



**Modern Complex Close to UFS.** This is a delightful complex within a short distance from UFS. Bright, light, and has a communal swimming pool. Ground or first floor two bedroomed flats with double carport or double garage. Not only for students but very liveable for young families and retirees. Open plan lounge and kitchen with built in oven. Two sizeable bedrooms plus modern bathroom. Just a really nice place to stay. Platinum Global managed with great finances. 082 881 4711

### **PREPARE FOR A LIFE WITHOUT WATER. WHAT IS THE SOLUTION?**

Those of you that live in the south and west of the city will understand the frustration with frequent breaks in electricity and water supply. Breaks in the electricity supply are as a result of poor infrastructure where in Bainsvlei especially the electricity system is far from robust. Simple windstorms result in breaks in supply and Centlec does not have the capacity to fix the problems quickly. Bains Game Lodge is particularly susceptible to this problem though all the body corporates in Bainsvlei face the same problems.

Disconnection of the water supply has two major causes. Firstly, the quality of infrastructure is not at all good. Burst pipes are a constant problem both in Bainsvlei itself but also in the supply lines from the reservoir themselves. On top of that Metro has such a poor credit control system for collecting water payments, that they just don't have the money to pay their massive outstanding account with Bloem Water. Many of the breaks in supplied are being caused by Bloem Water's reduction in the supply to only 30% of the norm. This means that there is insufficient pressure for the water to fill the water towers that supply the Bainsvlei area.

Everybody corporate needs to be prepared for these supply breaks. Electricity can be overcome by using generators. These are very expensive to buy and run. The alternative is to install solar panels and battery backups. The advantage of this is that it means that the solar panel can be used to supplement normal electricity supply and save money, reduce peak period usage, and supply power during breaks..

Water can be solved to an extent by putting in a borehole and having a number of water tanks that are kept full – pumps need electricity to run (but you could put in solar). Tanks need to be strategically placed around the building and need to be at a height if the pressure is to be enough. The ideal situation needs to be balanced against the funds that the body corporate. If things become more serious, the value of units in schemes with secure supplies of water and electricity could be far more valuable than those that don't. There are also major tax breaks available.

# The Landlord

Newsletter for  
Sectional Title  
Trustees & Landlords



October 2019

## Tough Times Means Tough Love

When times are financially tough the chances of you having a tenant that does not pay increases. This must be avoided at all costs. The losses that you can get from a non-paying tenant from the time they stop paying until they are out of the unit can be huge. Many owners just cannot afford to pay the levy when the tenant has not paid the rent and could be put under financial pressure. So, choosing the right tenant is vital. Rather no tenant than a non-paying one.

It is vitally important to do a credit check on each and every new tenant and make sure that they have a first-class credit rating. Anything less and they should be rejected. Make sure that your letting agent understands that finding a first class tenant may not be compromised and that you will accept nothing less than a good tenant.

# Talk Shop

By Platinum Global

## Agent?

There are managing agents and then there are Managing Agents. What type do you have?

The normal type of managing agent does what you tell them to do – don't tell them and they won't do! Don't blame them if your payments are not made or your AGM is not held on time. They are also often rather poor at budgeting and credit control which can result in poor levy collections.

Managing Agents on the other hand are there to do things for you automatically. Sending out accounts, doing credit control, advising Trustees, arranging for Trustees and Owners meetings should be done automatically by your Managing Agents. There is no excuse for your AGM to be held outside the allowed 4 month period after the end of the financial year end. Hold a budget meeting to set new levies in the last month of the current financial year. Then your levies are reset from the start of the new financial year.

Good Managing Agents will just about do all the work of managing a body corporate automatically. When quotations are required, they will frequently come to a meeting already prepared with quotations for the work to be done. Only contracts and approval of payment for work that has been done, other than day to day work, should be approved by Trustees. Managing Agents will record all meetings both Trustees and general meetings and send out minutes to those entitled to attend. Good Managing Agents will arrange your meetings well in advance and often will have an annual calendar of meetings, so everyone knows when meetings are to be held. No excuse for not attending.

## Who is Responsible for Security?

Security is everyone's responsibility in a sectional title scheme and owners and occupiers should be conscious of what is happening about security.

The body corporate can only do so much. They should look at reasonable boundary security (security fencing, razor wire, electric fence, fence alarm, auto gates). But owners of units must also take their own security measures to secure their own units. This would be burglar proofing, unit alarm systems, alarm company monitoring.

Nobody can be responsible when your property is broken into as it will happen, even in buildings with the highest level of security. Cameras can be a help, but they can be rather expensive. It must be decided whether the cost is worthwhile. Cameras can be effective especially if they are high quality that allows you to see where people got into the complex.

Owners and tenants must be aware that the body corporate is not responsible for any losses that are as a result of burglary. Loose assets (TVs, cameras, and other valuables) are not covered by the body corporate insurance only the physical building. Owners need to insure loose assets for themselves.

Even with building insurance claims, there will be a amount that will need to be paid up front before repairs can be ordered called the excess. Owners are responsible to ensure that the cover on their units is high enough – any increase in cover over the standard cover is payable by the owner. The base rate needs to be checked by an independent valuation every three years.

## Choosing the Right Trustee

It seems that nobody wants to be a Trustee. Sometimes this is because owners think that a body corporate is being well run by the Managing Agents and just want to leave it in their capable hands. Sometimes it is for the exact opposite reason – where a building is not being well run and people don't want to get involved.

A Trustee is an owner, usually, who can act on behalf of all other owners. A bad Trustee would be one who is looking after his/her own interests. A good Trustee should be one that is used to managing in a similar situation. While a Trustees without these management skills could be a good Trustee, it is often not the case. Trustees need to read and understand the Sectional Titles Management Act. It is near impossible to do things right if you don't.

Trustees need to have their heart in the right place. Trustees that demand that Managing Agents do things their way, without understanding why the managing agents work to a particular system are likely to cause a disaster. Even good managing agents are likely to get frustrated when this happens. The last thing that should happen in a well-run scheme would be for new Trustees to totally change the way that management is being done. For this reason, it helps for there to be a gradual change over of trustees rather than a complete change at one time. At the same time, it is not always good for Trustees to stay on for la long time as they, and especially, the Chairman could become set in his/her ways.

Should you change your Managing Agents? Well only if they are managing agents and not Managing Agents! Talk to Platinum

# Too New for Photo



## Lillyvale R800,000

Very large 95 sq m 2 bedroom flat. Something quite special. Good security, swimming pool. Well liked building in well liked area. Suitable for letting or living in yourself. Really nice building and unit

Mike 082 881 4711

## LOVELY 1 BEDROOM GROUND FLOOR FLAT R550,000

A special ground floor 1 bedroom flat with carport, modern and light. Really nice place. Close to UFS, Mimosa et al. Youngsters really like this building. 2 bedroom also available

Retha 073 198 2615

## VISTA PARK HOUSE R1,225,000

Great area to buy in. Great area with designer homes. Really popular property. 3 beds, 2 bathroom 413 sq m erf. Just such a nice area to live. Selling fast. Talk to Retha today.

Retha 073 198 2615



## The Choice is Yours!

2-bedroom flat or 3-bedroom townhouse. Modern design with private garden in well liked complex with good finances. Two carports with the flat & 2 garages with the townhouse.

Call Shane 083 249 7271

## Langenhoven Park Townhouse R826,000

New on the Market. Great Price for townhouse with garden. Low maintenance scheme on hillside. Ideal for students and single people. Quiet position.

Mike 082 881 4711

## 2 Bedroom Townhouse with 2 garages R980,000

R980,000. Very quiet position away from any noisy roads. Just a lovely townhouse for singles and couples. Lots of shady trees that are reaching maturity.

Call Shane 083 249 7271

# Commercial & Industrial Agent

**Estate Agent required for selling and letting of commercial & industrial properties. This is a senior position for a mature person able to deal with top level staff.**

**Must be hard working and innovative.**

**Position requires clean car and ability to fund oneself as this is a commission based position.**

**Should have some accounting/business background/understanding.**

**Talk to the professionals with the right reputation.**

**CV to [mike@platinumglobal.co.za](mailto:mike@platinumglobal.co.za)**