



LANGENHOVEN PARK – A DELIGHTFUL BUILDING.

Just a love of a building. We have two units available from R745,000. This building is low maintenance and has a relaxing pool AND a squash court. Loved by everyone, young and old. Lots of parking space with two carports or garages with every unit. This is a low maintenance building and managed by Platinum Global. Contact Mike 082 881 4711 for this and other properties.

LEVIES ARE SET BY REQUIREMENTS – NOT MANIPULATED!

In an ideal World, nobody would pay any levies – sadly that it not possible. With new buildings it is possible to reduce levies to a minimum, face brick exteriors, marble floors, aluminium windows, and Harvey tile roofs will go a long way to that ideal. But the body corporate must still pay wages, the buildings electricity and water, management, insurance etc etc.

Far too many body corporates have very unsatisfactory 3 column budgets. What your Budget was last year, What your spent last year was, what they Budget for this year. We have already discussed that aspect in the past. A big danger is some of the decision makers may have ulterior motives to manipulate the levy to their advantage. Take for example the Trustee who is trying to sell his units and wants to keep the levy as low as possible to help him or her to sell! This is a common practice. The managing agents propose a levy which is normally presented to the Chairman for their approval before going out to the meeting. It happens that the Chairman will adjust the levy down, saying that the reserves are too high, and a lower levy is needed. The end result is a steady decline in the buildings reserves because current expenses are being paid out of the reserves and not the levy that is being collected. When the Chairman or trustees have sold and the correct levy is presented to the next budget meeting, the levies need to be steeply increased to recover the good financial position of the body corporate.

Levies should be set based on factors including, actual costs from the previous year (less extraordinary events), current saving levels, current inflation, a realistic appraisal of your local authority's financial situation and their likely increases in tariffs. Keep careful watch on insurance, you might have had a big jump in the insured value because of your 3 year revaluation. But what about a heavy claims history that is going to increase the premium anyway. Look out for unusual items, painting that needs doing earlier than the 10 year plan. New gate motors that need to be replaced. Be realistic and your levy will be right. Don't budget properly and you will have a big increase sometime in the future.

The Landlord

Newsletter for
Sectional Title
Trustees & Landlords



February 2020

If You Want Service Don't Use WhatsApp!

Got a complaint! Put it in writing. Your managing or letting agents needs to keep records. Please don't send an SMS or WhatsApp. Business does not work on cell phones: it works on laptops. You cannot type on a phone, you can only thumb type. You cannot keep a record of the message. You cannot forward the message easily and quickly. Your telephone number does not forward with the message.

WhatsApp is great for groups at your building but do not add your managing agent.

Got a complaint! Put it in writing. Send an email to your managing agent with all the details including who you are and what property you are talking about. But don't expect an urgent reply when you send a WhatsApp.

Talk Shop

By Platinum Global

Think KISS and Be Successful

Just imagine. Trustees that are unskilled and disinterested and a managing agent that only does what he is told to do. How do you think that it going to work out! Disaster is likely to be the result. Being a Trustee is a voluntary position and many Trustees don't have the necessary skills to manage a body corporate scheme. How can you expect a Trustee with few business skills to run a body corporate? Not if they are only there to make up the numbers.

Many managing agents present their reports in such a way as to be almost unintelligent. Having been in sectional title, I recall being a paid Chairman in a scheme that we did not manage. I found the monthly reports presented to me virtually unusable.

KISS (Keep it Simple Stupid) runs on making things as easy as possible. Income and expenses can easily be reported to trustees on two pages of a report. Trustees should not be reading Pastel accounts but a simple format report. A good report should clearly show income and expenses from all sources, what the bank account balances are and how much money is in reserve. The budget to actual should show under and over expenses.

That's all you need to run a successful body corporate – providing your managing agents keep your accounts up to date.

A supportive managing agent is the other element to a successful scheme. They should be organising your meetings on time, getting the audit done and generally advising you on the condition and costs of running your scheme. Keep it KISS and keep it running well.

ADDING ON!

No owner has the right to make any changes to the outside of the building especially additional buildings. Just because you have a large garden does NOT give you the right to build a 2 bedroom cottage.

If you do want to make changes you need unanimous approval of the other owner at General Meeting without ANY owner objecting. On top of that ALL Bondholder must approve the addition but a bond holder may not unreasonably withhold their permission. ALL the costs involved are for the owner wanting to make the changes and these can be considerable. Getting hold of bondholders (who may be private individuals who do not live in RSA, can be a nightmare. Even getting an answer from the big five banks can be a time consuming exercise.

If you have gone through this hell to get approval you must now get municipal planning approval and could come up against the building already being full bulk or not having space for additional parking Metro will not approve any building plans without a copy of the minutes of the meeting giving permission. If you do build without plans the other owners may ask Metro to condemn your buildings and force you to demolish. You CANNOT start building until all approvals have been given.

Once your building has been approved and built you then need to have all the sectional title plans etc updated to reflect what you have built. An extra flat will change the PQ and thus the levy.

All building changes need approved plans. Remember you may not use any part of the building for a purpose it was not intended for. So, you cannot use a garage as an extra bedroom.

ENFORCING RULES IS NOT EASY.

The STMA is great for creating rules but does very little about showing how to enforce them. From time to time you should look at your rules and ask yourself whether or not they are up to date and relevant. For example, the installation of fibre should result in the withdrawal of permission for people to put up DSTV dishes as this can now be supplied via fibre. That not only makes the property look better but takes away all the cables and dishes that damage the structure of the building.

Do you have fines and late payment fees? Even a small R150 late payment fee in terms of the rules, will improve your credit control. Were your fines fixed when they were put into the rules? A R100 fine for noise and R200 on repeat may no longer be much of a deterrent. Don't fix fines and fees leave it as to be adjusted from time to time.

Do your rules take into account smoking of Dagga? Legally you can smoke Dagga in your own home, but the common property is not your own home – it belongs to everyone – how do you handle it? What about the smoke/smell outside your unit?

Are your rules reasonable. My son's apartment in Sandton insists than no air conditioners are allowed "because of the noise that they cause". Personally, I think that this is unreasonable in a building with R3 million units and a warming climate.

Does everyone have a copy of the rules, or would it be prudent to send out a copy from time to time? What about having a basic rules board on the gate so that you have less problems with dogs and cats! Just to make you think.

THE MARKET

JUST LISTED -COMPLEX OF 8 UNITS MIXED FLATS



Something very unusual. A one owner complex of about 7 flats and townhouses. Owner leaving to retire overseas. No price yet but the price will be well worth it. A mixture of flats, townhouses of different sizes. Being different units, it means that this is a low risk building. The original house was probably built in the 1920s, but the townhouses and flats behind have been built within the past 5 years so are relatively modern in construction and design. Come Look and Buy.
Mike 082 881 4711

TWO ESTATE AGENTS WANTED



One for our commercial & industrial department to let and sell offices, shops, and warehouses. The other to work in our specialist sectional title sales department. These are commission based positions but offer high income potential. Would suit well educated young people. We manage over 2000 sectional title units that you can draw from. CV to mike@platinumglobal.co.za

Mike at 082 881 4711

GREAT UPGRADED FLAT WITH VIEWS



It is lovely to see that somebody has taken pride in their home. This is a neat as a pin, upgraded 2 bedroom flat. Just look at these super new cupboards and floor tiles. Yep, this is a choice unit to look at and will not stay on the market for long. Priced to sell at R585,000 this is definitely one that you will want to see. Retha is on standby to take you there.

Retha 073 198 2615

WONDERFUL LIGHT BRIGHT AND MODERN



We love to bring you really nice properties. This one has also been remodelled. The owner has such a wonderful taste in colour schemes and interior decoration that it will take your breath away. Such a nice flat with huge views of Naval Hill.

If you would like to view your new home just give Retha a call.

Retha 073 198 2615



WILLOW GLEN – NEW ON THE MARKET R270,000

This is the latest listing in Willow Glen and only came onto the books today. Willow Glen flats are selling like hot cakes. Well situated bachelor flat for own use instead of paying rental. At this price, it is almost as cheap to buy as to rent. So, if you are renting talk to me.

Talk to us about buying or selling any sectional title units

Mike 082 881 4711



NEW LISTING – SARATOGA JUST R680,000

One of our owners has just decided to sell his flat. It is a 60 sq m 2 bedroom flat with full bathroom and its own private garden. This flat comes complete with two carports.

This is a family oriented building with large communal swimming pool. Open plan design with kitchen, two bedrooms and full bathroom. Just such a nice place to stay and close to town, UFS, and most other areas.

Mike 082 881 4711



2 BEDROOM WILLOW GLEN R380.000

Clean and well maintained two bedroom unit. 24 hour a day security and entrance control. One of the very few 2 bedroom units that are available in this building.

If you are looking for any flat or apartment just give Mpho a call. We are looking for flats and townhouses for sale.

Call Mpho 071 887 8123



LOURIE PARK BACHELOR TO 2 BEDROOMS

Well-constructed building, buy from developer and save transfer costs. Well managed complex by Platinum Global. Last few units in this phase. Prices from R225,000 to R 549,000. Lovely design, modern and full of extras. Get in on the ground floor. Genuine low maintenance building.

Contact Mike Spencer 082 881 4711 to find out more about this new development and many others.