



DEBBIE NICHOLSON
— PROPERTIES —

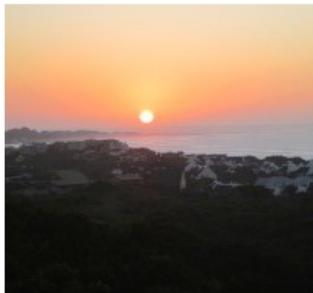
JANUARY-FEBRUARY 2012



THE WAY I SEE IT...

...2012 has arrived with quite a few question marks hanging over Cape St Francis and the Greater St Francis area. How will property values fare this year? Will the outcome of Thyspunt finally be decided this year and which way will it go? What does the year hold for our cash strapped municipality? Will we see a new Sand River Bridge before 2012 bows out?

One thing about which there is no question, is that Cape St Francis remains the place of beautiful sunrises and sunsets. A few early morning shots for your pleasure.



SOME NOTEWORTHY PROPERTY TRENDS

According to property statistics emerging out of 2011 from the major banks and mortgage companies in South Africa, home-ownership is showing a definite shift from domination by the traditional older white section of society to a younger and more representative mix of the South African population.

* Of home-loan applications made in 2011, 45% were from black applicants and 41% from white applicants. Of these, 39% of the black applicants were successful, an increase from 30% from 2010 and of the white applicants, 47% were successful, a decrease from 56% in 2010.

* 1st time black home-loan applicants in 2011 made up 44% of the total applicants, with the white 1st time applicants making up 27% only. Of these, 55% of the black applications were approved and 31% of white applications approved.

According to major banks and mortgage loan companies, these are noteworthy trends that indicate that :

- > economic opportunity for all in South Africa is slowly equalising.
- > that a wider and more representative section of the population is now able to own its stake in South Africa and can have an influence on it's future.
- > that the social stability that comes from a large, stable home-owning middle class population and which is an important indicator of good governance and democracy, is alive and well in South Africa.



THE JURY IS STILL OUT - TO BUY OR NOT TO BUY?

Interest rates at an historic low, property prices still travelling downwards, plenty of serious if not desperate sellers...could the conditions be more perfect for buying? Well, not so - according to well known Property Economist, Erwin Rode. In response to the traditional wisdom of "when you rent, you merely line your landlord's pocket ", Rode claims that young people will be better off renting than buying a house for the next 5 years!. He bases his claim on his belief that it is going to take many years for residential prices to come into line with their actual value, meaning that there will be no short or medium term capital growth for a residential property investment...for the next 10 years!

He does concede that if a buyer has cash and can buy without the ball and chain of a mortgage bond, buying can make sense in these times as can buying a commercial property. Commercial property, particularly at the higher end of the market, with stable tenants in place, is an excellent place to invest money, says Rode.

With the December season "done and dusted", it is interesting to note that most agents operating in the Cape St Francis area found the interest in buying property to be luke-warm this year. Despite a reasonably active few weeks in showing potential buyers around, few achieved sales have been recorded. A number of low and fairly cheeky offers are reported to have been made and rejected by various sellers. Having only recorded 2 forced sales in the area in the past 18 months, it seems that being a second home market sellers are possibly not as

being a second home market, sellers are possibly not as pinched financially as home-owners selling in urban areas.



WHAT A TIME WAS HAD BY ALL!

Those who rented in December 2010 and who had enough courage to consider returning to that place where the wind blew incessantly, where the water was like ice and where the sun barely showed its face for 3 weeks, were richly rewarded this December season for their bravery! From early in December until well into January, Cape St Francis has been bathed with endless still, hot days, warm turquoise water and when the wind has blown it has been a gentle off shore wind that kept surfers smiling...day after day. It was a season to top all seasons and many of us, who are guilty of taking the place where we are lucky enough to live, for granted, fell in love with Cape St Francis all over again!

The delightful beach conditions saw record levels of beach goers with the car-parks and feeder roads jammed to capacity. A number of rescues, due to swimmers being caught in rips took place and we sadly lost a valued home-owner who died while snorkelling.

Amid these perfect beach conditions and getting bathers scuttling out the water were sightings on a few occasions of a 4m+ shark, claimed to be a Great White. The reverse side of the gloriously warm water has been a humidity measurement of up to 85% and an average temperature fairly well above what we at Cape St Francis are used to...these balmy conditions prevailing well into the night and enabling holiday makers and residents to spend long evenings outdoors.

As I said earlier, a season to top all seasons!



HAVE A LOOK AT THIS PROPERTY!

A recently re-vamped sectional title, ground floor apartment situated in a low-key block of flats 100m from the main swimming beach and famous surfing point. The flat has commercial rights and is part of a rental pool. All contents of the flat are included in the sale.

R380 000,00

For more information on this property visit:
www.debbienicholsonproperties.co.za



It may interest you to know...

- A valuable service is now available in the Greater St Francis area for those requiring nursing assistance at home. This service is available for aging residents requiring on-going care or those recovering from illness and needing the assistance for a specific period only. The service is managed by a registered nurse and includes a wide range of assistance from the changing of dressings, administering medication to assistance with shopping. A contact email address is sfbchc@mweb.co.za
- The Cape St Francis Mini-Market is under new management and at present undergoing revamping. A bakery and a variety of other new features are planned.
- A website, <http://www.mobilitate.co.za/>, has been created with the aim of linking municipalities within the country, providing a platform for interaction between rate payers associations on common issues such as service delivery. Of particular interest is a 'crime spotting' page which can give potential buyers of property in a certain area, an idea of the extent and nature of crime in that suburb.

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