



### **LANGENHOVEN PARK – FREE STANDING – LARGE PRIVATE GARDEN**

My sellers love their home and are only selling for health reason. A wonderful private home with a massive private garden. 3 large bedrooms, 2 bathrooms, 2 garages and being a corner unit has extra parking outside. Rural position next to smallholdings. Something incredibly special. Neat as a pin. Call Mike 082 881 4711

### **APRIL TURNED OUT TO BE A PRETTY GOOD MONTH**

We are lucky that the lockdown took place this year and not a few years ago. Technology has grown to levels where it is relatively easy to work from home. Multipurpose printers that can scan, high speed fibre connections, smart phones all came to the party.

People were the biggest problem – it is simply amazing how people do not understand that a full SMS or email is required as these messages need to be passed onto the person handling this work. It really gets most frustrating when a message like “Bought electricity this morning. I need it urgently, please help” is received. Having to write down the cell number and add it to the message is frustrating and receiving so many WhatsApp messages is also a pain. We need to keep records and it is difficult to print or forward to email from WhatsApp.

Rental payments have been surprisingly good, with most failures to pay being from small commercial clients who are not able to work. Surprisingly there have been some excellent enquiries for premises during the lock down period and using online communications we have been able to assist. Residential tenants have only made contact in a few cases asking for payment plans, though it is still early in the month and I expect some non-payment problems to happen.

Sales have been good, much up to normal monthly levels. We have been able to finalise Offers electronically and, in some cases, get all the documentation required signed by the buyer and sellers. A few offers have come in subject to viewing after the lockdown though some buyers and sellers have made their own arrangements to view! In fact, there is a real demand for properties below R1 million for owner occupiers and for one house in Uitsig we received 60 enquires over two weeks. Price is the deciding factor. Investor buyers are out there looking for well priced properties and we have been able to sell a number of flats and townhouses where the price was right. There is a waiting list especially for bachelor and 1 bedroom units where the price is right for the buyer.

# The Landlord

Newsletter for  
Sectional Title  
Trustees & Landlords



May 2020

## Electricity on-line Sales far Superior

**The most phone calls, by a very wide margin, that have been received, have been about buying electricity. Almost without exception it has come from those buildings with manual electrical sales systems where tokens are bought and entered into the meters to get electricity. Not a single call has come from any of the buildings that have distant read meters. Clearly this is the better system.**

**It has an additional advantage in that these meters are electronic and read electricity including the maximum demand charge. This is a charge on the highest usage during the month. These meters allocate this charge amongst those using electricity at the time. A far fairer system and far more accurate.**

# Talk Shop

By Platinum Global

## Low Rate of Maintenance Problems

Very few maintenance problems have been reported during the past month of the lockdown. Apart from a couple of geyser accessories and one or two burst or leaking pipes, not much else has happened.

Contractors have been on the ball and all our contractors have been available to tackle urgent and, in some cases, not so urgent repairs and maintenance.

Probably the biggest problem at the beginning was the lack of clearers at the different buildings. Although somewhat a problem, owners and tenants have been very helpful in taking black bags out to the street for Metro collections (which have been much more on time during the lockdown). Any real problems have been sorted by rubbish removal contractors who had permits to do this work.

Very few tenants have so far moved during the lockdown, with exception of one or two emergency workers (doctors especially). For those units we are not able to do the moving out inspections as this can only be done after the lockdown. No new tenants have moved in. The only problem that had to be averted was one major owner who tried to allow his tenants to move in at out on the first.

We have had the odd case of parties and noise during the lockdown, but police have been very quick to sort these out and to officially warn those breaking the lockdown. Even one of our building managers who decided to invite a neighbour from across the road to a braai found that out to his embarrassment! The lock down is going to be here for some time yet. Stay at home, stay safe.

## BODY CORPORATES CANNOT DISCOUNT LEVIES.

It has become clear that legally trustees cannot, and must not, reduce levies to help some owners who are finding it difficult to pay their levies. Unlike a business, a body corporate plans its budget to cover its annual and monthly costs together with additional income to cover future major expenses (the 10 year plan) for such items as waterproofing, painting and the like. It is an obligation and legal requirement that Trustees ensure that the income is sufficient to cover these items. Although the levy is set at the AGM, I would like to suggest that from the way that the STMA is written it is quite clear that the Trustees would need to increase the levy if the one set at the AGM was insufficient!

In other words they have no legal standing to reduce the levy or to give discounts to owners that are in financial difficulty. All that they can do, is to discuss a delayed payment plan with owners. Such a plan cannot be for an extended period but rather for a relatively short period of time. The body corporate requires the levy to pay its accounts. If you have well versed Trustees and Managing Agents you may be lucky to have property reserves, which may allow you a bit more flexibility. Trustees cannot make arrangements that put other, in good standing, owners in jeopardy!

Some Trustees are suggesting that it may be possible to suspend the 10 year plan and to reduce levies by this amount. That would be fine providing that owners understand that this is temporary and that it could be necessary to increase levies later to catch up.

Care must be taken to continue to collect service fees for electricity and water. This can be done using estimates if meters cannot be read or by meter reading by somebody on site. Careful credit is vital so that these service fees are paid on time and not held over into later reading periods.

## BODY CORPORATE MEETINGS

While lots of meetings had been scheduled for during the lock down period, not holding these meetings does not seem to have caused major problems. In professionally managed buildings meetings should be up to date and held on time. There is no reason why AGMs are not held within the four months allowed especially when you consider that Platinum Global is able to receive its Annual Financial reports within 14 days of the end of the financial year end.

If your accounting system is being done on a monthly basis and your meetings were up to date, the lockdown should not really cause a major problem.

Trustees are the easiest meetings to handle as there is no need to come together for a Trustees meeting. Much of the time anything that comes up is simply discussed with the Chairman and if necessary, also the individual Trustees. A trustees meeting, while still minuted, can be held electronically. SKYPE has been a popular method in the past but Zoom seems to be becoming the current favourite. It is possible to hear and see several people at the same time and for everyone to participate. It is possible to record the meeting for use in creating the minutes at a later stage. Apart from the Chairman and Managing Agents being able to present budgets and photos to the other participants, all participants can put items on the screen or share information between the participants.

The same system could be used for AGMs and even for quite big body corporates. It will allow everyone to participate, though from experience, most owners tend to be passive participants in the meetings.

## PRACTICAL PROPERTY HINTS DURING LOCK DOWN – ITEM UPDATE

<p style="text-align: center;"><b>RUBBISH REMOVAL</b></p> <p>Has not proved to be such a major problem for our body corporate and one owner buildings as it was expected. In some of the large buildings a few of the cleaners have remained on the property and have continued to work as best they can. They have assisted in collecting rubbish to the rubbish room and have taken the rubbish out to the pavement on collection days.</p> <p>They are not allowed to clean the building, but many have done so. Well done for those that did help. Many tenants and owners have also been very helpful in putting the rubbish out into the street. Luckily, Metro has for the most part kept to the proper collection days. Problem rubbish has been removed by contractors on standby, who are able to help buildings who are not managed by Platinum Global.</p>	<p style="text-align: center;"><b>PAY OR NOT PAY</b></p> <p>Sadly, some Trustees decided not to pay their staff, but this was the exception. While not legally required (no work, no pay) many of these people live from hand to mouth. As a non-business, a Body Corporate cannot claim lost pay from the UIF.</p>	<p style="text-align: center;"><b>SECURITY</b></p> <p>Apart from few gate problems and a couple of occupants having parties this has not been a problem</p> <p>We have gate repair men and locksmiths on standby.</p>
<p style="text-align: center;"><b>TREE TRIMMING</b></p> <p>This year's heavy rains have caused substantial tree growth. If it has not already been done it would be sensible to check for overgrown trees whose branches or roots are likely to do damage to the building. Owners should be reminded that they should take out any problem trees or possibly be responsible for the cost of repairing any damage caused.</p>	<p style="text-align: center;"><b>LEVY PAYMENTS</b></p> <p>As discussed, does not at this stage seem to be a major problem. While it is still early in the month (levies are due on the first in advance) only a very few owners have phoned to make payment arrangements. We will be more in the picture at the beginning of June.</p>	<p style="text-align: center;"><b>UPDATING OWNERS AND TENANTS DETAILS</b></p> <p>This has proved a useful exercise. We have been able to update quite a few owners contact details. Thank you for helping us there</p>
<p style="text-align: center;"><b>MAINTENANCE CHECK</b></p> <p>Quite a few Trustees have phoned to say thank you for this one. While the work cannot be done at this stage, Trustees are happy that they need to know what is going to have to be done once lockdown has been ended. Window putty and iron fence painting are the main ones.</p>	<p style="text-align: center;"><b>REPAIRS AND MAINTENANCE</b></p> <p>Again, this item has not been a problem. Those few repairs that have been reported, most of which were plumbing related, have been handled by our contractors who have been readily available.</p> <p>I am happy to assist anyone, whether Platinum Global manages your building or not, with the contact details of plumbers, electricians and a whole range of other contractors who will be able to help you. Just give me a call during office hours at 082 881 4711 (after this for urgent repairs only).</p> <p>Please remember that these contractors have permits for emergency work only, but are happy to help if they can with some less urgent work. Many of them are doing the work themselves because their staff are cut off at home. It is not a good idea to allow staff to come in and out of town as this will result in further infections. We are not over the worst yet.</p>	<p style="text-align: center;"><b>USAGE CHECK</b></p> <p>I have not had much of a reply on this one so there is nothing to report.</p> <p>For those that don't know this was a suggestion to check on such things as people using garages as storerooms and bedrooms, extensions not shown on the sectional title plans (I am able to supply plans for just about all buildings in the country). It was also suggested that Trustees check that units do not have unauthorised changes – funny coloured and designed security gates and burglar proofing, illegal extensions and enclosing of balconies.</p> <p>It would also be a good time to change gate security codes and look at the repainting of traffic lines and bay numbering.</p> <p>If Platinum Global can offer any practical advice on your management problems simply drop me an email at</p> <p>mike@platinumglobal.co.za</p>

## THE MARKET

### LANGENHOVEN PARK

**MASSIVE 143 m<sup>2</sup> 3 bedroom unit with extensive garden**

This an exceptional townhouse unit in an exceptional townhouse scheme. Spacious sunny north facing rooms looking out onto a large private garden. A corner unit set against small farms; it is a quiet unit. Double garage and close by open parking make this a very liveable unit.

Situated amongst smallholdings, it offers the country life

Call Mike @ 082 881 4711



Sold in 24 hours



**MORE THAN 30 BUYERS FOR HOUSES IN SOUTHERN SUBURBS R650,000 – R800,000**

If you are selling a house in the Uitsig, Fauna, Fleurdal, Gen de Wet or similar area in the price range above we have more than 30 confirmed buyers for you. Just drop your details to [mike@platinumglobal.co.za](mailto:mike@platinumglobal.co.za) and we will contact you. We also have buyers for bachelor and 1 bedroom flats anywhere in town.

Call Retha 073 198 2615

### 12 HOTEL ROOMS @ BAINS GAME LODGE

Designed for use by the hotel as hotel room sas part of the hotel pool. Can be used as stand alone bachelors with a small adjustment or combined together to form a large 50 sq m 1 bedroom unit. R370,000 per unit slightly negotiable or inclusive of alteration. Bains Game Lodge is a very large but popular scheme managed by Platinum Global. 24 hour a day roaming security. Set in semi-country surrounds it is only a few minutes from UFS and close to lots of amenities.

Call Mike 082 881 4711



### DAN PIENAAR – SPECIAL OPPORTUNITY – OFFICE RIGHTS AVAILABLE

This is an opportunity not to be missed. Such a popular street close to schools and Preller Square Mall. House with cottage for either family use or potential for offices. Many of the homes in this street are already converted and application can be made for legal office rights. Priced just right this is your opportunity to get a great premises for your business. R1,850,000 is a bargain even in today's market.

Call Mike 082 881 4711



## SELLING AND BUYING DURING LOCK-DOWN

Sales have been remarkably strong during the past month of Lockdown and has shown that there is a substantial demand for affordable units that are being placed in the market at the right price. Many of those who are looking to buy are well financed and are looking to buy rental units. It is very important that the figures make financial sense ie that the rental income less the levy and rates and taxes give a reasonable return.

Much of the demand is for bachelor and 1 bedroom flats but we have had a strong demand for more expensive units providing the price is right. We have had many buyers who we have been able to pre-qualify with the banks and this has been a great help.

Using technology, it has allowed owners to take photos of their properties during the lock down period and the addition of a video of the inside and outside of the property have been a fairly novel innovation but is becoming more common. Even those properties that we have listed without being able to see them have attracted interest. On many of the sales that we have concluded there is a special condition that the buyer must see the property soon after lockdown ends and reconfirm their purchase.

We are able to price counsel over the email system and present you with comparative recent sales that have taken place in your street or building over the past 24 months or so, with a list of sales within a 1 km radius as a back-up. Let me know if I can help. This is available for houses as well as sectional title and HOA units.

We have a very strong demand for less expensive houses under R1 million. This was the price range on which we received over 60 enquiries at the beginning of the lock down. These were mainly from people who are looking for a house to buy for their family to move in to. The demand is especially strong in the R650,000 to R850,000 price range. The condition of the property does not appear to be a major requirement as the property on offer was clearly indicated to be a very basic house, which had been let out for the last 30 years and was being sold in an "as is" condition.

If you need any property related advice just drop me an email

Stay Home, Stay Safe and use a mask when moving around outside.

E-mail; [mike@platinumglobal.co.za](mailto:mike@platinumglobal.co.za)

Platinum Global

Bloemfontein

# JC CHINESE



HIGHLY RECOMMENDED  
BY PLATINUM GLOBAL

WE DELIVER

Langenhoven Park @R 20.00 Deliver Fee

University's @R 30.00 Deliver Fee

Dan Pienaar @ R 50.00

Brandwag @ 50.00

Pentagon Park @ R 50.00

Woodland Hills @ R 50.00

Heuwelsig @ R 50.00

**Orders above R 450.00 delivery is free**

For deliveries & orders Kindly contact

**Tel 0799058880 or 0514465012**

## APPETIZERS

101 Vegetable Spring Roll	R14.00
103 Chicken Spring Roll	R17.00
105 Cheese Prawns Spring Roll	R30.00
106 Sweetcorn & Cheese Spring Roll	R18.00
107 Fried Dumpling (Chilli or Garlic Sauce)	R 66.00 R5.00

## SOUP

	Small	Medium	Large
901 Hot & Sour Soup	R35.00	R130.00	R250.00
902 Sweet Corn & Chicken Soup	R35.00	R130.00	R250.00
903 Hot & Sour Prawns Soup	R45.00	R170.00	R300.00
906 Bean Curd in MISO Soup	R35.00	R170.00	R180.00
907 Sliced Fish in MISO Soup	R45.00	R180.00	R250.00
908 Lamb Soup	R45.00	R200.00	R300.00
909 Mixed Seafood Soup	R45.00	R200.00	R300.00

## PORK

J201 Sweet & Sour Pork	R98.00
J202 Pork Chop Suey	R98.00
J203 Stir-Fried Pork in Chilli Sauce	R98.00
J204 Curry Pork	R98.00
J205 Pork in Onion & Garlic Butter Sauce	R98.00
J206 Pork in Oyster Sauce	R98.00
J207 Pork in Black Bean Sauce	R98.00
J208 Pork in BBQ Sauce	R98.00
J209 Fried Pork with Green Pepper	R98.00
J211 Sweet & Sour Pork Ribs	R 110.00
J212 King-Tao Spare Ribs	R110.00
J213 Spiced & Salted Spare Rib	R 110.00
J214 Sweet & Sour Chilli Spare Rib	R110.00
J215 Spare Ribs in Black Bean Sauce	R 110.00
J216 Shredded Pork with Sweet Soya Sauce	R 110.00
J217 Fried JC Rib	R 120.00

## BEEF

J301 Sweet & Sour Beef	R98.00
J302 Beef Chop Suey	R98.00
J303 Chilli Beef	R98.00
J304 Curry Beef	R98.00
J305 Beef in Onion & Garlic Sauce	R98.00
J306 Beef in Oyster Sauce	R98.00
J307 Beef in Black Bean Sauce	R 98.00
J308 Beef in BBQ Sauce	R98.00
J309 Fried Beef with Green Pepper	R 98.00
J312 Soft Beef in Chilli Sauce	R110.00

## COMBINATIONS

J.C PLATE • Sweet Corn & Chicken Mince Soup • Vegetable Spring Rolls • Fried Rice or Noodle • J.C Plate (Sweet & Sour Pork, Beef in Onion Sauce, Mixed Seafood)	R150.00
PLATE 1 • Sweet Corn & Chicken Mince Soup • Sweet & Sour Pork/Beef/Chicken • Fried Rice Or Noodles	R128.00
PLATE 2 • Sweet Corn & Chicken Mince Soup • Pork/Beef/Chicken Chop Suey • Fried Rice Or Noodles	R128.00
PLATE 3 • Sweet Corn & Chicken Mince Soup • Chilli Pork/Beef/Chicken • Fried Rice Or Noodles	R128.00
PLATE 4 • Sweet Corn & Chicken Mince Soup • Curry Pork/Beef/Chicken • Fried Rice Or Noodles	R128.00
PLATE 5 • Sweet Corn & Chicken Mince Soup • Pork/Beef/Chicken with Onion & Garlic Sauce • Fried Rice or Noodles	R128.00
PLATE 6 • Sweet Corn & Chicken Soup • Pork/Beef/Chicken with Oyster Sauce • Fried Rice Or Noodles	R128.00
PLATE 7 • Sweet Corn & Chicken Mince Soup • Pork/Beef/Chicken with Black Bean Sauce • Fried Rice Or Noodles	R128.00
PLATE 8 • Sweet Corn & Chicken Mince Soup • Pork/Beef/Chicken with BBQ Sauce • Fried Rice Or Noodles	R128.00
PLATE 9 • Sweet Corn & Chicken Mince Soup • Pork/Beef/Chicken with Green Pepper • Fried Rice Or Noodles	R128.00
PLATE 10 • Sweet Corn & Chicken Mince Soup • Sweet & Sour Pork Ribs • Fried Rice Or Noodles	R128.00
PLATE 11 • Sweet Corn & Chicken Mince Soup • Seafood Chop Suey • Fried Rice Or Noodles	R160.00
PLATE 12 • Sweet Corn & Chicken Mince Soup • Sweet & Sour Shrimps Or Fish • Fried Rice Or Noodles	R160.00