



## PE PROPERTY BUZZ

219 Cape Road, Port Elizabeth Tel: (041) 373 9945

[www.ianolivierproperties.co.za](http://www.ianolivierproperties.co.za)

### Hi from Ian



Looking out over the sea from our favourite spot at Blue Waters Cafe a few mornings ago, I was enormously proud of Port Elizabeth's achievements in recent months. Despite the naysayers' predictions,

PE looked spruce and welcoming by the opening of the 2010 World Cup and yes, to quote journalist Peter Davies in an open letter addressed to "Our Foreign Media Friends", while we "are well aware of the challenges we face as a nation, you will find that 95% of the population is singing from the same song-sheet in order to ensure we can live up to our own exacting expectations".

As for the legacy of this great sporting event, I believe it's in the hands of the individual. We have it in our power to build on the goodwill and song-sheet so widely embraced by South Africans everywhere right now. Each and every one of us can be the difference our country needs by being more tolerant of each other. By respecting each other's political and religious viewpoints, by being kinder and more charitable in our actions and our thinking, we can become an example to the rest of the world.

From a property perspective, we also need to find common ground if we're to see more buoyancy going forward. There's still a wide gulf between sellers and buyers when it comes to pricing, which is slowing sales activity throughout SA, never mind PE. Coming on top of tough economic conditions and stringent lending criteria by the banks, purchasers are only interested in realistically-priced properties. And nine times out of ten, they will only make an offer once they've seen everything comparable on the market first. They know what they can afford and they know value-for-money when they see it. They are also, I'm sorry to say, not interested in the personal circumstances and financial aspirations of sellers—only bricks and mortar value. Try as we agents might, we cannot sell your property if it isn't correctly priced.

Still on the subject of the future, in the same way that we've had to learn to use water and electricity sparingly, we need to take this lesson forward when the rains come.

Issue 6, June 2010

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### The best gifts to give:

To your friend - loyalty

To your enemy - forgiveness

To your boss - service

To a child - a good example

To your parents - gratitude & devotion

To your mate - love and faithfulness

STOP CRIME SAY HELLO

Even when the dams fill up again, we need to conserve our resources. So shower carefully, switch off lights ... and have a happy, safe month!

If you have any queries or are looking for sound real estate advice, please give me a call on **083 650 2913**.

*Until next month... ciao ciao!*



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## One Goal, One Nation



**By Susan Erasmus, Deputy Editor: Health24**

Photo: <http://www.sbnation.com/2010/6/11/1512375/south-africa-vs-mexico-world-cup-2010-bafana-bafana-preview>

The SWC is a bit like a large family wedding: the initial 'yes' to the proposal, followed by months and months of planning, preparations and spending. And, like any decent family wedding, it has been dogged by controversy about venues, menus, outfits, music and guests. Not to talk about accommodation and the finalising of numbers. And then there are the bills. But now the day is here and all the fights are temporarily forgotten.

[Read more ...](#)

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## Property market to remain buoyant after 2010



**Article courtesy: eProp (<http://www.eprop.co.za>)**

Ian Anderson, the chief investment officer of Grinrod Bank told investors attending the Auction Alliance Investor Breakfast Club at One on One Conference Centre in Umhlanga that the 2010 World Cup, had, to a large extent, helped South Africa weather the worst recession in 80 years.

Unfortunately, the real estate markets were at the heart of the recession and as such have a fairly bad reputation at the moment. He noted that on an international basis banks were very generous in their lending and had lent to people that probably shouldn't have obtained loans in the first place. The result: when things got tough, a substantial

[Read more...](#)



## More great listings...



### Gendinningvale

**R2, 850m**

This elegant, landmark property opposite Old Grey would make a super family home or professional practice—5 bedrooms (en suite) and outside offices.

Loads of character and space under thatch coupled with ample parking make this a winner!

*Note: the current owner has applied for business rights.*

Phone Vana McGee on **082 449 4933** for more information or to view.



### Glendinningvale

**R1, 495m**

Delightful home offering 3 bedrooms (mes). Lovely outlook, charming lounge with fireplace, great lofted entertainment room with built-in braai and pizza oven. Lovely kitchen. New bathrooms. Outside room, 2 Wendy houses and garaging for 4 cars.

Phone Jean Luppnow on **082 574 1869** for more information or to view.



### Fernglen

**R650 000**

A rare opportunity to make sought-after, safe Kragga Kamma Retirement Village your own. One bedroom, one bathroom, good size living area and a small garden PLUS lock-up garage.

Frail care in complex.

Phone Yvonne Lumb on **083 995 6234** for more information or to view.

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