

Buy-for-rent a sound investment in Johannesburg's northern suburbs

The rental market in estates like Dainfern, Fourways Gardens and Cedar Lakes in Johannesburg's northern suburbs is more robust than ever, making properties in these areas a prize investment that can deliver sound returns. This is at least partly attributable to the strong demand from corporations, especially multi-national companies doing business in South Africa, says Jason Shaw, manager of the Fourways/Dainfern office of Pam Golding Properties (PGP).



Cedar Lakes

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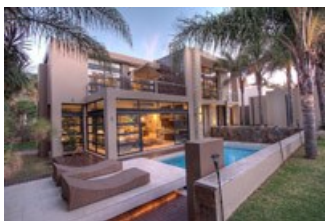
When moving to a foreign country the ability of high level personnel and their families to acclimatise to the new environment is often determined by whether or not they can fit into the community in which they will be living. For expatriates a sense of belonging is rated high in importance along with security, comfort and accessibility to amenities. Facilities such as good schools in close proximity, a club-house, tennis courts and a golf course can go a long way in making a family feel at home, which is why these specific estates are proving popular with foreign and local tenants alike.

A long-term investment

Shaw says there are many multi-national companies doing business in South Africa seeking upmarket accommodation for their senior staff members for periods of between one to three years. Properties in estates like Dainfern, Fourways Gardens and Cedar Lakes are offering excellent returns to those landlords who have an understanding of this corporate market and its unique requirements. These homes generally represent a sound, long-term investment that is almost unequalled in today's market, according to Shaw.

"One advantage of letting to this market is that landlords and their agents deal with reputable companies that are financially solid and reliable. This is most reassuring for those owners who wish to rent out their beautiful properties, many of which are acquired specifically for investment purposes," he adds.

Security is important



Fourways Gardens

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"Security is as important as ever as foreign nationals seek to live in areas where they can feel secure. Many business people travel extensively and they want to know that they are able to leave their families at home without having to worry about their safety.

"Properties need to be situated in the right areas. Homes must be modern, well designed and spacious. They must have ample light and good safety features. Being so far from home, many expatriates like to be able to have their visiting friends and families stay over, so a home needs to have four or more bedrooms. Companies will also insist on homes having

an alarm and an armed response service so that they are able to meet their legal obligations to keep their employees safe," he concludes.