



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

Missing Money – Possible Solution

From time to time Sectional Title schemes move managing agents because their old managers can't account for missing money. This would usually become apparent when accounts are poorly presented, late or never seem to arrive. When things don't seem right – they probably aren't.

What should be done? Trustees should firstly confront their managing agent and demand that things be brought up to date within 30 days. They should demand that accounts are kept up to date and properly presented. If this does not happen they should consider changing managing agents. Remember that if your managing agent cannot keep the books up to date (one of their main functions) then you would be entitled to fire them. This is not about collecting levies up to date but about making sure books are correct every month.

Look for an alternative good managing agent and get references from accounts they currently manage. Look at how they do things and be happy that you are changing for the better and not just jumping out of the frying pan into the fire!

If your ex managing agent cannot account for funds it is recommended that this is confirmed by a mini audit by your accountant and a claim lodged with them for unaccounted funds. If after a fair period (30 days?) they still cannot provide the funds or receipts for the funds, demand payment of the unaccounted for money. If they cannot or won't cough up take legal action. In the past Platinum Global would have made a civil claim but we were recently advised that not being able to account for funds is fraud and that a criminal case should be laid with the dedicated police department.

Once the court has found your ex managing agent guilty it will be possible for you to make a claim for your losses with the EAAB. It will still take time but it will be quicker than going the civil claims route.

The Landlord

Newsletter for
Sectional Title
Trustees & Landlords



June 2016

Reformatted new format. Why the change? While we had lots of compliments about the new format of The Landlord we received quite a few rejected mailings from old servers which cannot handle large files became a problem. While to most of my readers 3 megs is not a big file, it seems it is very large for an email. Reverting to Word format and then mailing the file as .pdf file hopefully will solve the problem. Thank you for those who sent me their comments on the new format. Hopefully the new layout will be just as interesting. Don't forget that you can find Body Corporate Management and Property Development on LinkedIn.

Your comments and questions are always welcome.

Mike

Talk Shop

by Platinum Global

Battling to Receive Water Payments?

Just reading water meters is time consuming and expensive as a result, especially if water meters are situated inside gardens, behind locked gates, or are placed in the ground. Once the meters have been read it is necessary to then do the calculation on how much each occupant must pay. These calculations can be done in a number of ways including dividing the actual account by the total units used by each consumer or by calculating usage based on municipal charges.

Getting the money in is the second problem. It can be frustratingly time consuming to beg and plead with people to pay their water accounts. Platinum Global have devised a simple way of ensuring water is received. When an owner does not pay their water account on due date the water account is simply transferred to the electricity account that we control. That way the water is paid but that the electricity balance (in the pre-paid account) is reduced by this amount and will become zero that much quicker. Some people even prefer being charged this way.

Check the Rules!

Is your wording correct. It is lovely having English/Afrikaans rules but please get somebody to check the wording. Recently seen in rules sent to us.

“No dog or other pet, that causes a nuisance to other occupants, may not be kept on the premises.”

Suggest you start looking for a barking mad dog when you move in!

Choose Trustees Well!

So often few or no nominees are nominated for an AGM, not even a nomination without the acceptance by the person that was nominated. This makes life very difficult for the managing agents organising the meeting.

Trustees should be canvassed long before the evening of the AGM. Being a Trustee is not an arduous function if you have a well organised managing agent. What can help if a smaller number of Trustees is decided on rather than a larger number. There is nothing wrong with having just two trustees, even in a big building if they are capable of working with a good managing agent. Rather two knowledgeable Trustees than a bunch of Trustees that don't attend or have nothing to offer.

Owners should talk to potential candidates well in advance of the AGM and get their written approval to becoming Trustees as early as possible. This should be in the form of Trustee nomination form which is available from your managing agent. If you have a good managing agent and good Trustees your building should run well. Just having people as Trustees because there is no alternative is courting disaster.

Think about Water!

When you have a separate water meter the occupant will make sure that they are not wasting water. They will make sure that washers are not leaking and toilets not running. But if you don't have separate water meters they won't give a dam! Make sure that you have the most effective means of monitoring and recovering water or the owner will have to foot the bill.

Garden Services or Gardener?

The Choice is yours.

In townhouses and blocks of flats alike, looking after the gardens (both common property and individual) is a major maintenance cost. Some buildings have gardeners while others opt for garden services. In reality your choice depends on a number of factors including cost and quality of garden services compared to the cost and time involved with supervising an individual gardener. In large buildings looking after the gardener can be a fairly full time job for one of the trustees as few managing agents have the time or skills to be able to do it. There are advantages and disadvantages to both methods. With garden services they need to do the job with their equipment while individual gardeners need to be supplied with machinery that needs to be maintained.

Never an easy choice and sometimes both ways need to be tried out to see which one works better for your building.

Protect your Gate Motor!

There has been a spate of gate motor thefts. Make sure that your gate has a strong anti-theft bracket with a STRONG lock. Put security on top of the gate to stop thieves climbing over too. Make sure your gates and gate motor are fully insured.



R810,000 light facebrick low maintenance townhouse. Private garden. Communal swimming pool. **Private garden**, double carport. Nice unit is well managed, well financed development.

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



**GROUND FLOOR GARDEN FLAT
R460,000**

Super-sized ground floor flat with own private garden. Really nice property and very good price. 2-bedroom unit with LOTS of space. Carport. Great family home.

Mike Spencer 082 881 4711



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 Spencer 082 881 4711



NEAT TOWNHOUSE R520,000

Great little townhouse in well run complex with good funds. 2 bedrooms, 1 bathroom. Front garden and yard. Secure complex. Nice friendly neighbours.

Call Mike Spencer 082 881 4711



R600,000 Close to UFS
Nice single flat 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



FANTASTIC OPPORTUNITY!

Are you good at DIY? Want to buy a bargain? This is a huge 3-bedroom townhouse with 2 full bathrooms, guest toilet and laundry. Something really special. This is an opportunity to buy a brilliant unit at a give-away price.

Call Mike Spencer 082 881 4711



UNIVERSITAS 11 BEDROOM HOUSE

Ideally suited for student hostel – 11-bedroomed house close to University of Free State. 2 bathrooms plus 3 garages. Looking for student accommodation then look no further. Talk to Ben Miller about this unusual property. Something very difference.

Call Ben Miller 081 430 3076