

FNB Property team building in pictures



1. Say cheese 2. Clowns 3. Mabu the facilitator 4. Buddy time 5. Lekgotla let's discuss 6. Catch me if you can 7. Go serious 8. Presentation 9. Hawu, it's too nice 10. Go tsofala yo o batlang 11. Heish, i don't know

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The Management and staff
at FNBB property wish our
valued customers a
productive and Prosperous
New Year



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Gaborone Residential Market

The residential market has experienced to a healthy improvement in the last year and looks set to move from strength to strength in the near future.

By Curtis Matobolo



Indications are that excess demand for low to medium cost housing could potentially be satisfied by sectional titles which is currently at infancy stage and spearheaded by the Botswana Housing Corporation.

Gaborone's most sought after locations continue to be in extensions 3, 5, 9 and 11. Phakalane Golf Estate, Notwane Countryside and Mokolodi. Ruretshe and Gaborone North has also attracted a few elite and company executives in their quest for large plots and tranquil environment.

Interestingly, this trend has been largely influenced by population growth, increase in single family households, expanding student population, inward migration, growing elderly population, stable economy and the advent of diamond trading industry.

Further, the financial institutions had heightened competition amongst each other through designing of affordable finance packages, including consolidations aimed at capturing the buyers market. This has resulted in a more positive attitude to home ownership as compared to renting.

the rising crime rate resulting from the social ills in neighbouring countries.

A modern four bedroom house in one of the prime extensions would presently command a rent in the region of P9,000-12,000 per month while in one of Gaborone's less attractive extensions rental levels are in the region of P5,000-6,000 per month. Capital values range from P900,000-1,600,000 in the prime locations to P500,000-800,000 in the secondary areas.

Prohibitive construction costs (average for standard specification circa 2,500-3000) have surpassed the growth in capital values in the majority of areas. This has resulted in developments being uneconomic at level of specification planned leading to tradeoffs in quality and making existing old properties cheaper

The limiting factors that could potential upset the demand/supply dynamics are site availability and long term sustainability in the mortgage/financing industry. Developers are now looking towards urban regeneration and good low specification outer city dwellings that appeal to a broad range of

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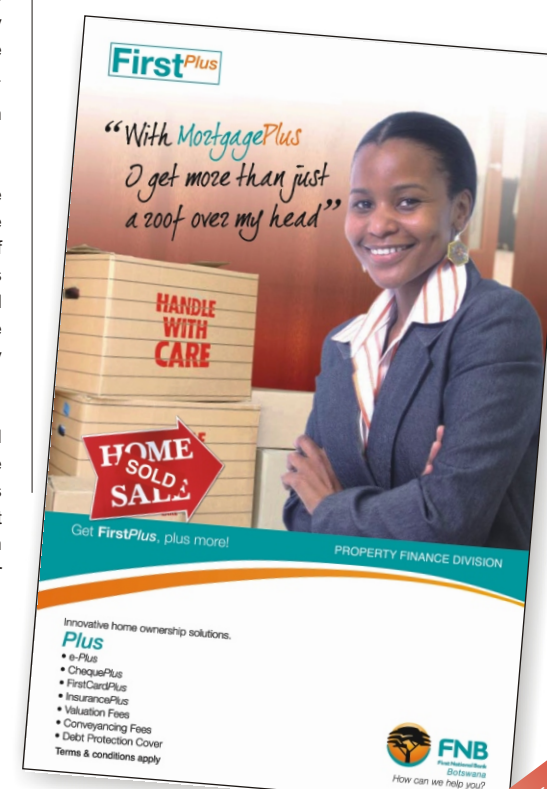
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Knight Frank

Gardening

Once winter breaks, Gabs wastes no time pulling out the stops to party al fresco. Braais, garden parties and casual shindigs provide plenty of reasons for gathering friends and family and enjoying the great outdoors to the max.

gardening entertainment

Imagine, the sublime satisfaction of creating an outdoor space that feels as comfortable and inviting as any room inside your home. Whether it's a small terrace surrounded by lush greenery, a garden with a meandering progression of colors and blooms or a patio equipped with a four-star cooking station and plenty of lounging space for guests, extending your style beyond your home's interior extends your hospitality, as well, you'll want to invite people over, knowing you have a space designed specifically for fun and relaxation.

Planting shrubs and flowers is probably a job for the weekend warrior in you, but if you're in the market for decks, lighting, outdoor grilling set-ups and a complete landscaping job to go along with the hardware, save yourself for the after-party and leave the heavy lifting to the experts.

Growing plants well is a wonderful thing but arranging them in a handsome landscape is even better! A good landscape design plays many roles. It blends the house into the yard, making the entire property look good and increasing property values.

Through the design of the landscape, you can create outdoor privacy with vine-covered trellises, hedges, fences, or informal clusters of plants that act like walls of an outdoor room. You can seclude certain areas of the yard or buffer the entire property perimeter.

A beautifully designed landscape may look attractive, but if it doesn't accommodate the needs of the people who use the property, it is not practical. Before finalizing the plan for your space, discuss it with members of your household. Use them as a sounding board as you think about needs and plans for the space, whether it is small or large. Make a list of the functions that you'll want each area of your property to serve. Once you list everything you want, you can begin to find room for it all and start getting the most important elements in place.

Re-advance...

..and get the financial freedom to do the things you want!

We all want to make homes the most beautiful, comfortable places we know and any homeowner can attest to the fact that there's always something that needs to be done around the house. Some things are small and you whip out your power drill over the weekend to get it done. Then there are big jobs, the ideas that you've been speaking about for months: the extra bedroom, the swimming pool, the garden cottage, new garage....all these things cost money.

So what is equity and how can you benefit?

It's the difference between what your house is worth and the loan you have against your home. For example, if your home is worth P350 000 and you have a home loan of P300 000 then the equity in your home is P50 000.

You can build equity in your home by improving the value in it by adding on an additional room, re-doing your kitchen, building a pool, erecting fencing or adding automatic doors to the garage.

Loads of Living

Equip yourself with the funds you need today!

When you take a Re-advance on your home loan from FNBB, it enables you to use your available funds to create the home of your dreams. Further to that, when you improve your home, you also increase the value of your property. What's more, you can use these funds for anything you may wish, for example improving your home or even paying for tuition!

Use our Home Improvement discounts and save!

Just by remaining an FNBB customer with a home loan, you can make use of exclusively negotiated Home Improvement Discounts from leading local brands, Loads of Living. Save your hard-earned money and make all those home improvements you've been meaning to, and at the same time you'll be increasing the value of your home for less! If you are a non FNB customer, you can move your property loan to FNBB and enjoy the benefit.

For every purchase you make at Lords of Living using your equity from your home loan, you will get minimum 10% discount. What's more exciting is that you can either get cash in hand and enjoy the holiday season or you can simply re-invest the funds into your home loan account to cushion yourself against interest.

So do not miss this fantastic opportunity and take advantage of this discounted Home Improvement offer.

Home Security

How to secure your house while on vacation

Many people do not get to spend quality time with their families, as they prefer to stay back at home since they fear breach of home security while on vacation. There are several basic things that can help secure your homes, permitting you to take a vacation without worrying.

Tips for securing your house before leaving for a vacation

Be sure that all external doors are sturdy with good foolproof locks. Double check if all windows and doors are locked securely.

Check to see if your home security system is fully functional and that any breach in security will trigger an alarm that will be promptly responded to.

Be sure that your security lighting is set. Set a timer to operate your internal lights in a random fashion perhaps switching on a radio or fm to give the impression there is someone home. The timer could be set to go on and off in particular rooms just as when you are at home.

Do not forget to lock the garage door before you leave.

If possible try and get someone to stay in the house and get him or her familiar with the home security systems and alarms.

Ensure that your garden is taken care of, while you are away; wilting and uncared for pots are a sure giveaway that the house is uncared for. You can use a sprinkler set on a timer to do the job.

Have a word with your neighbor to look out for any trouble and give them your contact number in case of emergencies.

It will be safer to leave a house with a good home security system installed. If you don't have an adequate home security system, get one a few weeks prior to your trip to be able to learn how to program and operate it without any hitches.

A reputed, reliable firm with good after sales service will be an ideal choice. Do comparison-shopping and do get quotes from different vendors and choose one who offers the best quality within your budget.

Inform the police that you will be away and ask them to watch your house at regular intervals.