake in the property will grow by R50 000 plus the capital that you have paid back to the bank in that period. And at that rate your initial investment of R100 000 will double in less than four years.

Right now the market is slow but from a prospective buyer's point of view that is good news. There is always a better selection of properties on offer when supply is bigger than demand, and it is easier to negotiate a good price.

There is also wide consensus that property values will grow faster than the average once the interest rate cycle starts turning south, and that the sooner you buy now, the more you will benefit from the next "boom".

[| Back to Top |](#)



CEI Overseas



How to stay sane during renovations

Remodelling an existing home rather than buying a new property is becoming a popular option in the current tough credit climate.

But while renovations can increase the value of a home, owners should not lose sight of the inevitable disruptions the process will cause and the need to be properly prepared to deal with them.

Detailed project planning is the first step, whether the owner supervises the process or leaves that to a builder or architect. It is vital to understand all the implications of the planned work and double-check that all eventualities have been taken into account - complications that crop up because of poor planning can drag out the alteration process and wreck the budget.

The second step is to devise strategies to minimise the disruption to daily routines once the renovation gets under way. Homeowners should for example map out which parts of the house will be affected and plan alternative arrangements, especially if they are renovating a kitchen or bathroom.

They should also take into account what will happen if the electricity or water supply needs to be disconnected during their revamp. It is also wise to remove and store all breakable items to prevent damage and to cover furniture to protect it against dust.

If the planned renovations are extensive, it might be better to move out of the house for a while, especially if you have young children. And if you do elect to stay put, you must plan how children will be kept out of the way of work in progress and away from building materials and tools.

Finally, be sure to arrange with the contractor that no advance payments will be made. Materials should be delivered on site before you pay for them and the project, or an agreed part of it, should be completed to your absolute satisfaction before you part with any money.

[| Back to Top |](#)

Trees enhance home values

With global warming the current big issue, there is much that individuals can do to offset their carbon footprint - and homeowners have an added incentive for doing their bit by planting a tree or two.

Apart from being carbon sinks that trap carbon dioxide and so help to regulate weather patterns, air quality and even ambient temperatures, established trees generally increase the value of a home by between five and seven percent.

What is more, trees can help to cool your home and shelter it from strong winds, provide a habitat for birds and beneficial insects, create focal points in your garden, enrich the soil and produce bonuses such as flowers, fresh fruit or nuts.

So it is with good reason that SA celebrates Arbour Week in September every year - and that homeowners should start preparing now to plant new trees.

Factors to keep in mind include the following:

* Trees should be in proportion with the size of the garden - a huge spreading oak, for instance, will look right at home in a large garden while a slim conifer or small umbrella-shaped tree can be fitted into a townhouse landscape.

* Consider the purpose of the tree - do you want screening for privacy, shade, or a specific shape in the garden - as this will influence the type of tree you choose.

* Hardiness will play a role in your choice - a tender subtropical variety will not flourish in a cold highveld garden.

* Root systems are an important consideration since vigorous lateral roots can lift paving and even crack walls.

* You need to check soil drainage by filling the planting hole with water. If it drains completely within six hours you can rest assured that your tree's roots will not be waterlogged, which could stunt growth or even kill the tree.

* The soil in which you plant the tree should be enriched with compost and bone meal, both available from most nurseries and garden centres, the tree needs to be well-watered until the summer rains arrive.

[| Back to Top |](#)

Developers take note: Seniors want office space

Space for home offices is becoming a prime consideration among senior citizens as more of them keep working after they officially retire.

Statistics show that only about 10% of people retiring at age 65 have made adequate provision for their golden years and that about a third keep working to supplement their income. Swelling the numbers of working retirees are professional people who increasingly choose to keep working and consulting to maintain an active interest in their fields.

Consequently, many retirees are now altering family homes to accommodate fully-fledged home offices, while others are choosing which gated community to move to on the basis of whether the homes have office space or not.

Until now, developers aiming to attract retirees concentrated on security, low maintenance and pretty locations. Retirees who want to keep working, however, are starting to insist on units that include a home office, properly planned and wired, even if it means sacrificing some other space.

And as a departure from the previously preferred scenic locations in the country or at the sea, they are showing a preference for developments that are close to major employment hubs. In addition, they are increasingly seeking out "active adult" communities where their neighbours are also still working at least part of the time, as these allow more opportunities for satisfactory social interaction.

[| Back to Top |](#)

[Property Search](#) | [About Us](#) | [Join our Family](#) | [Contact Us](#) | [Bond Calculators](#) | [Chas Cafe Blog](#)

[Unsubscribe](#)