

PROPERTY OF THE MONTH!



PENTAGON PARK – BARGAIN – R1,595,000

Very buyable home in popular northern suburb. This is a neat and comfortable 3 bedroomed duet. Well situated in quiet position and close to facilities such as schools and up market shopping centre. 2 garages plus private and beautiful garden. Maid's room included. Just a wonderful place for retirees or small families. Not to be missed. Contact Mpho Mpuru 082 321 5206 and buy your dream home today.

CENTLEC ARE JUST FRUSTRATING!

At everyone one of our Budget and Annual General Meetings we remind all owners of the importance of keeping their rates, water, and electricity accounts up to date. But Centlec seem to be incapable of proper credit control! Its infuriating. Just today they disconnect my electricity on my plot which I have owned for 30 years – by taking out the meter. This is despite the account being totally up to date. They claim that it was for an unpaid account that was due on 7th February, but which was paid on the 19th February – 3 weeks ago! In those 30 years their account has never been behind. So, they disconnected an account that was paid but to make matters worse they did not give the required notice of disconnection. I've had it. They totally disconnect an account without warning but keep on supplying many accounts that are years in arrears! I was not the only one. The DA received complaints and pleas for help from dozens of other people today. They even took away meters from owners that were up to date in error for neighbour's meters. What are they thinking of? I am aware of previous employees who have not paid rates, water, or electricity EVER and their accounts have never been disconnected.

I am not leaving it here. I am going to take them to the Small Claims Court – that is what it is there for. You should do the same. Remember that a representative of Centlec will have to attend the court hearing and explain why they disconnected the service despite it being in credit and why they did not follow their own regulations to give correct notice. They will not be able to have any legal representatives at the court case, but senior managers will have to attend in person or be in contempt. Perhaps this will stop their nonsense.

Yes, they and Metro need to collect outstanding accounts, but the are only working half day why! Every business is working full time – why not them! Look what a state Bloemfontein is in. They cannot even arrange to collect the refuse for weeks at a time and the water purification plant runs out of chemicals. Disgusting!

The Landlord

Newsletter for
Sectional Title
Trustees & Landlords



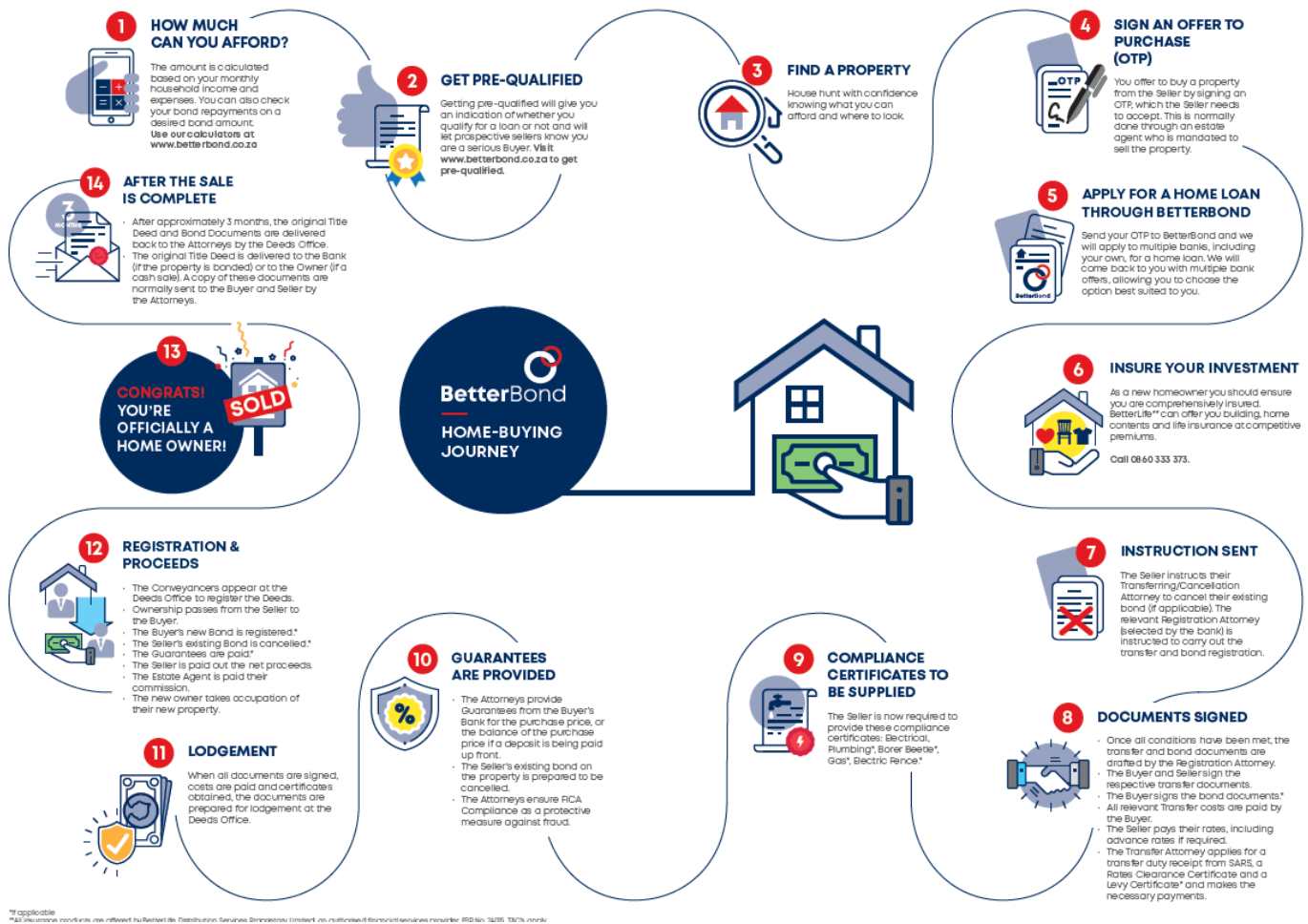
May 2021

AGMs CAN AND MUST BE HELD WITHIN 4 MONTHS.

So many body corporates are months in arrears with holding the AGMs. They are supposed to be held within 4 months of the year end ie by the end of June for a February year end. Tonight, Platinum Global held an AGM in month 2! It can be done.

Budgets need to be set to start at the beginning of the financial year. If you only implement it after a (late) AGM, you must put in place the increases over the balance of the year – meaning a higher monthly levy. Do it on time and you won't have this problem.

While Trustees can implement a new budget that is 10% or less increase on the previous year, in my mind it should always be done at a special general meeting held in the last month of the previous year. After all every owner should have the opportunity to put their thoughts into the new budget.



*If applicable
†All insurance premiums are subject to BetterBond Distribution Services Commission Limited, an authorised financial services provider. R01/16/2016/1676

THE BUYING PROCESS – STEP BY STEP HOW TO QUALIFY AND BUY YOUR DREAM HOME.

Thanks to **Betterbond** for the above informative diagram on how buying and transferring a property happens. This is a useful tool even for experienced Buyers. It helps to illustrate the complications of buying a home or investment. If you bought a property even 5 years ago many of the steps have already changed. Previously you used to make a direct application to your bank while nowadays 95% of applications are electronic directly with bond originators. Service is now almost entirely electronic.

Working through your favourite Estate Agent, which is hopefully Platinum Global, the first step is to have a general discussion with your agent. Our agents want to help you buy the right property for your specific needs. Without knowing your circumstances, your needs and wants, and dreams, it is difficult to select the most suitable property specially to suit you. Imagine if you collect vintage cars and they show you properties that have no garages! The next step is to get you pre-qualifies by **Betterbond**. This will set your upper limits on what you can afford to buy. You agent will choose to show you matching properties that you can afford. Platinum Global agents are trained only to show you the best properties in your price range. Next comes the signing of the Offer to Purchase by the Buyer and acceptance by the Seller. Your Platinum Global agent will guide you through this process. Once the offer is accepted by the Seller, one copy is sent to the transferring attorney and an copy is given to the Buyer and Seller. **Betterbond** also receives a copy to make an application with all the banks (looking for best terms). When the bond has been approved the transferring attorney is notified and will do all the legal stuff. You will be called in to sign various required documents.

On the date of transfer everyone will want to shake your hand. You Estate Agent should help you with keys and advice on connecting water and electricity. They will always be there to help you with any questions about the property that you may have. A good estate agent is a great helpmate when buying a new home.

Talk Shop

By Platinum Global

PRICE OF GEYSERS GO THROUGH THE ROOF!

I am really not sure why, but the price of geysers has shot up. A typical 150 litre geyser at the start of the year cost R8,250 but now is likely to cost you more than R10,000. Why, nobody seems to be able to say, the main reason seems to have something to do with Covid. But who knows?

A typical policy requires the owner to pay in R1,500 excess before the new geyser can be installed. Now the excess could be as much as R3,500. Not an easy sum to find.

You will need to arrange with your insurance company to up the amount that your geysers are covered for – we recommend R10,500 with the same R1,500 excess. In most cases the difference will not be great enough to mean uplifting the current levy, and it will form part of the new levy calculation when it is incorporate with the next budget meeting.

Part of the increase in cost is the requirement for a new COC certificate when the geyser is installed – yet more red tape. You are only allowed to install an SABS approved geyser – apparently a lot of unapproved geysers from China were being installed and the insurance company will require a photo of the serial number of the geyser – they were getting high levels of fraudulent claims.

You must know the contractors that you use. Just because there is a lot of water coming out of your geyser it does not mean that your geyser has burst. There can be quite a few causes to water overflow. The pressure valve and the safety valve are the normal causes. Geysers can pop if these valves fail. But somebody should check on the service providers from time to time to make sure that claims are genuine. Heavy geyser claims are a frequent cause of insurance premium increases. The ideal ratio of claims to premium is less than 50%. Two years at 80 to 120% will mean a hefty increase in your overall premium

Position Open for Three Property Negotiators

Despite the lockdown, Platinum Global have been experiencing good residential sales and we had our best year in 2020. There are three openings for new or experienced sales agents for the western suburbs, especially for house sale but also for sectional title properties.

These positions are commission based and there are some costs involved in being an estate agent, but hard working effective and efficient agents can plan to make exceptional incomes.

A good estate agent needs to be self-confident and have a positive helpful personality. They also need to be organised and goal orientated.

A successful agent will be focus on doing the job in the most effective and efficient way. They need to set goals and always be aiming to achieve them even if some of the tasks they set themselves are long term.

A good estate agent needs to learn from their mistakes, take a real interest in what they do, and be a record keeper – so that once found the same information does not have to researched again. Our agents are not limited in where they work but do keep to specific broad areas. We are looking for these agents to concentrate on Langenhoven Park and Universitas in houses mainly but also in sectional title and duets. The western suburbs are a popular upmarket areas with moderately priced properties and are popular with our buyers.

We have had many successful agents over the years. You don't have to be brilliant – you just have to be 10% better and 10% different!

RATES ARE NOT A BODY CORPORATE CHARGE.

Body Corporate have budgets for running their buildings and a levy is charged to each owner as his share of running the building.

Rates and taxes, on the other hand, are an owner cost that is collected directly by Metro. It has nothing to do with your body corporate. Some owners can remember when rates were paid by the body corporate and formed part of the levy but that has not been the case for at least 10 years.

A new owner is responsible to contact Metro and to give them their contact details. Just pop into the banking hall at Bram Fischer building and they will help you. Email enquiry@mangaung.co.za to leave it because they will charge you penalties and will hand you over if you are behind. The same applies to electricity directly connected to Centlec and individual Metro water meters.

It is a sad fact that many estate agents do not discuss the costs involved with owning a sectional title property. It would be helpful if they did as many buyers buy to their financial limit and don't have the extra to pay these items.

Buyers should also remember that levies are normally increased on an annual basis (5 to 15 % in a well-run scheme but much more in badly run buildings. New buyers should always ask for a copy of the last approved annual financial report and have a knowledgeable person crit it for them. You also need to ask for the last completed monthly account. It should never be more than 35 days old ie March should be available by mid-May. It is especially important to see how many owners are in arrears at that time, especially by more than two months.

THE MARKET



WILLOWS – TOWNHOUSE – R766,000

Great value for money. Spacious 2 bedroom – two-bathroom townhouse.

Nice large rooms, ground floor only, with its own garage. Well worth the asking price.

To see what is on offer for this and other comparable properties call

Call Getrude 084 590 3235 – for super service.



LANGENHOVEN PARK – R798,000 – 2 BEDROOM

Very well priced young family home with super-sized garden. In popular well-loved building. This is an opportunity to get into the property market at an affordable price.

Just such a nice place to stay. Give Getrude a call today to view this and our other affordable townhouses in Langenhoven Park

Call Getrude 084 590 3235 Langenhoven Park Specialist



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 Langenhoven Park Specialist



WANTED

SELLING? RENTING?

If we don't have your property on our books, we cannot help you. Make sure that we have your house, flat, townhouse, duet, small holding listed so that we can offer your property to our many buyers.

Email mike@platinumglobal.co.za to start the process

THINGS TO KNOW!

1. Buyers pay the cost of transfer, Sellers pay the estate agents fees.
2. Certificates of Compliance (electrical certificates) are compulsory but while the Seller normally is responsible to provide on, the Buyer can take over this responsibility. Think demolition and rebuild or major alterations.
3. Over pricing your property so that you can negotiate with buyers is actually not a good idea. Houses that are correctly priced tend to sell quickly with very little if any negotiations. Buyers are incredibly good at knowing the real price of property. Agents tend to select the best value for money for their Buyers and over priced properties tend to sit in the market. A house with 8 boards outside is likely to be an overpriced one!
4. Body Corporate Trustees are not "IN Charge" of a body corporate. They are simply people (not necessarily owners) that have been chosen to represent the body corporate with the outside World. A good Trustee oversees and does not manage a body corporate.
5. Tenants and visitors also have to abide by the Rules of a Body Corporate. They can get warnings and fines just like an Owner could. Owners must see that all residents get copies of the management Rules when they move in. A copy of the "House Rules" must be attached to every lease agreement.
6. Buildings where the rules are not enforced tend to be unhappy buildings. Trustees cannot "Bend the Rules" for any owner. Typical would be to allow a Labrador in a unit where rules say two small dogs and no cats.
7. No owner can extend his unit without approval of the Body Corporate (not the Trustees). All extensions must FIRST have municipal approval BEFORE building can start. Often, even if there appears to be enough space, the building could be over bulk or coverage. Additional bedrooms may require extra parking spaces – where room for this may not be available.
8. Wooden windows are an expensive maintenance item. Consider allowing owners to change them to bronze aluminium windows which are no maintenance items.
9. Body Corporates cannot discriminate between owners, or owners and tenants. For example they cannot allow owners to keep cats but not tenants! The pet rule must be reasonable. It may be reasonable not to allow dogs into units in a high rise building but it may be unreasonable not to allow the units on the ground floor with large private gardens not to have a dog.
10. Trustees do not have to be owners. Trustees are not paid but can claim actual expenses. However they are not allowed to benefit personally directly or indirectly from the body corporate. So they cannot do work for the body corporate as this would be a conflict of interest.
11. While trustees are indemnified for what they do, they cannot claim indemnity if they are grossly negligent or male fide (deliberately bad).
12. In terms of the STSMA an owner is entitled to the names and contact email and telephone number of all other owners of units in the building. This is to allow them to call a general meeting of the body corporate if the Trustees fail to do so when asked by 25% of the owners in writing. Possession of such information is not in contravention of the POPI Act if used for this purpose. Trustees would be grossly negligent to refuse to provide this information.
13. Every body corporate needs to have at least 2 trustees.
14. Platinum Global specialises in larger body corporates from 50 units upwards. They are able to manage schemes on a national basis and can be contacted at platinum@platinumglobal.co.za.