



A Delight for Old or Young. Are you looking for that ideal pre-retirement place or are your girls going to UFS? This could be the ideal place for you. A special place with three bedrooms, two bathrooms and two garages. PLUS a cottage room with bathroom. Such a sweet place. Safe and secure. Light face brick with tile roof and wooden windows. Absolutely immaculate. One of the nicest properties I have seen in a very long time. Mike at 082 881 4711

PLATINUM GLOBAL OFFER EXECUTIVE MANAGING AGENT SERVICES

An Executive Managing Agent (EMA) is one that effectively takes over the running of a Body Corporate in place of the Trustees. This is usually done when there are financial problems at a Body Corporate but can also be done when Trustees and Owners don't see eye to eye or perhaps there are no reliable Trustees available.

In effect the EMA takes over running of the body corporate. There is a requirement that the EMA report to all owners on the financial health of the body corporate every 4 months, easy to do for a competent MA as they would prepare monthly accounts which can be emailed out to everyone monthly. The EMA also needs to send out a six monthly building condition report with proposed maintenance quotations. Again, a normal body corporate needs to budget for long term repairs and this forms part of the levy. A good managing agent would simply work to this plan adjusted from time to time. The budget, which is now set by the EMA, would then be adjusted at the beginning of each financial year and only if something very unexpected happened would a special levy be needed.

A good EMA would run the building in consultation with Trustees (usually two stay on) and owners but still holding the normal meetings, the Budget Special General Meeting and the AGM and still meet with the Trustees at least once in between (plus email correspondence). They are also likely to send our regular newsletters to owners and occupants on what progress is being made. The only difference is that having explained the need for the proposed levy, the EMA might impose a levy that he feels justified.

Body Corporates in Australia are all run on this basis that the MA runs the building and sets the levy, not the owners. These are professional companies that manage buildings on behalf of owners rather than work for owners. Personally, I believe that this would be to the benefit of the majority of owners and would avoid many of the disputes and financial problems that currently occur.

The Landlord

Newsletter for
Sectional Title
Trustees & Landlords



January 2020

GOT A COMPLAINT?

Managing agents to want to help but a typical complaint could well be "I am in 123 and my geyser is not working" normally sent by WhatsApp. What is the MA to do?

He does not know which building you are talking about. Is there no water, the geyser overflowing, the water is cold??? Are you the owner or tenant? How do we get into the property.....? Also, the MA does not look at their messages every two minutes!

What you should do is firstly phone to give a better explanation followed up with an SMS with full contact details of the person at the property, building name and door number. Make sure you include cell numbers as phone numbers are not forwarded when sending-on messages. Make life easy for your MA and your MA will be able to help you.

Talk Shop

By Platinum Global

WHY SMALL SCHEMES ARE DIFFICULT TO MANAGE?

A small body corporate can be defined as one that has 40 units or less. Some body corporates are very large. In Bloemfontein the biggest schemes are around 700 units but in other areas they many are 1000 to 5000 units and up to 15,000 units in one scheme.

Small schemes must be run in much the same way as larger schemes but there are economies of scale. Each body corporate requires an AGM plus a budget meeting plus trustee meetings. Normally this is four meetings a year. Thus a 600 unit scheme would hold four meetings a year, but 10 x 60 unit schemes would require 40 meetings a year. Meetings are normally held at 5pm when owners are available. There are only 52 weeks in a year but 4 week a missed at the end of the year and another 2 at Easter and 2 in July for holidays. The remaining 44 weeks only have 4 useable days (not Friday) or 176 meetings a year. This would allow a manager to run only 44 body corporates (with ideal planning and no repeat AGMs). The only way to improve on the income generated would be to increase management fees in line with inflation or to increase the size of average scheme. This is the main reason why smaller schemes find it difficult to get good managing agents. The cut off level will vary and tend to be a higher number in larger towns than small ones. It should be possible to run smaller schemes in small towns.

In larger towns distance and time to visit schemes would also be a factor indicating that managing agents deal with larger schemes. Just getting to a small scheme might be time and cost inefficient to allow a company to become its managing agent.

LEVIES ARE SET BY THE PQ

Body Corporates are run according to the STMA. The basis of which is that every owner is automatically a member of the body corporate and that levies are paid in the same ratio as the registered PQ. There is no option to opt out. No owner can decide that he does not want to belong to the body corporate.

Each owner must pay his share of the Levy in terms of the registered PQ. It does not matter whether you use the lift or not or whether you are a flat rather than a shop. It is possible, before the register is opened to change all the levies to a fairer reality. While this change can be done afterwards it is highly unlikely to happen.

Where there are exclusive use areas the owner must pay his share of the cost of maintaining that area. So, a carport must have an extra levy if it is not part of the unit. A garage would have a higher levy than a carport because of the extra maintenance – not because it is worth more. An owner must look after the maintenance of an EUA. (the owner of the right must still maintain it). Common property such as carports that are not EUA should be rented for extra income to the BC unless every owner has the same parking. The same would apply to private garden areas but make sure that the garden is a real registered EUA and not just an area of the common property expropriated by an owner. Where a garden is a common property area it is available to everyone and due process must be followed to change this situation. Anyone can use bits of the common property providing they act within the rules. Trustees cannot allocate parking, but most follow a fair allocation. Renting a parking does not entitle your new tenant to have the same parking. (waiting lists)

OWNERS AND TENANTS HAVE THE SAME PRIVILEGES.

Every BC has a set of main rules that apply to how the building is managed and covers such things as when meetings are held and how votes are taken. The second set, commonly known as the house rules, are about what happens at the building. Both sets of rules apply to owners and tenants alike. Trustees may not discriminate between owners and owners or owners and tenants. Practical examples would be that the Trustees will not allow people to use the pool on a weekend between 3 – 5 pm when it is not in the registered rules. Having a laundry for owners only is not allowed. Tenants are equally allowed to use any facilities offered to owners. Another example might be allowing owners to run businesses from their units but not allowing tenants to do so.

Owners who are not happy with the management or the trustees or tenants can raise a complaint with the Ombuds but remember that tenants can also take Owners to the Ombuds as well. A tenant that is unhappy about the amount of noise from a loud television can take that owner or tenant to CSOS and they will decide whether the tenants is being reasonable or not.

Even though a tenant has no direct connection to a body corporate they must be treated in much the same way that the owner would have been treated. When receiving complaints from owners or tenants always get as much information of possible – Date – Time- person and unit – details of the problem encountered with photos if possible. All should be in writing.

Either way tenants have the same rights as Owners.

THE MARKET

DAN PIENAAR HOUSE WITH FLAT OPPOSITE SCHOOL



Louw Wepener St, R1,900,000. No official office rights yet issued but just about every property is used for offices or business and I have a copy of a proposed rezoning being allowed in the area. This is an excellent opportunity to own a property that it highly likely to grow in value. Currently a three bedroom two bathroom home with one bedroom cottage its potential as an office suit makes it a good buy. The price is very right for the area. A strong well looked after property makes it easy to let as a normal house and cottage in the meantime.

Mike 082 881 4711

Your Own Country Estate.



Had it with living in town? Noisy neighbours. No privacy. Now is your chance to live the life of the country gentleman! 4 ha of beautiful soiled farmland where you can play to your hearts content. Great adventure for children to grow up in nature. Has your daughter always wanted a horse – sheep, cows.....! Out of town but just a short drive to urban facilities. Your wife and kids will love being in the country.

Mike at 082 881 4711

NOT 1 NOT 2 NOT 3 NOT 4 NOT 5 NOT 6 NOT 7 BUT 8 - WILLOW GLEN FLATS



Bulk buy of 8 Willow Glen flats. A full floor. Ideal for investor buyer. R2,160,000 for all eight! Willow Glen is a very popular student building, but more and more non-students are now staying there. Already the students are pouring in and rentals have increased to R3,000 pm. We understand that all flats are currently rented out. It is the ideal situation to own a complete floor in any building and this is your opportunity to do that here. For sale to a single owner. Contact me today.

Mike 082 881 4711 mike@platinumglobal.co.za

LANGENHOVEN PARK 2 & 3 BEDROOM TOWNHOUSE R900,000 TO R1,300,000



Only just put into the market and already we have had 10 potential buyers. Platinum Global managed scheme with good finances and dedicated trustees. Each unit has its own private garden. Within limits you are able to have dogs (max 2 small). Quiet side road location and a great bunch of owners and tenants. One of those buildings that gives us very little trouble. A comfortable place to stay.

Mike 082 881 4711 mike@platinumglobal.co.za



THE CHOICE IS YOURS 2 OR 3 BEDROOMS!

And it is a wonderful choice. Facebrick building with tile room and supersized flats. Well situated in quiet area away from all busy roads.

Lots of parking available plus swimming pool and squash courts in complex. Just a nice place to stay for young and old alike. Well run and managed building. Great place to stay.

Shane 083 249 7271



A WOW FLAT. WONDERFUL VIEWS CHOICE OF 2

Smashing large three bedroom flats, that seldom come onto the market. Lovely large rooms, light bright and sunny north facing disposition. Beautiful views of Naval Hill and Signal Hill. Quiet position with no passing traffic but still centrally situated. Great parking with two enclosed carports. Just such a nice place. One is available for just R750,000.

Ideal for retired couple, just the sort of place that you will stay for years.

Nthabi 067 213 0471 or Mike 082 881 4711



ONE ONLY - BACHELOR FLAT R300,000

Great position close to Waterfront. Walking distance to so many different places, both working and pleasure. North facing sunny unit with its own parking bay. Very reasonable price. We are having good enquiries for this unit so you will have to move quickly.

Lovely northern views, so it is like living in the country.

Call Retha 073 198 2615 or Mike 082 881 4711

JOIN THE TEAM – ESTATE AGENTS WANTED

We are looking for mature people as residential sales agents in our housing sales department. Concentrating on northern suburbs, Langenhoven Park and Universitas. Good training given. Must have own car and cell phone. Commission based position, but earning potential is huge.

Come join our successful team.

CV to mike@platinumglobal.co.za



<p style="text-align: center;">WANTED</p> <p style="text-align: center;">BAINSVLEI BARE SMALLHOLDING</p> <p style="text-align: center;">R800,000 TO R850,000</p> <p style="text-align: center;">PHONE MIKE 082 881 4711</p>	<p style="text-align: center;">WANTED</p> <p style="text-align: center;">HOUSE NEW R700,000 NEAR TO AIRPORT</p> <p style="text-align: center;">PHONE MIKE 082 881 4711</p>
<p style="text-align: center;">WANTED</p> <p style="text-align: center;">WILLOW GLEN AT SELLING PRICE R265,000 AND R250,000</p> <p style="text-align: center;">PHONE MIKE SPENCER 082 8814711</p>	<p style="text-align: center;">WANTED</p> <p style="text-align: center;">8% NET RETURN PROPERTIES</p> <p style="text-align: center;">BUYER LOOKING FOR TOWNHOUSES OR DUETS MUST GIVE 8% NET RETURN. FULLY QUALIFIED BUYER. WILL FIX UP.</p> <p style="text-align: center;">PHONE MIKE SPENCER 082 8814711</p>
<p style="text-align: center;">BLOCKS OF FLATS</p> <p style="text-align: center;">TWO SERIOUS BUYERS, ONE CASH, PREFERABLY WESTDENE, CITY, ARBORETUM , WILLOWS AREAS. SIZE WILL DICTATE PRICE. KEEN AND READY TO SIGN FOR RIGHT PROPERTY AT RIGHT PRICE</p> <p style="text-align: center;">PHONE MIKE SPENCER 082 881 4711</p>	<p style="text-align: center;">BAYSWATER HOUSE</p> <p style="text-align: center;">PRICE R1,300,000 TO R1,500,000</p> <p style="text-align: center;">PHONE MIKE SPENCER 082 881 4711</p>
<p style="text-align: center;">BUYER FOR SMALL SHOP WESTDENE</p> <p style="text-align: center;">MUST HAVE PROPER BUSINESS RIGHTS URGENT BUYER TO MOVE BY END MARCH</p> <p style="text-align: center;">PHONE MIKE SPENCER 082 881 4711</p>	<p style="text-align: center;">BUYER OF WAREHOUSE OR COMMERICALLY ZONED SITE FOR 1000 SQ M WAREHOUSE</p> <p style="text-align: center;">MUST BE LANGENHOVEN PARK OR QUAGGAFONTEIN OR SPITSKOP AREAS MINIMUM 2 HA</p> <p style="text-align: center;">PHONE JODI PESTANA 081 315 4274</p>