

PROPERTY OF THE MONTH!



UNIVERSITAS – R2,500,000.

A very special property. It uses its own water from a borehole and all the hot water comes via a gas heater. Nice! The main house has four bedrooms but what is extra are four individual flatlets. This offers a good income for the buyer from subletting. This is one of those houses that is in good condition and well worth the asking price. Come see. Call Getrude 084 590 3235 Universitas, Langenhoven Park, Brandwag.

ROOFING A CONTINUAL MAINTENANCE COST? TIME TO CHANGE?

The cost of current and future maintenance is a big slug of levies that owners need to pay. Roofs are one item that is ongoing and expensive. When working out the 10-year reserve plan it is essential to budget well for future repairs. At the very least you need to allow for regular maintenance of valley gutters, replacement of flashings and sealing of ridge tiles. Not only can this be expensive to do but seldom looks good. We frequently come across body corporates where tiles are not of the quality that they need to be and it is necessary to replace a large percentage of them or even replace a roof completely.

Before contemplating replacing a roof with the same type of tile (and likely having the same problems later), it might be better to look at the alternative roofs that are available, many of which are zero or near zero maintenance. Our offices were renovated when we bought them in 1987 using Harvey Tiles. Since then our roof maintenance bill has been R0 – yes ZERO. If redoing flashings and servicing a single unit roof costs R2,500 per three years we are looking at a reduction of the levy by R70 per month - every month.

If you really have to replace a roof consider replacing them one at a time when really necessary. Harvey Tiles is actually a coated steel roof that looks like tiles, even to the trained eye. By using undamaged tiles from the roof that has been replaced to repair other roofs in the complex it is possible to delay the time when another roof needs to be replaced by years – a real cost saver. Because it is a very light roof it will not need extra bracing. Harvey tiles come in a variety of colours to match most existing roof tiles.

In the same way it is advisable to replace wooden windows, over time, with bronze aluminium windows, even double-glazed ones to take away that continual maintenance that wooden windows need. As windows get replaced the amount of maintenance is reduced, which allows more windows to be replaced until they are all done – then there is no more window maintenance!

The Landlord

Newsletter for
Sectional Title
Trustees & Landlords



July 2021

Geysers Maintenance

Personally, I don't think modern geysers are that high quality – at least they seem to need regular replacement. I have lived in my house since 1975 and have only had to replace the geyser once! Geyser prices have shot up, so check the cover that you have. It is possible to make a geyser last longer if you replace the Anode Rod [What Is A Sacrificial Anode Rod And Why Is It In My Water Heater?](http://landmarkhw.com) (landmarkhw.com) every two years, but few people even know what an Anode Rod is. Check with your plumber if they can replace this rod as it extends the life of your geyser considerably.

A burst geyser can cause a lot of water damage from any leakage and it makes sense to move a geyser to an area where it cannot cause this damage, such as over your bath or in a special box hanging from the outside of your unit.

Keep your replacement values up to date or risk paying the excess plus the difference between the insured amount and the real cost.

Talk Shop

By Platinum Global

PRO-ACTIVE OR REACTIVE? The choice is yours.

Managing body corporates is not for the faint hearted. It is intense work. A major portion is running the account which requires considerable accounting skill to prepare budgets and report accurately on a budget to actual on the correct financial standing of a body corporate. Importantly this must be done in a way that ordinary financially uneducated owners understand.

Then you need to "run" the body corporate and are expected to be an expert and know all in every aspect of body corporate management and much, much more. You are expected to be an expert in not only in the STSMA but also on insurance, building regulations, the law – in fact everything! On top of that you need to be available 24 hours a day and be able to answer owner's questions off the cuff. 'Quite honestly managing agents are paid far too little for the services that they render to owners.

This is why many managing agents just do what they are told by trustees and nothing more. But this is not the solution as many, if not most trustees, don't have any more skills than the managing agent. The MA should be the one guiding the Trustees. But I can understand this, as at least the MA can protect themselves.

What is needed is a proactive agent that does its best to run the Body Corporate for the benefit of all owners. No matter how hard you try somebody will not be happy with what you do.

Good managing agents save a body corporate large amounts by doing things the right way and preventing Trustees from doing it the wrong way. Good managing agents do it because it is best for all the members and the body corporate. Unfortunately, they don't make friends with everyone because of this, with owners that have been chased by them, on behalf of the body corporate taking action personally. I supposed we can say that a good managing agent is damned if you do and damned if you don't!

Now is the time to check the Trees!

I know that I have said this before but now is the right time for Trustees to look around the complex to check on problem trees and climbers.

This year we have had serious problems that have resulted in finding tree roots that have gone THROUGH walls and under the floors of adjacent units and have caused serious damage. When the roots were dug out it was frightening to see the amount of damage caused.

Trustees and managing agents need to do a full inspection of their buildings to look out for any potential problems. This year especially with the excess rain, trees have grown excessively, often by more than a meter

Trustees need to check every garden, back and front, and make a plan to cut back or clear out any trees that have or will cause problems. (Branches or stems leaning up against walls, roots going through or under wall foundations, creeper roots destroying wall plaster, paving being lifted?).

Who pays? In my opinion in any garden the owner of the unit, especially if it is an exclusive use area, but if you have asked people before to remove certain trees and they don't I would get the body corporate to remove them at the owners cost. You cannot wait for damage to be caused and this will be far more expensive than removing a few trees.

Although many gardens are not exclusive use areas the owners treat them as if they are. Regular warnings to owners being responsible for any damage will put you on the right foot.

CSOS or the Courts

One of the main purposes of CSOS was to allow for a much cheaper alternative to the heavy cost of going to the courts. Quite frankly we find that the magistrates seem to interpret the law in a very biased manner towards the defaulting owner, so it becomes a bit of a risk to go to the courts unless you go to the High Court.

But is CSOS any better. I am not sure that it is. You don't get much in the way of feedback and cases just take for ever.

While the eventual outcome may well be better than the decisions of the courts, they just take so long.. It is most frustrating. My son owns a Penthouse in Bryanston, but the Trustees will not allow him to install an air-conditioner in his flat. They say that it will be too noisy. Sound a bit crazy for me – an aircon units would be a standard in any R2.5 million flat, at least in my mind. What do you think?

But even serious cases take for ever with CSOS. What about a scheme where the Chairman earns 50% of the levy income getting paid to do the gardens or one where the accounts are so suspect that they really need to be reaudited? They will not even give an opinion as to whether an owner can unilaterally withdraw from a body corporate and run his portion of the building without reference to the body corporate as a whole.

A body corporate cannot wait months for a decision as to whether or not a tenant or owner must pay for electricity that they have used or whether they are making too much noise or their dog barks too much. It is most frustrating that cases are not just attended to promptly. The idea of CSOS is great in theory but like much legislation does not work in practice.



SUPER LARGE ONE BEDROOM

Nice large one bedroom flat looking on to Naval Hill, but still and easy stroll to town and Westdene. Comfortable lounge, practical kitchen and full bathroom. Parking included.

This is a Platinum Global managed property, so you know that the finances are in a first-class condition. Nice flat for youngsters or retirees. Has nice views.

Call CHRISTINE 081 474 2357 NORTHERN SUBURBS



POPULAR WILLOW GLEN BACHELOR

Not many of these popular units coming on the market. Well situated in Willows makes it suitable for CUT students and many others. Popular building for weekend accommodation for those working and living out of town. Well managed by Platinum Global. Great finances.

Parking bay included. 24-hour security on entrance and patrolling at night. R320,000 to the right buyer.

Call CHRISTINE 081 474 2357 NORTHERN SUBURBS



WILLOWS – TWO BEDROOM TOWNHOUSE – R765,000

Neat 2-bedroom 2-bathroom townhouse in Willows with good parking. Spacious rooms and well maintained.

Getrude is able to find you value for money flats and apartments. Just give her a ring and she will do the same for you.

Call GETRUDE 084 590 3235 WESTERN SUBURBDS



RAYTON COUNTRY HOUSE – SOMETHING DIFFERENT. MAKE AN OFFER!

Brand new on the market. Country house almost in town. North facing 195 m² 3 bedroom, 3 bathroom home PLUS bachelor flat (R4,500pm) which will pay some of your bond. Beautiful garden with big trees. 3 x5000l Jojo tanks. Built when houses were strong! This slightly sloped site adds to the interest of this property. Owner selling to retire. Would consider an exchange for a retirement unit.

Come see for yourself – The seller will talk to you when you have falling in love with his home.

Call Jodi to make an appointment 081 315 4274

PLATINUM GLOBAL SELLS ALL TYPES OF PROPERTIES

THINGS TO KNOW!

1. **Have problem snakes? Not likely at this time of year but if you do you can phone Brett to take them away. Just call 083 898 5513. With such a wet summer last year snakes are aplenty and some are pretty big. Puff Adders and Geelslange are the two most previent in our area. Do not try to catch them yourself – they are seriously poisoness. If you are bitten one of the best places to go is Dan Pienaar Vet at Emily Hopbouse – dogs are frequently victims of snake bite so they have a good supply of anti-venom.**
2. **What about having a bee hive on your property. Bees are so important for polination and they have been devistated by climate change and the growth of urbanisation. Now this is your chance to rectifiy that situation. If you have a piece of groiund on which to put a beehive/s let Hannes Slabbert know tel 073 434 6884 email hannes.slabbert1@gmail.com. Hannes is looking for places to put beehives, which he will look after. Bees love habitata that have acess to flowers from trees and plants. Bainsvlei is a wonderful area for them to be sited as there are lots of trees and gardens around. Hannes would also be very happy to talk to small holders and farmers where his bees will help to increase production on crops by their active polination .**
3. **Gas geysers are very effective and efficient and deliver really hot water. They are easy to install and their gas bottles can last a long time. They are efficient because they only supply hot water on demand unlike electric geysers which create hot water whether it is needed or not. They also work well because the water temperature can be set at a level where you do not need to add cold wateer to cool too hot water down. Stuey Cox (stuartcoxrep@mweb.co.za) is able to tell you all about them and recommend installers. He can be called on 082 412 3369.**
4. **Working from home? Need a reliable printer. Lesley has some fantasic secondhand colour printers at incredible prices. These printers are taken back when they do new contracts for companies and government departments. Many of then have hardly been used. I hve a Xerox Workcentre at home**

that is full colour, scans, faxes, it gives great copies, is pretty fast and is really light on ink. Lesley has a variety of machines from desk top models to super duper massive high volume machines. Just give him a all and you can visit him to see all the options there are.

THE XEROX WORKCENTRE 5325



5. Don't forget that Platinum Global are always happy to give you advice on how to run your body corporate. We specialise in larger complexes and are able to manage the financial component for this type of body corporate anywhere in the country. We already look after many schemes from 100 to 700 units so large schemes are not a problem for us. We offer a consultaion service for body corporates to help you get back on track. Just call Mike at 082 881 4711 or email me at mike@platinumglobal.co.za

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 - Up to 25 ppm
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