



@montrosecity



montrosemegacity



@montrose-city



@montrosecity1



- 1** Good News for first time buyers - Montrose City launches affordable housing
- 2** Facilitating home ownership and keeping safe during Covid19
- 6** Living in Montrose City will promote a healthy lifestyle
- 6** The Flisp housing initiative

Good news for first time buyers – Montrose City launches affordable houses



decide how you want to spend the day. You can choose your ideal property stand, see the completed different home types, with extras or simply choose the finishing and personalise your home to your taste and style. Come and take advantage of this rare opportunity!

If you're looking for a family home or a rental property to invest in, join us for the Montrose City buyers day expo launch event.

The event will be held on Saturday, 14 November at 10:00 – 14:00 at the Montrose City Development Site, South Street, Randfontein, Gauteng. Follow us on all social media platforms @Montrose City for event registration details and watch your local press for details.

For enquires on the 2 and 3 bedroom bonded houses that will be for sale at the launch event, visit the Montrose City Development website: www.montrosecity.co.za or contact the SCM Property Development office on **011 803 3440** and one of the friendly consultants will assist you.

South Africa's mortgage lending rate hit a record low of 7% pa in August 2020 and the Reserve Bank's Repo rate is currently at 3.5%.

That makes right now, a buyer's market, with the property market

even more attractive to first time buyers!

With all of this in mind, the Montrose City developer has been working on providing first-hand information, directly from the major banks, government affordable housing and subsidy partners, bond originators, conveyancers and various other property stakeholders.

This brings the Montrose City development launch event, where all questions regarding the development will be answered. If you're in the market for a new home, you will be assisted for a speedy application process and hopefully improve your chances of a successful home application.

It's an open day, exhibition event for you, the future Montrose City home owner and you get to

SCM Properties and Development (Pty) Ltd, the Montrose City developer, is committed to skills development in the Rand West City Municipality.

Skills development will contribute to reducing the high unemployment rate in Rand West City Municipality by empowering individuals who will be able to participate in projects or industry within district and in South Africa at large. By the end of 2019, positive progress in the area of skills development was made, with the list of skills programs below, successfully completed:

- 14 people have been trained on PAINTING by one of our key suppliers and a leading paint manufacturer and they received their certificates.
- 13 people have been trained on Work at Height, Scaffold Erection and Inspection. Copies of certificates have been received, SCM awaits the originals expected end of November 2019, SCM will communicate with the CLO when

- the certificates are received for them to be issued to the individuals
- The Montrose mega project assisted the scaffolding team to open their own cooperative in order to be able to access subcontracting opportunities within the development and outside the project, this is true empowerment on the move.
- The trainings done includes

workers from Trencon and community. (SCM trained people from community for those who didn't benefit on the project that was communicated with the ward councillor)

• In the project 85 people from local were employed by SCM construction, they were all came as General workers, however

Continued on page 2

SCM Properties and Development (Pty) Ltd, the Montrose City developer, is committed to skills development in the Rand West City Municipality (cont.)

some of them are now SAFETY REPRESENTATIVES, FIRE FIGHTERS, TRAINED PAINTERS & SCAFFOLD ERECTORS and INSPECTORS

In Montrose Mega city Development, TRAINING for different trades is continuing, that is, Welding, Plumbing, Machine Operators, Electrical. Further details will be communicated through the CLO and individual affected. The dates are dependent on training service providers and companies and will be communicated as soon as finalised

Montrose City is creating a shared value for all its stakeholders - "I built my own home"

There is a joyful and united atmosphere that fills the boardroom located on the Montrose construction site in Randfontein. On the 10th of September 2019 Thabang Seone and Buti Lekgoe both registered beneficiaries express their gratitude and excitement to be a part of such an agricultural development.

Both Buti (39) and Thabang (38) are permanent general workers for SCM Holdings, Thabang has done training to be a safety representative on site and both the parties are approaching their one year employment date in October 2019. With both the gentlemen having the necessary qualifications to be employed by SCM Holdings, the access to information gained from site has caused Buti to learn so much especially coming from an office based environment, he confidently says "I can build you a house" with Thabang adding that he too has gained so much more skills and that this employment opportunity has humbled his experience and encouraged him to grow and be open to anything in relation to self-development.

The two gentlemen are both brought up in townships where they are not exposed to the similar developments within their areas; Thabang comes from a township in Rustenburg and confidently reflects and says that he has never

seen such a development like Montrose. The two locals are now registered beneficiaries and are ecstatic to be a part of this major housing project of Montrose, Buti is amazed as to what is happening in his community and he believes



education, it's convenient and is glad to be a part of a project that will impact the economy with the upcoming train station and to him it brings joy to know he can sustain the family and put bread and butter on the table.

With the two being so involved in this Mega City development right from the foundation phase to the building Buti cannot hold back a smile as he looks at Thabang and "Thabang we built that, remember when there was nothing". The two are so passionate about their placement on this development with SCM and want to contribute to the detriment of their community because there is no foundation that doesn't know their hands, right from the preparation of the ground work right until the point of casting of the concrete.

that this development is going to be so busy it could be "the second Johannesburg" for him it's a heart-warming journey because of the Mohlakeng township he comes from to what he's exposed to has changed his entire mind set as this project benefits the community. It impacts his life, gave him employment and he strongly believes that if it is not his home then he is building shelter for other families. He is motivated to know he is part and parcel of this project. He expressed how satisfied he is to know that this development will have education facilities on the premises compared to Mohlakeng where his kids were split to get an

With seventy SCM employees it's with great pleasure to have seen the world of two gentlemen, when asked how does it feel to be building your own home Buti is lost for words and answers by saying it is something out of this world, as he walks around he finds that he is busy with all the houses and you don't even know if this is your home you building. Thabang laughs and agrees he is filled with excitement as he looks forward with a big smile and glossy eyes saying "this house was built by me and now I'm staying here" he is very grateful for SCM.

Why you should consider using a bond originator from independent advise to better interest rates

Use a bond originator as your personal home-loan consultant because it involves some major perks!

A bond originator acts as an intermediary between the home load applicant and the banks, assisting the applicant in compiling all the necessary documents according to the South African home loans criteria, they compare offers from all the banks in order to get the home buyer the best deal on their bond.

Bond originators are extremely useful partners as they do all paperwork for you this means you complete only one set of paperwork that your home loan expert then submits to all major banks. The best news is that you won't need to pay your bond originator; instead they receive a commission from the bank on the loans they settle.

Facilitating home ownership and keeping safe during Covid-19

South Africa entered level 1 of Covid lockdown on 1 October 2020, meaning the Montrose City Property Sales team can resume the process of facilitating access to affordable housing for the Randfontein community, while adhering to stringent safety protocols

Many South Africans are on the road to economic recovery, following a lengthy lockdown to curb the spread of the Covid-19. Mr Cyril Ramaphosa, president of South Africa relaxed the lockdown regulations to level 1, as of 1 October 2020.

This is great news for the Montrose City sales team and other real estate professionals for the development, because they can resume the process of facilitating access to affordable housing for the Randfontein community.

Although the teams look forward to hitting the ground running, they are required to adhere to stringent safety protocols to protect their staff, stakeholders and future home owners of Montrose City.

This means adherence to stringent safety protocols, at all times

- Not exceed allowed number of people for launch events, as per lockdown level
- Observing all Covid-19 events protocols
- Keeping doors and windows open during viewings
- Wearing of masks
- Sanitizing of hands on entry and exit
- Avoid touching any surfaces and personal contact

For information on the two and three bedroom bonded houses that are for sale and the rental apartments available for lease, visit the Montrose City website www.montrosecity.co.za and for enquiries, contact the **SCM Property Development** office on **011 803 3440** and one of the friendly consultants will assist you.



2 AND 3 BEDROOM HOUSES FOR SALE

Montrose City, South Street,
Middelvlei AH, Randfontein
Starts from R 366,000.00



Montrose City, the beautiful place for living

Our two & three bedroom houses have quality finishings. Come and view our beautifully furnished show houses.

Integrated Transport System

Montrose City will have an integrated transport system of trains, busses, taxis and other public transport services.

Shopping Centre & Convenient Lifestyle

Coming soon: A 20 000 sqm shopping centre, primary and high schools, colleges, library, recreational facilities like parks for residents and playgrounds for children, places of worship, business centre for entrepreneurs, a filling station, just to mention a few

Our facilities:

3 bedrooms
Diningroom
Bathroom
Livingroom
Kitchen
Double garage

More features:

Option - Garage
Built -in wardrobes
Whole unit tiled
Option - Carport
Built -in cupboards

Tel:(+27) 11 487 5400
sales@montrosecity.co.za

montrose
MEGA CITY
development

APARTMENTS FOR RENT



Montrose City, South Street, Middelvlei AH, Randfontein



Our facilities:

3 bedrooms
Livingroom
Diningroom
Kitchen
Bathroom
Double garage

More features:

Option - Garage
Option - Carport
Built-in wardrobes
Built-in cupboards
Whole unit tiled



Montrose City, the beautiful place for living

Our two & three bedroom houses have quality finishings. Come and view our beautifully furnished show houses.

Integrated Transport System

Montrose City will have an integrated transport system of trains, busses, taxis and other public transport services.

Shopping Centre & Convenient Lifestyle

Coming soon: A 20 000 sqm shopping centre, primary and high schools, colleges, library, recreational facilities like parks for residents and playgrounds for children, places of worship, business centre for entrepreneurs, a filling station, just to mention a few

For Sales and Enquiries

sales@montrosecity.co.za

SCM Sales Consultant
Ms Cathron

+27 76 702 9301
+27 11 803 3440

montrose
MEGA CITY
development

Living in Montrose City will promote a healthy lifestyle.

Residents of Montrose City and their families are more likely to get out, spend quality family time outdoors and get the required exercise, because the development has outdoor and family facilities, where you can do so safely.



Staying active, with regularly exercise is an important part of maintaining a healthy lifestyle. Montrose City, being a mixed suburban township, will consist of affordable houses, low cost houses and upmarket residential houses. It's amenities will include, but not limited to schools, early childhood development centres, a library, medical facilities, a community centre, a place of worship, a shopping centre, a filling station and a business centre. The development will also have ample outdoor such as parks for recreational activities and playgrounds for children that promote physical activity and a healthy lifestyle.

If you are regularly physically active, you may:

- reduce your risk of a heart attack
- manage your weight better
- have a lower blood cholesterol level
- lower the risk of type 2 diabetes and some cancers
- have lower blood pressure
- have stronger bones, muscles and joints and lower risk of developing osteoporosis
- lower your risk of falls
- recover better from periods of hospitalisation or bed rest
- feel better – with more energy, a better mood, feel more relaxed and sleep better.

Benefits of regular physical activity



The FLISP Housing Initiative

Lowering the amount of home loans was the catalyst behind FLISP housing, furthermore, the purpose

of the initiative is to account for the shortfall between the home loan price and the purchase price for successful applicants. What many are not aware of is FLISP is a once-off subsidy which enables first time home-ownership for applicants in the 'affordable' or 'gap market'.

Montrose has taken hold of this initiative and made this subsidy available for beneficiaries

who have a combined income between R3 501 and R 22 000 per month. This has created a market for first time home buyers as the government has filled this gap within the market. This initiative assists individuals within this bracket that generally find difficulty in qualifying for housing finance; the combined income is regarded as too low for home loans, but too high to qualify for FLISP however this is where

government subsidized free housing such as the RDP scheme.

Depending on their gross monthly income, a beneficiary's once-off FLISP subsidy amount may vary between R 27 960 and R121 626. The FLISP scheme is a flexible initiative, as a successful FLISP applicant may purchase a vacant stand within Montrose or purchase a home through a resale. The National Department of Human Settlements entrusted the NHFC with the responsibility of administering and facilitating delivery and access to FLISP.

FLISP operates in two ways. The first was is a combined income of R9 000 per month within one household, where the applicant, after the bank's credit and affordability assessment, based on the National Credit Act (NCA) criteria, qualified for a R300 000 loan;

Property Price: **R300 000**
Bank Home Loan Approval Price: **R300 000**

Less FLISP as a deposit: **R93 526**
Eventual Home Loan Amount: **R206 474**

FLISP reduces the home loan price and renders the monthly home loan payment installments affordable. Payments made to the home loan account.

Secondly based on a R9 000 per month household, where the applicant, after the bank's credit and affordability assessment, based on the National Credit Act (NCA) criteria, qualified for a R 206 474;

Property Price: **R300 000**
Bank Home Loan Approval Price: **R206 474**

FLISP as a Home Loan Top Up: **R93 526**

Eventual Home Loan Price: **R206 474**

FLISP augments the shortfall between the qualifying loan amount and the total product amount. Payments made to transfer attorneys.

With the two ways considered by bank originators, conveyances and real estate professionals, In order to benefit from FLISP housing, an applicant is required to receive a successful home loan from the bank, after which they will then apply for the scheme through the NHRC as Montrose Mega City Development's bonded houses are available and ready for occupancy prior to the end of 2019.



LIFESTYLE

This will be a mixed development of the property as a suburban township development consisting of a mix of affordable housing, low cost housing, and up-market residential housing.

Amenities will include;

Retail, Filling Station, Schools, Medical facilities, a Community Centre, an Early Learning Facility, and a Facility of Religion.



SHOPPING CENTRES

WALKING PATHS

CHILDREN'S PLAY PARKS

PICNIC AREAS

PORTS FIELDS

SCHOOLS & CHURCHES

NURSERY/CRECHE

BUSINESS STAND

MUNICIPAL OFFICE

CENTRE

FILLING STATION

HOSPITALS





HOMES FOR SALE

FROM **R366 666,67**
ALL INCLUSIVE

This beautiful Lifestyle Development includes

- ✓ Recreational Parks
- ✓ Early Childhood Development Centres
- ✓ Clinics
- ✓ Schools
- ✓ Transport facilities
- ✓ Library

A Great Investment Opportunity

- ✓ New Development
- ✓ No Transfer Costs
- ✓ Full Title Ownership
- ✓ Different Types to choose from
- ✓ Options include garages and

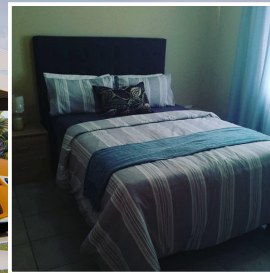


FOR ALL ENQUIRIES CONTACTS US HERE

Tel: (+27) 11 803 3440

sales@montrosecity.co.za
www.montrosecity.co.za

montrose
MEGA CITY
development



HOMES FOR SALE FROM R366 666!

FOR ALL ENQUIRIES CONTACTS US HERE

Tel: (+27) 11 803 3440
sales@montrosecity.co.za
www.montrosecity.co.za

montrose
MEGA CITY
development

DON'T PROCRASTINATE!
Call us today on: **+27 11 803 3440**

montrose
MEGA CITY
development