

Building versus buying

Three years ago it would have cost South African consumers 31% more to build a new home than to buy an existing one. But the picture has changed decidedly since, and existing houses are back in vogue. By Joan Muller [More...](#)

Investors cautioned for 2007

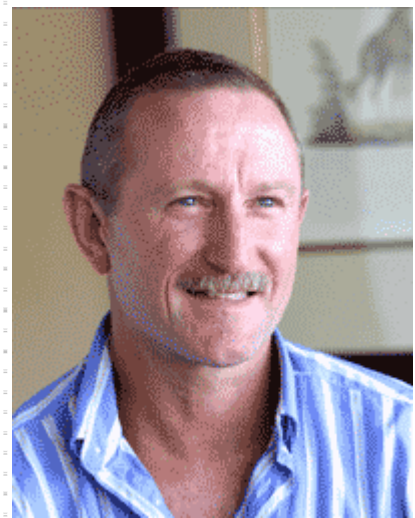
Property investors must be cautious and review their strategies, making plans to adjust accordingly in 2007. [More...](#)

House price growth unchanged in Nov

Standard Bank's house price index for November confirms that the South African housing market is slowing with growth coming in unchanged at 8% year-on-year (y/y) from October's 8% y/y level, and this coming off a low of just 2.9% in September. By Evan Pickworth - I-Net Bridge [More...](#)

Fica requirements 'a nuisance'

South Africans have been pressed over the past year to confirm their addresses with a number of institutions. Is this



Legal expert Andy McPherson looks at the implications of FICA and whether it's really of any use.



Buyers are starting to view holiday homes differently and sales are dwindling.

just more red tape, or is there a viable purpose behind the FICA requirements? Legal expert Andy McPherson believes FICA hasn't really made a difference in his business. [More...](#)



AlphaBond for first-time homebuyers

If you are new to the property market, AlphaBond can make owning your first home as simple as it should be. AlphaBond allows you to structure your finances more effectively by assisting you with those costly start-up costs or helping you to improve your cash flow:

- Option 1. All start-up costs are included in your homeloan.
- Option 2. Take an initial three months payment holiday.

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Sasol expansion aids Secunda market

Sasol's planned increase in synfuels production via a new plant in Secunda is boosting an already lively local property market and creating new opportunities for investors in the buy-to-let sector. [More...](#)

Offer to purchase can still fall through

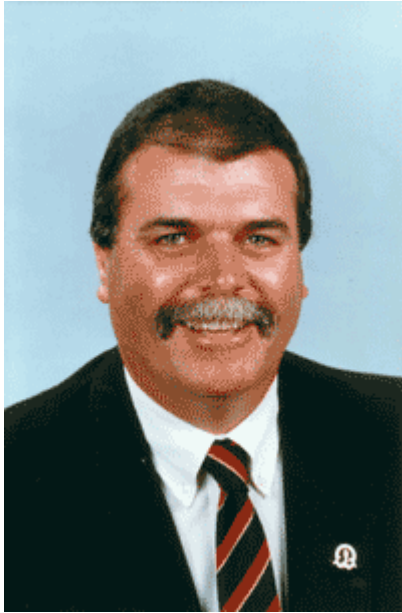
When sellers accept offers on their properties, all parties are usually elated. But an accepted offer does not always equate to a confirmed sale, because so much can go wrong prior to the sales agreement even reaching the conveyancers, let alone the deeds office. By Ingrid Smit [More...](#)

Investors returning to buy-to-let

Investors continue to pour money into buy-to-let flats and townhouses despite rising interest rates and softer rental yields. Latest FNB Residential Property Barometer released last week shows that in the third quarter one in every five property sales was still going to a buy-to-let investor. By Joan Muller [More...](#)

Ignorance over legal issues tackled

Anne Porter Knight Frank (APKF) is embarking on an education programme to try and ensure that any client with whom they deal is fully aware of the pitfalls that surround property transactions. The programme will



- Pat Acutt says the slowdown in house prices over the past year has helped prevent a 'bubble burt'.

ultimately involve APKF in printing a complete booklet of advice. [More...](#)

Holiday home buyers dwindling

It seems that rising interest rates, coupled with an overall slowdown in the luxury end of South Africa's housing market, are dampening investors' appetite for leisure properties. By: Joan Muller [More...](#)

Acutt: proceed with caution in 2007

Up until recently, consumers have been able to absorb both the interest rate increases of the last six months and debt repayment resulting from rampant levels of credit spending. But this deficit is now starting to bite into household budgets, and the cushion level is evaporating, says KZN property expert Pat Acutt in his column. [More...](#)

Benoni now ideal for renovators

The Benoni property market has completely transformed and in the process has discarded its "mining camp" image to become a progressive example of modern living. This is good news for property sales in the area. [More...](#)

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Cape lettings head for record level

A survey of 15 Western Cape coastal real estate franchises has shown that the holiday letting market in the Cape is still extremely active and profitable and has not been influenced by recent interest hikes. [More...](#)



Fish Hoek enjoys all-year buoyancy

Fish Hoek, situated in False Bay, is one of Cape Town's more popular suburbs. The number of actual property sales is down from five years ago, but these sales are substantially greater in rand value per property. There is a consistent local demand which keeps the market active during winter months, and additional sales are always a sure thing in the summer months when international buyers visit the Peninsula. [More...](#)

PE: more cautionary buyer approach

While sales activity in Newton Park in Port Elizabeth reflects unflagging buyer interest in the suburb, the wheel has turned for buyers who can no longer command extreme prices for their properties just because they have commercial rights. [More...](#)

Auctions gain popularity in KZN

Auctioning, one of the fastest growing methods of selling property in Cape Town, is increasingly being embraced by KwaZulu-Natal real estate agents who laud the concept as "transparent" and "fair". By Ingrid Smit [More...](#)

