



SOUTH AFRICA - COUNTRY FACT SHEET

➤ GENERAL INFORMATION

Climate & Weather	The high altitude of Johannesburg ensures favourable weather throughout the year. Summer days are pleasantly hot, evenings are comfortably cool and brief thundershowers are characteristic of this time of year. Winter days can start below zero but warm up later sometimes to 25°C. Evenings are cold with frosts.	Time Zone	GMT +2
Language	English / Afrikaans / Xhosa plus other African languages - there are 13 official languages.	Currency	ZAR.
Religion	Christian / Islam & Jewish.	International Dialing Code	+27
Population	Approx 50 million	Internet Domain	.co.za
Political System	Constitutional Democracy.	Emergency Numbers	10111 - nationwide emergency response. 112 Cell phone emergency. 10177 ambulance services.
Electricity	The South African electricity supply is 220/230 volts AC 50 HZ. Most plugs are 15 amp 3-prong or 5 amp 2-prong, with round pins.	Capital City	Pretoria is the Administrative Capital. Cape Town is the Legislative Capital and Bloemfontein is the Judicial Capital.
What documents required to open a local Bank Account? Can this be done prior to arrival?	Passport showing a valid work permit. Proof of residence (lease / utility bill) and Three months previous bank / salary statements. It cannot be done in advance.	Please confirm how salaries are paid? (eg monthly directly into a Bank Account)	Monthly directly into a bank account.



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Culture/Business Culture

South Africa is a cultural extravaganza. Famously, Reverend Desmond Tutu, one of the fathers of our modern nation, termed the phrase the “Rainbow Nation” to describe South Africans. The different regions of South Africa have distinct cultural differences. People from Cape Town are very proud of their city (Cape Town is referred to as the Mother City), and they often appear to have a superior attitude about their city versus the rest of the country. Family ties, long-term friendships and social standing are all important to Capetonians. They can be perceived to be unfriendly and not very inclusive socially. Sport, the outdoors and adventure are all part of the Capetonian lifestyle. Capetonians are not known for the punctuality!

People from Johannesburg can quite often be regarded as having materialistic values and being more interested in what you own rather than who you are. They prefer to see themselves as urbane and their country cousins as less sophisticated. However, they are very friendly, social and hospitable and will include newcomers to the city into their friendship circle quickly.

The Business Culture of South Africa is not too far removed from that of Western Countries – Johannesburg is deemed to be more business driven, whereas Cape Town is more relaxed. Meetings however are expected to start punctually.

Health care/medical treatment

All major cities have great private medical facilities and hospitals. World class chemists/pharmacies, private doctors and other medical practitioners are all available. Full health insurance, is highly recommended. Check with your local health center before departure about vaccinations required or recommended. Water in the major cities is safe to drink.

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Education

Johannesburg has a number of options in terms of schooling. Expats will usually prefer the International School option so that when they re-patriate, their children will have an easier time reintegrating.

In Johannesburg there are the following:

- American International School
- The British International College
- The British International Prep School (this only opened in 2015)
- Lycee Francais Jules Verne (french)
- German International School
- Japanese International School

These schools are all based in and around the Northern Suburbs of Fourways, Bryanston & Sandton (where most expats live). They do however tend to be very over subscribed and often have waiting lists.

Johannesburg also has a host of fantastic private schools - many are steeped in history and a lot of expats will have heard of them via friends or colleagues and will enquire about getting their children registered here if the above are full. These private schools however are also extremely oversubscribed, with local parents putting their kids on the waiting list before they are born...and still not being guaranteed a place. Often only those who have a family history or a sibling at the school will actually be accepted...particularly to the lower grades.

Prior to 2015 the British School did not have a Junior School and as such many expat children went to 'Independent' Schools - these follow a mixture of SA Curriculum & IEB and are much more accepting of expat kids and as such have a very broad spectrum of students. The main schools that we have placed children in are:

- Crawford Schools (there are a few campuses)
- Dainfern College (Dainfern is a very popular expat security complex)
- Summit College



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Utilities

Most properties will already have basic utilities – water and electricity in place (electricity is often on a pre paid meter system- electricity is bought at varying outlets including supermarkets and garages with the use of a card registered to the specific meter). Water is charged for in the monthly property rates. These are usually billed to the landlord and charged to the tenant. Telkom (the national telephone supplier) controls all landline connections in the country. Internet can be provided directly by Telkom or through another internet service provider using the Telkom infrastructure. Fibre Optic Cables are currently being installed in some cities and should improve the quality of connection available – currently is lags far behind that in the Western world.

Food & Drink

South African life is centred around sport, food and drink. There are many world class and award winning restaurants. All Western Foods are available. South Africans love meat and in addition to the usual steak, pork etc. you will also find some game meats and ostrich on the menu. International brands can also be found at a number of stores, although it carries a premium price.

Leisure/Entertainment/ Sport

Sport is a highly emotive element to most South African's with predominantly the white people passionately supporting their Springbok's (the national rugby team) and their Protea's (the national cricket team) and predominantly the black people supporting Bafana-Bafana (the national soccer team).

South Africans love to entertain guests in their homes and this is usually done in the form of an informal “braai” or barbecue where food is cooked outdoors over a wood fire. Dinner parties are also a popular way to entertain. If you are invited to a South African's home a gift of flowers, good quality chocolates, or a bottle of good South African wine is appreciated.

Johannesburg has a wide variety of world-class shops, restaurants, bars, sports and entertainment facilities. There will be very few past times or hobbies that cannot be followed in Johannesburg.



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Security

South Africa has a reputation for high levels of crime and it is important to practice vigilance while in the country. Most homes have high walls, security systems and electric fencing. Avoid driving in areas you do not know especially at night and be especially wary when arriving or leaving your premises. Walking at night anywhere is ill-advised, never carry valuables on you and try to avoid looking like a tourist! Avoid leaving anything visible in your vehicle. Keep your credit card within sight at all times to avoid credit card fraud. Report all incidences of crime to a police station within 24 hours.

There is a surprising loose attitude to the law among South Africans. There has been an erosion in the confidence of the citizens to the South African Police Services (SAPS) due to corruption from within SAPS as well as our government's attitude to the law.

Driving

Driving is on the left and cars are right hand drive. Road networks are good, although potholes can be an issue. Most expats will drive their own car in Johannesburg although driver assistance is also available.

Public Transport

Public Transport is not recommended apart from the Gautrain in Johannesburg which links the city to the airport. Private taxis and über are available.

Taking Pets

South African's love their animals. Pets will have to go into quarantine on arrival but most will be warmly welcomed.

Expat Groups

There are many expat groups throughout the various cities based predominantly on nationality. Facebook also provides a link to many additional resources for sourcing those in similar situations.

Cost of Living

Cost of living will depend on one's lifestyle which can be costly or inexpensive.

How much is
1 litre milk:
A loaf of bread:
1 litre of petrol:

- R10
- R15
- R12 / R13



➤ HOUSING AND TENANCY INFORMATION

Do expats tend to live in specific areas/ compounds or standalone properties throughout the city?

In Johannesburg expats tend to live in the Northern Suburbs in gated security complexes / life style estates. The preferred suburbs tend to be Sandton and surrounds, Lonehill, Dainfern, Bryanston, Fourways, Fourways Gardens and Rosebank. Each of these has an abundance of security estates and secure apartment blocks.

How long does it take between finding and securing a property?

It really depends on the legal & payment process of the client. It can all be signed in less than a week, depending on lease review and what the client stipulates.

How many days face to face home search package without any unforeseen problems are required for

Single 2 days
Couple 2 - 3 days
Family 3+ days

Please advise availability of Furnished and Unfurnished properties and please advise what is normally included in Furnished and Unfurnished (eg. Carpets, curtains etc)

There is high demand for properties in Johannesburg. Unfurnished properties are more common / available than furnished. Furnished apartments would be more popular than houses. In a furnished property it really depends on the individual landlord but curtains, carpets and white goods etc are usually included.

What is the length of a normal tenancy agreement?

Minimum 12 months - preferably 24 months.

When are rental payments due?

Monthly Quarterly
Yearly Other
Explain when other:

What is normally the term to give notice?

In a corporate lease a Diplomatic Clause is usually inserted providing 3 months notice after 9 months. However, if the lease is signed in the individual capacity of the assignee the Consumer Protection Act allows 20 business days notice to be given at any stage. Landlords will often insert a clause in the lease agreement to stipulate what the penalty of doing this will be...often the payment of 2 to 3 months rent.



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➤ **HOUSING AND TENANCY INFORMATION**

What are usually the tenancy renewal terms?	7 - 10% rental increase
What break clauses are generally available e.g. business/diplomatic, and what time scale can notice be given eg. 2 months after 6 months	See comment above.
Is a deposit paid and how much will this be? Who holds the deposit and how is this protected?	1 - 2 months rent required. This is held by the landlord or agent in an interest bearing account.
In what name can the tenancy agreement go? Eg. Individual, company	Either. As per comment above if signed in the assignee's name they have the protection of the Consumer Protection Act.
When a property has been found - does a holding deposit has to be paid and how much? Will this secure the property What information does a tenant or occupier need to provide before being able to secure the property eg. References, employer's reference, ID copies	Not usually - unless for some reason there will be a delay in processing the paper work / payment. Varying agents have different rental application agreements - the information generally required includes: ID, Passport, References from previous residences, 3 months bank statements, letter from employer, salary slip, proof of previous address.....all are to be no more than 3 months old. If the company is signing they will have to provide the certificate of incorporation, ID of the authorised signatory, a resolution authorising the signature of all documents related to the rental, 3 months bank statements, confirmation on company letter head that they intend to pay on behalf of the tenant - tenant name & ID number must be included here. Proof of address for the company & the signatory, plus copies of ID of all adult occupants.
Can properties be taken and rent paid at any time of the month or only on the 1st of the month?	Any time.
Are rents paid in currency of the country	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is short term accommodation available?	Yes.
During tenancy who normally manages the property?	Either agent or landlord - different circumstances on all properties.



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Are there any broker/government/agency fees to be paid

Fees are paid by the landlord.

Any other cost that client should be aware of when taking on a property? Such as tenancy preparation charges, government and service charges

Some complexes will have a service levy for the up keep of the communal areas. Deposits will also have to be paid for security access passes.

Are tenancy agreements in English?

Yes.

➤ OTHER SERVICES

Is Rental furniture available?

Yes, it is available.

Is there any information you wish to share with us?