

Joburg Municipal Property Summit

The two-day summit held at the Johannesburg Theatre in Braamfontein was an eye-opener for most businessmen, especially those dealing in selling property.

The municipality is on a path that intends to refurbish, renovate and re-invigorate the spirit of property in a way that will restore the glory the city of gold once exuded. One of the main purposes of the summit was to boost investor confidence.

The question that has for a long time begged for an answer is: Is Johannesburg a world class city? The answer that reverberated through the podium was a resounding YES. But there are hurdles that are still stifling the growth of Johannesburg.

To date there are 2000 architects that are unemployed; a worrying factor in terms of improving on property management. The conversion of dilapidated buildings has also raised the ire of most property dealers. The South African Facilities Management, which boasts a record of 690 employees, among whom are facility management consultants.

The purpose of SAFMA is to render a service that is flawless: the best practice in terms of their facilitation, a cordial attitude towards their myriad of clients, production support, budget availability when undertaking the maintenance of property, service level determination, as well as service delivery methodology.

By best practice, SAFMA means when cleaning of property is being done, it must be carried out with best method while hard services mean maintaining the facility. This will ensure safety in every conceivable way: the correct connection of electricity wires, the good working air conditioner, the safety of the elevator, etc. Decisions taken by the facility depend on corporate culture, i.e. the business management capacity and competency and the ability to manage diverse staff members and service efficiency.

NABERS is a rotating system that measures the environmental performance country wide.

Values: condition assessment – whether a building should be demolished or not. Intelligent built: utility management like paying for water, electricity and all other facilities a building thrives on.

Social responsibility: green building, waste management and whether these facilities are proactive or reactionary.

Supply Chain Management: delivery of needed paraphernalia delivered at the right time and in peak condition.

Activities: refurbishment and optimal space.

Voetstoots: although this initial referred to buying property in a mediocre condition with the intention of refurbishing it, this no longer applies in the property world.

Mentorship: maximised skills of managing property

Training: Broll, an entity dealing in property, has set up academies for those eager to learn skills on property entities. Their website can be visited by women in construction or young entrepreneurs eager to know more about property. In closing, Helen Botes, managing

director for the Johannesburg Property Company said the development of Johannesburg needed stakeholders in helping the city to pursue its dreams.

“The youth band women in construction will be vigorously engaged and trained in property development as a way to achieve skills and knowledge. The establishment of property academics will be inter-linked with councillors in township youths interested in property. We are also looking forward to buy back methods by funding those interested. Scholarships are being operated in educational institutions like Pretoria University, but those that cannot afford the fees can interact with financial institutions for self-empowerment,” she concluded.