



South Africa's first low commission estate agents

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Smart technology in your home

The age of fast-evolving technology has many buyers, especially millennials, demanding state-of-the-art technologies in their homes. So where does that leave the cash-strapped property owner who wants to sell their home to the broadest possible market?

Many sellers believe that the addition of any smart technology will skyrocket the appeal of their properties. However, it is essential that you spend money on the right type of technology if you want to get a return on your investment. For example, high tech systems such as home entertainment installations can date quickly and so would not be worth spending money on.

Broadband internet connectivity - such as fibre to the home - is now a key factor in the buying decision and would be attractive to most buyers, including those looking to work from home. Areas with good connectivity are in high demand and it is no surprise that Parkhurst, in Johannesburg's northern suburbs, is top-performing property market. Unfortunately, there's not much you can do about fibre optic connectivity if your property isn't in an area where the service is offered.

However, there are additions you can control, such as other popular smart tech systems. These would include those that can be controlled remotely via an app on a mobile device such as smart thermostats (for example, the one made by Nest), security systems, sprinklers and lighting. Strolling through your home and being able to access a view of the garden whilst simultaneously turning off your geyser to save electricity is a benefit for any potential buyer.

Double-glazing and other energy-efficient tech such as solar panels are also very appealing. The dawn of sustainable living is here and with our electricity

supply not always being reliable, there is great demand for being able to live "off the grid".

Do your research and enquire from property experts on what the trends are. Ask your friends or colleagues what they would like in a potential home too. You may be surprised at the insights they can offer.

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