

# Build, Buy or Renovate



A supplement compiled by Marlene Bilewitz. Cell 083-475-0288, (011) 023-8160 or e-mail: marbil@global.co.za

## 'There's no place like home' remains a true adage

BARRY BILEWITZ

IN THE MIDST of battle, Richard III wasn't too interested in the type of mount he could be supplied with; he just needed one desperately. So desperately in fact, that according to Shakespeare, he was willing to offer his kingdom for it. He wanted a charger or warhorse.

Nowadays most couples aren't too concerned with the type of horse they may own. But they do know what they like when it comes to the style of house they live in, or would like to live in. The choices are many, from Cape Dutch to post-modern.

The most popular dwelling before the arrival of European settlers to this country, was the round rondavel-type dwelling, made from materials which could be easily obtained locally. What makes the rondavel structure so practical is that no internal struts are required for the



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FLOORS DIRECT is proud to introduce its brand new showroom in Illovo, offering the very best in wooden flooring, carpets and blinds.

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This national chain offers the latest styles and colours in laminate, engineered, solid and bamboo flooring and stocks top carpet brands such as Belgotex, Nouwens, Crossley and Van Dyck.

Wooden floors are an asset in any home and Floors Direct offers products that are beautiful, fashionable, cost effective and affordable. Kronotex laminates, a reputable manufacturer of laminates in Germany, are available at Floors Direct and come with the Floors Direct lifetime guarantee.

Floors Direct has knowledgeable salespeople and offers free professional onsite assess-

ments and quotations. They provide samples on request, which you can take home to view in the room where you intend to lay the floor.

At Floors Direct you'll find all the tools you need to install a wooden floor, from plastic underlays, profiles, skirtings, protective felt pads for your furniture to cleaning and maintenance products to keep your brand-new floor in top condition.

Other services the company offers include matching profiles, technical expertise, professional installations as well as DIY-friendly, quick and easy installations.

Floors Direct is a member of the Southern African Wood & Laminate Flooring Association. Visit the Illovo showroom to browse the displays over a cup of their delicious coffee.

Contact Floors Direct Illovo on cell no 083-264-7064 or visit the store at 40 Central Avenue, corner Oxford Street and Central Avenue, Illovo. For a store closest to you, contact 0861 1 FLOORS nationwide, or visit their website [www.floorsdirect.co.za](http://www.floorsdirect.co.za)

roof. The poles running radially from the top of the roof to the top of the wall, are supported by circular purlins - a horizontal member in a roof - which prevent the poles from sagging or putting a splaying pressure against the walls.

These rondavels can still be found all over southern Africa, especially in under-developed areas. More modern versions are usually utilised as outbuildings on farms and as luxury accommodation in game lodges, to blend in with the rustic environment.

Cape Dutch was the first prominent style used in the country by settlers brought out to the Cape by the Dutch East India Company. Influenced by diverse styles - from mediaeval Dutch to Malay, it is distinguished by whitewash walls, central gables over the entrance and reed-thatch roofs.

British-born Herbert Baker incorporated Cape Dutch aesthetics into some of his Edwardian creations in the late 19th and early 20th century designs.

Art deco swept the world from the 1920s to the 1930s, although this movement in style started in 1910, it was named after Exposition Internationale des Arts Décoratifs et Industriels Modernes in Paris, 1925. In South Africa we can see many fine examples of this type of design in many of the houses of Lower Houghton and even in the central business district of Springs on the East Rand. There has been a strong revival in art deco buildings - in 2005 Old Mutual's magnificent building in Cape Town, now called Mutual Heights, was revamped into residential and holiday apartments.

The new art deco DaVinci Hotel on Sandton Square, boasts 166 rooms situated below 54 apartments and four penthouses and the Argyle - also in Sandton - offers luxury urban living in the bright elegance of the Roaring Twenties.

The Cape was ceded to the British Empire after the Napoleonic wars which ended in 1815. With the British influence, Georgian architecture began to establish itself in Cape Town and five years later, started to spread to the Eastern Cape with the arrival of the 1820 Settlers.



Georgian is a very symmetrical, rectangular or boxy style, which has been widely disseminated to the former British colonies. Recently, there has also been a revival in this style, especially where large residential properties in upmarket suburbs have been subdivided, as the Georgian shapes tend to optimise the number of dwellings that can be erected within the property boundaries.

Other imported styles used by architects for South African residences are "American Ranch" - popular in the 1950s and '60s, Bauhaus (International Style), Tuscan, Mediterranean and French Provencal.

Major styles have evolved into more specific - usually regional - designs such as Spanish and Eastern Mediterranean. The profusion of choices can be bewildering.

The most important criterion then, is not what style is currently the most fashionable, it is how comfortable your home can feel to the body and mind of you and your family - and of course, your pocket.

## BUILD, BUY OR RENOVATE

# Introducing daylight - Tony Sandell Roof Windows

*Tony Sandell Roof Windows, established in 1989, is the sole South African manufacturer of centre pivot roof windows and has 22 years' experience in the roof windows industry.*

TSRW HAS developed a roof window which is specifically suited to the harsh South African conditions. To date we have fitted over 40 000 roof windows nationwide.

Previously marketed as SOLIS, TSRW is known to most South African architects who have supported and specified our product over the past two decades.

With the recent upsurge in "Green Building" practices, TSRW finds itself in an enviable position to be a leader in servicing the residential market. By specifying roof windows, the architect is introducing natural light into an otherwise dark area, thus saving on electricity as well as allowing extra ventilation when needed.

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Along with the advent of properly insulated homes (through regulation and choice) the roof window has become an important aid in the regulation of temperature within the home. There is a strong trend in South Africa towards loft conversions (green rooms) as property prices soar.

Roof windows are uniquely suited to such loft areas as they provide all the advantages in one - light, ventilation, view,

cost efficiency.

At TSRW our handcrafted sub-frames are solid hardwood for increased durability and finished in natural varnish or white. The exterior frames are clad in corrosion and fade resistant charcoal aluminium (PVF2 coated), which together with the flashing kits are all roll-formed and pressed. All joints are double sealed to ensure a completely waterproof seal. Screws and hinges are stainless steel.

A wide range of standard sizes is available, with specials made to order. In addition to specific mechanical aluminium flashing systems for slate, roof sheets and tiles, TSRW offers special flashings for flat and low-pitched roofs, as well as thatch.

TSRW offers a full range of fixed skylights with built-in ventilators, condensation outlets, and ceiling trim grooves.

A full range of hand and crank operated blinds is available, as well as electric openers for out of reach roof windows.

Our nationwide team of agents can supply and fit roof windows in all major centres and beyond. TSRW offers a world-class product, manufactured right here in South Africa. Our 2 500m<sup>2</sup> premises in Ottery, Cape Town, boasts the finest purpose-built roof window and skylight machinery in South Africa.



## Introducing daylight...

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8. Thatch installations
9. Any size or spec by architects



## BUILD, BUY OR RENOVATE

# On World Cup high, embrace opportunities left in its wake

*With the Fifa World Cup and soccer mania behind, there is a sense of anticlimax as we hang up our vuvuzelas.*

**WENDY MACHANIK**  
CEO, WENDY MACHANIK PROPERTIES

ONE WOULD of course hope that in the eyes of the world South Africa has now taken on a new meaning, no longer a crime-stricken cauldron, defined by felony and hijacking. We have proved that as Africans we can measure up to the best, and what a show we produced!

The soccer dust settled; we return to sensibility. Speaking of sensibility: Property is top on the investment trail...

For South Africans, the World Cup was more than just a show. I believe it left a common thread of camaraderie. I have never seen a country unite and mobilise with one heart under one team and then when Bafana Bafana bowed out, we did it again, uniting with one front under Ghana.

bling infrastructure, which will fuel the private sector to return to development. Now government needs to turn its attention to the power shortages, which are still a major issue for all sectors of business and particularly the construction industry.

Statistics show that gross fixed capital formation must remain between 20 per cent and 30 per cent of GDP for an economy to grow and South Africa is around 21,5 per cent and targeted to reach 24 per cent by 2014, according to Minister Pravin Gordhan in his 2010 budget speech.

This will increase confidence in the private sector and build a healthy middle class, one of the greatest challenges South Africa has yet to face - but government can only do so much.

The signs are all there for South Africa to carry the momentum ignited by frenetic World

Now, South Africa, let us again mobilise this same patriotism as we are reminded of our responsibility to the voiceless, homeless millions who are yet to experience the dawn of the "new

South Africa".

I believe this World Cup has brought much more than soccer to our shores. Looking forward to a prosperous future.



**Wendy Machanik .**



**Well done South Africa on hosting a truly beautiful game - from all at Wendy Machanik Properties.**

The question begs: Will these tourists come back and visit our sunny country? I believe they will. The trend of owning investment properties overseas is undoubtedly the way to go. And as every foreigner will tell you, real estate in South Africa is remarkably inexpensive and a safe investment, long term.

Madiba's great African dream of homeownership for all, is becoming more of a reality as the government turns its focus to its commitment of affordable housing, engaging in infrastructural investment programmes of epic proportions.

Government proved it was feasible when the Gautrain was up and running ahead of schedule for the World Cup.

Government plays an important role in terms of fixed capital investment by establishing, ena-

Cup euphoria. We need more meaningful public-private sector partnership engagement, with government creating an enabling environment.

A prime example is the redevelopment programme in Johannesburg's inner city, where the entire landscape has changed, giving way to a renewed metropolitan milieu.

The question on everyone's lips is: Will the World Cup bring foreign investment to South Africa?

I believe a large percentage of the estimated one million overseas visitors, who discovered the secret of our motherland, with its magical, wild African spirit, will return. It is with this in mind that I urge government and the private sector to embrace this opportunity of optimising South Africa's amazing wealth and talent.



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### Do what you're good at...

*Says Wendy Machanik, CEO of Wendy Machanik Properties.*

When companies say, "our people are our greatest asset" - What they really mean is "Our people's strengths are our greatest asset." Yet most managers approach boosting performance backwards, focusing on trying to get employees to improve on their shortcomings, rather than build on their strengths.

Your strengths are activities that make you feel strong and when an activity makes you feel strong, you'll spend more time on it, and get even better.

*"You learn the most where you know the most, and you'll grow the most where you're strongest"*

#### An individual's strengths encompass 4 elements:

1. **Success** – the task is something YOU do well
2. **Instinct** – the activity comes naturally - rather than causing YOU angst
3. **Growth** – YOU are focussed & Learning whilst involved in the task.
4. **Need** – YOU feel satisfied and invigorated afterwards.

Unfortunately, only 20% of people in the workforce spend the bulk of their day playing to their strengths.

At Wendy Machanik Properties, we understand the challenge of great leadership is helping YOU discover your uniqueness and using it to your optimum benefit.

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**BUILD, BUY OR RENOVATE**

# The art of stylishly mixing old and new

*Successfully mixing old and new is not as difficult or as daunting as it seems, says Andrea of Andrea's Attic.*



**Art Deco swing door from Afrox Building in downtown Johannesburg. Photograph courtesy of Flycatcher Castle in Graskop, Mpumalanga.**



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**ANTIQUES & COLLECTABLES:**

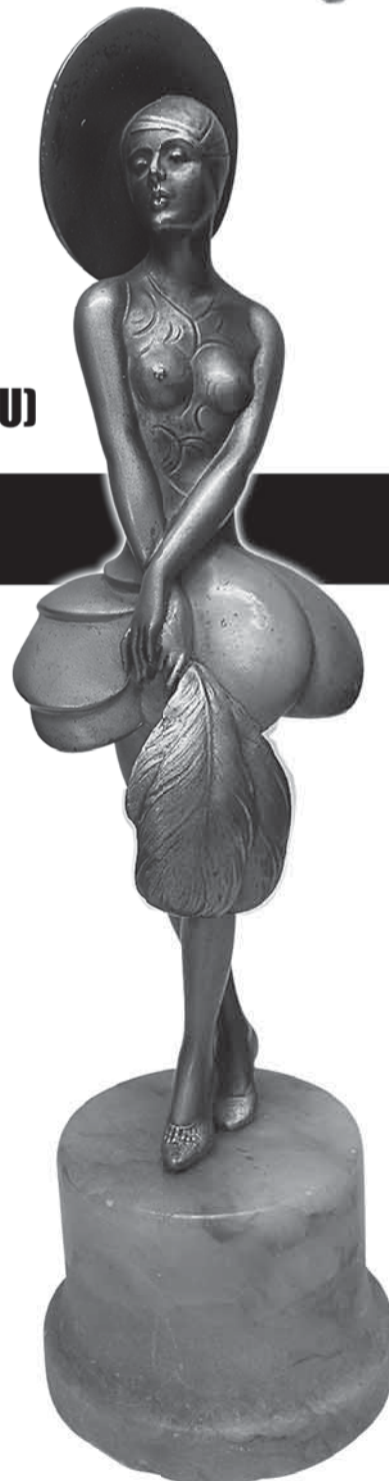
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WHILE MODERN society dictates that we have microwave ovens, flat screen TVs, computers and designer furniture, we all remember with fondness eating at Grandma's table, playing with toys on a thick rug and sleeping on a soft oversized bed.

Many of us have old items that we have inherited, are family heirlooms, or that were given to us at important and significant times of our lives, such as birthdays, weddings or anniversaries.

Combining these items with functional pieces is more often than not a necessity in our lives. Also, older furniture is usually of better quality than modern, mass-produced composite items. So why not use these items for everyday purposes?

Take for instance a 1950s Murano vase, a Royal Doulton dinner service and Victorian ginger jar to name but a few. Often these can be purchased at prices similar to new items. However, older items can give a sense of occasion, be good collectors' items and you can get good value when you use them.

Similarly, renovating that old table, re-enamelling an old bath, re-framing an old picture, putting an old frame on a new picture, using an old Victorian sideboard as a plasma stand, combining an old oak table with modern chairs, are all ways of re-inventing your living space.

This can be fun, innovative, creative and stimulating. So, next time you are decorating, why not re-paint, re-condition, restore or renovate that old solid, sentimental and paid for piece of furniture? You will be surprised at how easy it is to effectively combine items of yesteryear with pieces of the future.

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**Sound financial investment. Immediate lifestyle rewards...**

There are many more reasons why Campbell Close should be considered as an excellent all-round investment. The location is highly sought after and opportunities limited. Land in Waverley rarely becomes available and there is continued upward pressure on home prices. Campbell Close offers ample choice and pleasurable lifestyle rewards. Aspirant buyers will be dealing directly with the developer, who has a sound 25-year track record building upmarket homes. Our specialist, in-house consultant Vee Erasmus, is available anytime by appointment and present on site on Sundays to assist you.

Positioned as a priceless lifestyle investment in Waverley, an upmarket, green garden suburb in Johannesburg, Campbell Close in Campbell Road was designed for a discerning group of high net-worth individuals. It brings together traditional values and the clean lines of contemporary South African architecture in a tranquil, private garden setting. The result is Highveld lifestyle at its best with 5 only, exclusive homes in an "easy to manage" cluster, that exemplify innovation, yet preserving exemplary quality standards.

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An Artist's impression of a typical interior view



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## BUILD, BUY OR RENOVATE

# At HNT, best value at best prices at all times

MARLENE BILEWITZ

AS ONE ENTERS the doors of HNT Furnishers, one is instantly aware of the fact that this store is here to offer the best value at the best prices, no extra trim or superfluous glamour - just real good value for money, with the very best service, knowledge, advice and attention possible.

The atmosphere is friendly and warm, supported by an accumulative 200 years of experience in furniture and home appliances from the three owners, Hilton Sawitsky, Nathan Fine and Tony Sacks, ably assisted by Mendel Meyer and Leonard Lees, whose patience is endless and friendly.

This owner-run business has all the ingredients to make one want to travel from far and wide as it is possible to fit out an en-

tire household from all the items in the same store.

There are 2 000 square metres of showroom floor space which is covered by furniture from display cabinets and coffee tables to lounge, dining room and bedroom suites; a huge range of best home appliances ranging from mid to top of the range brands and a wide variety of beds and base sets covering all the top name brands available.

Says Nathan: "If we haven't got what you want, tell us and we will get it for you." They have been known to assist with arrangements for those who are emigrating, giving advice on what electrical appliances can be used where, as well as introducing and advising on what shipping company to use.

Do yourself a favour and visit HNT Furnishers in Midways Mall, Bramley Gardens, where there is a 24/7 sale, 365 days a year.



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# If it is glass and glass products, the name is Furman...

FURMAN GLASS is an innovative group of companies specialising in the manufacture, distribution and fitment of value-added flat glass products for the architectural, decor, home, shower door and automotive glass markets.

Furman Glass was founded in 1896 and is South Africa's oldest and most respected glass manufacturing, distribution and fitment company.

A quality shower door should have standard features like SABS-approved glass, heavy-duty sealed bearing rollers for smooth operation, mitred corners and solid construction. Also, look for a supplier with SABS accreditation that manufactures in South Africa and that offers back-up, support and warranties. Be wary of imported shower doors that have no service back-up or warranties.

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