



RETIREMENT VILLAGE ground floor two-bedroom unit. Super modern, exceptional unit with huge lock up garage. Lovely unit – vacant occupation R1,150,000.

COMMUNITY SCHEME SEMINAR 13TH AUGUST 2016

Very few people have come to grips with the new Community Schemes Act that is very soon set to replace the Sectional Titles Act. It is vital that all Trustees are there and it is recommended that the cost for Trustees is paid for by the body corporate. Venue Sewe Damme from 08.00 to 13.30. Topics that will be covered include;

- Exclusive Use Areas
- Dispute Settlement Process CSOS
- Reserve Fund and Maintenance Plan
- CSOS Levies and Meetings
- Insurance Requirements
- Managing Agents (Executive Managing/Managing Agents)

The new Act is going to make some very important changes to the way the Sectional Title Schemes need to be run. Well run schemes with good reserves may find the changeover process pretty easy to handle, but schemes with poor credit control, low reserves or other problems will find the changeover dramatic.

It is highly recommended that Trustees especially attend but that it would be wise for ordinary owners to attend if they are able.

With previous changes and rewriting of the Sectional Title Act only minor changes happened. This time there is a complete redesign of the Act with those parts relevant to architects and attorneys being removed and the conditions for management have been substantially changed. Sectional Title Schemes will have to report their finances, reserves and general activities to the Ombudsman who will have authority to override the Trustees to enforce conditions of the act. Trustees will in future be responsible for ensuring that the body corporate is run strictly in accordance with the new act. Don't lose out, make sure you are there. Pre-booking at mike@platinumglobal.co.za

The Landlord

Newsletter for
Sectional Title
Trustees & Landlords



July 2016

The Sales market for residential units of all sizes is actually quite active and the residential sales agents at Platinum Global have been successful with selling more properties than usual. While banks are cautious with giving loans well priced properties are being granted bonds without an unusual percentage of declined bonds. Poor credit record and affordability being the major problems with getting a bond though price can also be a factor. To help you get a bond clear up your credit record before applying for a bond, be honest with your application and most importantly have some money for a deposit and the transfer costs. Ask a bond originator to do a preliminary assessment and to get an idea of what you will qualify for. The better your credit history the better the chance you will get a bond at a fair interest rate. (see later article on the effect of high bonds).

Let Platinum Global sell your home.

Talk Shop

by Platinum Global

Prepaid Avoids Non Payers

Legally you are not allowed to disconnect the electricity supply of non-payers, but nothing says you cannot install a pre-paid meter. Some of these meters are quite simple devices and may be susceptible to by-passing, especially if they are situated inside the unit. More sophisticated ones are very difficult to by-pass if they are situated away from the unit. When the money runs out you are under no obligation. It is a boon for landlords as the tenant cannot run up a bill.

If you suspect by-passing because of the lack of sales, then arrange to inspect the unit and check. Anyone that is found to have bypassed should result in a criminal case of theft, because that is what it is.

Modern pre-paid systems allow for occupiers to see what and when and for how much they are using electricity and can change their usage patterns accordingly. They will also allow for direct payment even after hours. But be aware of outside meter reading/sales companies can be very expensive. Tenants don't like paying over the top. It's worth looking at for your building.

Better Interest Rate Can Save you R100,000's

I feel so sad for those who have not saved when buying themselves a home. Far too many people believe that it is their right to get a 100% bond but just don't know how it is so bad for their pocket.

Buying property is very expensive and the higher the price the more the costs. At the very minimum you need to save for the transfer and bond costs. You will need to have about 10% of the price of your property for this.

If you are clever you will have a deposit to pay off on the price of your property. With a current bond rate around 10.5% you could be paying 2.5% more if you want a 100% bond. That means that your monthly payments will be 25% more than somebody who has put down a 20% deposit. That means that your will be paying 25% more for your property and over 20 years of the bond that a huge amount of money. If you have to take a 100% bond do everything you possibly can to pay of your bond more quickly that you have to. Pay your annual bonus, pay your overtime on your bond and every penny you can spare. It is all money off the capital and means your interest is lowered too. When you have managed to pay of 25% or so, ask your bank to lower your interest rate to the normal rate but keep paying the same. You score all the way to the bank!

Why Rules say No Business in Complex

The Rules of Body Corporates normally state that no businesses can be run in the complex. Nobody would complain about an insurance broker in the complex when the broker goes out to clients. What would really cause problems would be panel beaters, garden services or after hours schooling. After hours schooling? Yes, this would result in parents dropping their kids off at the unit, strange children walking in from the gate and results in a deteriorated security situation. Who is to say which people are parents or client scholars or people just trying to get in to look around. When giving permission for owners to do business in a complex think carefully about what the results will be. Owners have no right to conduct a business that affects the rights of other owners or their security. Each approval should be made at a general meeting after proper application and not by Trustees by themselves. Permission should be removed if the business becomes a nuisance to other owners.

Wooden Windows are a Maintenance Nightmare

Wooden windows and doors look great when they are new but are a financial and maintenance nightmare. The Free State is not the place for them and just keeping them oiled or varnished is an ongoing job and costs a fortune. If they are not maintained they deteriorate rapidly. Wooden windows take hours of preparation before varnishing and our suggestion is that it may well be better solution to allow owners to change their windows to similar colour aluminium ones that require virtually no maintenance at all. In many of the buildings we manage the body corporate has approved owners replacing wooden windows and are prepared to pay half the cost – as and when funds are available. That owner still has to contribute to any special levies for window maintenance but quite a few owners will be prepared to swap over.

Parking Mania

In older buildings parking was not sold but allocated from time to time. A better idea is to draw a proper parking plan and register which parking belongs to whom. This can be done as exclusive use areas or by changing the rules. Spare spaces should be let out by the Body Corporate.



SARATOGA 2 BEDROOM TOWN HOUSE
Really nice spacious unit with private garden and double carport. Quite area next to park. Just a nice scheme with communal swimming pool. Good finances in the scheme.

Call Ashburn 061 480 0198



R360,000 bargain ground floor one-bedroom flat. Private garden, carport unit. Open plan lounge kitchen. North facing sunny flat. Easy walking distance to town. Really quite a nice property.

Call Ashburn 061 480 0198



TOP FLOOR FLAT WITH PRIVATE GARDEN
Really nice top floor flat in well run and financed scheme. Private garden and double carport. No worries about special levies to comply with new act. Great finances and management. Good price for a nice home.

Ashburn 061 480 0198



R1,850,000 Student House
11 Bedroom house close to University of Free State is ideal for student accommodation. Well-constructed is ideal for this. Good opportunity to let to UFS student.

Call Ashburn 061 480 0198



R760,000 Brilliant 2-bedroom flat with huge automatic garage. Beautiful totally reconstructed flat – new from top to bottom. Exceptional property neat as a pin. Spotless. Ideal for retired couples, widows and singles.

Call Mike 082 881 4711



BRAND NEW FLAT R810,000 Pellissier. Brand new flat – choice of three units still available. High quality finishes for 2-bedroom unit with carport. Pellissier – a growing area for young and young at heart.

Call Ashburn 061 480 0198



R600,000 Close to UFS
Ideal for student unit. Buy now for next year. Open plan lounge/kitchen. Nice low maintenance building. If your child is going to UFS next year this might be an ideal time to buy them a flat to stay in. To talk to us about this and other units,
Call Ashburn 061 480 0198



R600,000 Ground Floor Garden
Huge ground floor flat. 3 bedrooms, 1 bathroom, double carport. Outside building and buildings in large yard. Well managed older type of building. Lots of space.

Ashburn 061 480 0198



Brandwag, R1,300,000 6 bedrooms 6 bedrooomed, 3 bathroomed house with double lock up garage and private garden. Ideal for student accommodation. Large garden on corner property. Must sell. Could also be used as offices.

Mike Spencer 082 881 4711



Dear Friends and Clients,

Every year the beginning of July is our anniversary. We started as an independent company in 1987 so we are now 29 years old.

We would like to thank all the people who have supported us over so many years. Platinum Global is a very diverse company that offers services that are not available at other estate agencies and has built up a reputation for doing it's work well, often in ways that are very different from other companies. Landlords know that we take a lot of care to select their tenants carefully to avoid non-payers as far as possible. Trustees know that we run a tight ship when looking after body corporates resulting in, almost without exception, the buildings that we look after having very healthy finances.

Currently Platinum Global offers the following services;

Residential Letting for all types of residential properties both individual and whole blocks.

Residential Sales for houses, flats, townhouses and residential small holdings.

Development sales using sub-agents to speed up bulk selling opportunities.

Facility management

Body Corporate Management

Home Owner Association Management

Retirement Village (Property) Management

Electronic meter reading services

Valuations for all purposes including estates

Commercial Letting

Commercial Sales

Consultation for Developers (countrywide)

Consultation for Body Corporates in management and financial trouble (countrywide)

Attendance at Body Corporate and Home Owners Association AGM's as proxy, on behalf of owners (countrywide)

Referral service for buyers and sellers around the country.

We are also able to give advice to investors and developers on potential purchases and projects not directly associated with Platinum Global.

You will know that there is going to be a new act that controls Sectional Title and other group housing schemes and that this new legislation will come into place shortly. In the new legislation there will be a new type of managing agent created called the Executive Managing Agent that will run body corporates as if they were the trustees. Platinum Global is proud to say that they will take on this new role as is it 90% in line with the services that we give to our body corporates already.

If Platinum Global is able to assist you in any way with property related matters simply give us a call 051 447 4711, 082 881 4711 or mike@platinumglobal.co.za