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The SA property industry might face a severe skills shortage once the market starts turning again.



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Bronkhorstspuit set for boost

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The property market in Bronkhorstspuit is set for a healthy boost thanks to the new Kusile power station to be built between this Gauteng town and neighbouring Witbank.

Civils work on the site has started and engineers and other staff are in the market for housing, says Koos Pretorius of leading local agency RealNet Kungwini. "Construction will start towards the end of this year, which will bring a renewed inflow of construction workers looking for accommodation.

"It is expected the project will take between five and eight years to complete and it will be followed by three dedicated coal mines to feed the power station once it has been commissioned," he says.

"In turn, this will draw mineworkers and related personnel, who will also need long-term accommodation."

These developments have led to a stable local property market, arguably one of the few in the country that has shown positive growth in the past year.

Property developers are active in the town and several housing projects are in the planning stages or under construction. Pretorius expects, however, that development will not keep pace with demand, which will boost price growth. "Basic three-bedroom family homes selling at around R700k now achieve rentals of up to R4,500 per month."

Several commercial projects are also in the planning stages. Pretorius says office space is at a premium while shopping complexes and other commercial developments will have to be put in place to accommodate the needs of existing as well as new residents drawn by the power station and later the mines.

"Industrial projects are expected to underpin sustained growth over the long-term."

Homes in the R600k to R1,2m price range are currently popular among new residents while prices of new townhouses with three bedrooms start at about R400k.

Top properties around the Bronkhorstspuit Dam reach prices of up to R7m for units with a view and 900sqm under roof. These homes are popular among buyers from Pretoria, the East Rand and Johannesburg, who are prepared to commute to work in exchange for a country lifestyle.

For more information contact Koos Pretorius on 013 932 3906 or [click here](#) to visit the website.