

SUN HOUSES



**GETTING A BETTER PLACE,
GETTING A BETTER LIFE**

DEVELOPING DREAMS

Fund helps people become entrepreneurs

By NJABULO NGCOBO

BECOMING a property developer is challenging – but possible for anyone.

The Gauteng Partnership Fund, which specialises in recruiting and funding entrepreneurs who want to build affordable houses in the province, is starting to see results.

Themba Buthelezi of Zakhele Investments told *SunHouses* that he had a long but interesting journey as a novice in property development.

“Everyone doubted if I would ever make it, especially because this business needs a lot of capital investment, but Gauteng Partnership asked me to contribute 3% and they funded the rest,” he said.

Next month will see Themba’s 24 units – all two-bedroom, one bath, kitchen and lounge with granite tops and porcelain tiles – open doors to tenants in Kempton Park. His flats are renting for R4 300 a month.



Zakhele Investments' flats will open its doors their renters soon.

Dennis Marodi of Tsibo Properties, who has completed two housing projects, said although he realised that property industry is tough, he learnt so much. “I encourage everyone who

wants to get into property to first see Gauteng Partnership Fund first as they teach you so much,” he said. For more information on Gauteng Partnership Fund, visit www.gpf.org.za



New property entrepreneur, Themba Buthelezi, thanks the Gauteng Partnership Fund.

Photo by Njabulo Ngcobo

Buyers need to make a move – carefully . . .

POTENTIAL homebuyers and owners must have breathed a sigh of relief when the Monetary Policy Committee decided to leave interest rates unchanged.

Shaun Rademeyer, CEO of SA’s leading mortgage originator BetterBond, said people should listen to Reserve Bank Governor Gill Marcus’ warnings that interest rates will be raised in the near future to put the brakes on inflation.

“As it is, the Consumer Price Index exceeded the bank’s 6% upper target in April, and the governor noted this week that the rand was still under extreme pressure due to a lack of investor confidence in developing markets. This also affects fuel prices and we are now also entering a season of higher food prices and annual increases in administered tariffs like electricity prices.

“Every interest rate increase means higher monthly repayments on things like cars, furniture, credit cards and store accounts which, when added to the increases in living costs, will leave potential buyers even less disposable income than they have now.

“At the same time, property prices themselves are currently moving up thanks to a decrease in available properties in popular areas, and borrowers could find that they don’t qualify for bigger loans once interest rates and monthly repayments go up.

“It is important that potential homebuyers are flexible enough to cope with future rate increases when they do their own affordability calculations – or even better, that they seek help from a reputable bond originator to get home-loan pre-approval, so that they can work out what their property price range is,” said Rademeyer.

Meanwhile, existing homeowners should be taking every opportunity now to pay off as much of their home loans so their monthly instalments don’t rise too much when interest rates are increased.

Making it in the property industry

ONE property group has stepped up its focus on helping young talent get into the commercial property industry by providing them with valuable experience and skills.

Said Nomzamo Radebe, managing director of JHI Properties: “At any given moment we have 30 to 40 students and interns who are getting practical experience and mentoring. Most of them become employed by the organisation after the year of practical training. The others leave to find employment within the industry.

“Last year we took on a group of interns from the SA Property Owners Association, who spent a number of weeks at JHI where they benefited from mentoring and hands-on experience.

“With our experience and employee network, which includes some of the best qualified people in the industry, we welcome new talent into our organisation to share our knowledge. They benefit by being shown how the property market works,” she said.

At JHI, human resources plays a key role in the empowerment and development of their staff, including women, through various training initiatives. The organisation focuses on teaching, mentorship and employment, as well as helping entrepreneurs who seek to enter the industry.

Kgodisa Training Academy also forms part of Excellerate Property Services group. This institution offers National Qualifications Framework Level 4 courses which

are registered with the Services Sector Education and Training Authority (Seta), and was the first to provide Seta-accredited training for the newly introduced Facilities and Property Management diploma which is also an NQF Level 4 qualification.

This new qualification will let applicants be employed in the property industry as portfolio managers or facilities managers.

For those already in the industry it will give them the opportunity to improve their skills and increase the range of their careers while adding value to the services offered by the property management sector.

For more information, contact JHI Properties on 011 911 8000 or email info@jhi.co.za



Nomzamo Radebe is helping young people get a start on the ladder.

BACK THE **WINNING** TEAM THIS YEAR

SCORE A VALUE VICTORY WITH CHEVROLET’S WINNING PRICES!



**OUR LADUMA DEAL
FROM R1 399*PM**



CHEVROLET SPARK LITE 1.0 LS

No. of instalments: 72 / Fixed interest rate: 9.28% / Retail price: R99 200 / Deposit: 10%
Monthly instalment: R1 399* / Final payment: R24 800 / Total amount payable: R128 159
Monthly Service Fee of R57 excluded from monthly payment. Initiation Fee of R1140 included.

**FROM
R99 200***

**ALL-NEW CHEVROLET
SPARK CAMPUS 1.2**

**OUR LADUMA DEAL
R111 111***