



ARTISTIC CHRISTMAS TREES BRIGHTEN CBD

FOR the third festive season in a row, Anglo American has initiated Jozi's downtown Christmas-tree project in support of local artists and to celebrate the rejuvenation of the city centre.

Companies in Johannesburg's city centre commissioned trees from a number of artists. Last year the artists used materials such as stained glass, bottles, car parts, metal, wire, resin, fabric, perspex and glitter.

Artists that will participate in this year's project include Dave Rossouw, Gina Waldman, Johan Thom, Wilma Cruise and Gavin Young. John Molleno, Thomas Kubai and KEAG, a Cape Town-based organisation. Liza Essers is the curator of the project.

Main Street has been transformed into a pedestrian promenade for the duration of the project.

The Christmas-trees will be switched on and open for public viewing until the end of December.

LOWER PRICES DRIVE PE PROPERTY MARKET

WHILE sales activity in Newton Park in Port Elizabeth reflects buyer interest in the suburb, the wheel has turned for sellers who can no longer command high prices for their properties just because they have commercial rights, says Vinita Gouws, co-franchise owner of Realty 1 International Property Group Port Elizabeth.

Gouws says the days of properties selling for more than their market value in this area are gone, driven in part by the competitive pricing of properties with business rights in nearby Walmer.

"Newton Park, until recently, was one

of Port Elizabeth's most sought-after business nodes because many of its residential properties could be used for commercial undertakings. Some estate agencies ended up walking from door to door trying to coax owners to sell. The result was that sellers could almost name their prices, which saw the value of a single stand shoot up to more than R900 000 and a double plot to R1,2m by the middle of this year. However, with Walmer emerging as a worthy competitor in terms of the comparative value it offers with regard to commercially-zoned properties, Newton Park has lost some of its grip on business buyers, she says.

Gouws says that generally listing prices in both the residential and commercial sectors of the town have dropped because of increasing stock levels and interest-rate increases that have made buyers cautious.

She says turnover is steady, though, with well-priced properties, particularly those in the R850 000 to R1,3m price bracket selling within weeks of listing.

There is also movement at the bottom end of Port Elizabeth's property market owing to the availability, albeit limited, of stock priced at under R600 000. This stock includes the 42-unit Chantilly residential development in Sherwood.

Gouws reports rapid sell-out of the first three phases.

At a price of R542 000, which includes all costs, the units in the fourth and final phase are likely to be snapped up just as quickly, she says.

Those with more spending power can look forward to the release of an 800-plot residential development in the new year, details of which are shortly to be released. Expecting take-up to be predominantly among young upwardly mobile families, Gouws also anticipates interest from a growing number of professionals who are relocating to Port Elizabeth from Gauteng.

Port Elizabeth's central business district is also enjoying keen interest, she says. She attributes this largely to input by local community forums, which has led to a rejuvenation of the area and accordingly rising interest from buyers for its old Victorian buildings.

SEASIDE HOME IN KALK BAY TO BE AUCTIONED

A PRIME double-storey house in Main Road, Kalk Bay, in the Western Cape, is to be auctioned by Pam Golding Commercial Auctions.

The coastal hamlet of Kalk Bay has a charm and laid-back lifestyle all of its own, and yet it is just 30 minutes' drive from the centre of Cape Town.

Paddy Smuts, CE of Pam Golding Commercial Auctions, says this property, situated at 173 Main Road, is just past Kalk Bay harbour on the sea side, where properties very seldom change hands.

"It is on 400m² with sea views



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through to Gordon's Bay and Simon's Town. Whale-watching from this prime address is an everyday occurrence in season, and is almost a year-round pastime for locals.

"There is increasing interest in property in Kalk Bay, which is close to St James and Muizenberg, areas on the peninsula that are starting to experience a revival, making for sound property investment potential.

In addition, St James's extensive new development, The Majestic Village, with numerous old buildings of significant historic and cultural value being restored and converted into a charming residential village, is set to have a positive impact on property values in the area."



He says the home to be auctioned is well maintained, with all the doors and door frames of Oregon pine. The rooms are spacious and on the lower floor include an entrance hall leading into a dining room with a stone fireplace; a lounge with bookshelves and a brick fireplace; a study/sun-lounge with a bar leading to a sundeck that spans the width of the house with excellent views and that incorporates a six-seater Jacuzzi; a games room, a large kitchen with a stove and a drinking-water purification system; a breakfast nook to accommodate six people; a laundry room, a guest toilet, a staff toilet and a single garage plus secure parking on site for two vehicles.

Smuts says there is a below-floor cellar accessed via a trap-door in the dining room. An Oregon pine staircase leads to the first floor which has four bedrooms, two en suite. The master bedroom has sea views. Another bedroom has its own fireplace. There is a guest bathroom and a sun balcony with mountain views.

For further information contact Solly Gild of Pam Golding Commercial Auctions on 083 2611213.