



Navalsig 2 Bedroomed Modernised Flat in Top Condition

Lovely, light, bright, and spacious flat being offered for a miserly price of R450,000

DID YOU ENJOY YOUR RECENT HOLIDAY – OR WAS YOUR PLACE BROKEN INTO?

We hope the former rather than the later, but we have noticed a definite increase in the number of break-ins in some of the buildings that we manage – especially during the day. Different buildings seem to have a different tendency to have or not have break-ins. Partially it is about the design of the building – buildings that have good boundary security – high fencing, topped by electric fencing with individual units properly secured, definitely tend to have fewer problems. Good quality electric fences DO keep casual people out and also notify the security services such as BLOEMSEC who are able to get to the property quickly and identify the section where any break-in took place. This response service definitely reduces the number of break-ins but more importantly they quite often are able to arrest the perpetrators. Security cameras are expensive but good quality ones will allow you to identify the people involved.

It is important to remember that each individual owner/occupier is responsible to ensure their own security within the complex. The Body Corporate can only take reasonable steps to secure the perimeter of the complex – they are NOT responsible for security of individual units. While manned entrance control of a large complex may be the way to go, it is impractical from a cost point of view of a smaller scheme. To allow security companies to gain entrance to the complex Body Corporates should get them to insert a security chip in the automatic gate motor which allows their vehicles to gain quick access to the complex – this increases their effectiveness.

Security changes constantly, so your ten-year-old system may not be the best one that you can get today. Check with your security company whether there have been any upgrades that could be installed. Typical would be motion sensor units for the inside of units that allows your pet to stay indoors during the day without setting off the alarm. Alarm systems should be serviced once a year to make sure that all contacts and motion sensors are working.

It still remains a fact that most burglaries are caused either by people who are allowed or invited to come into the complex because people do not wait for gates to close before driving off and more and more frequently, by people who live inside the complex.

The Landlord

Newsletter for
Sectional Title
Trustees & Landlords



May 2018

First Time Buyers Check List!

Unfortunately, many first-time buyers are not told what they need to know about sectional title and HOA ownership. How many are never told what a levy is and how much it costs. Are they told about rates and taxes, Trustees, or the importance of attending meetings?

Only when these first-time buyers move in do they find out that they must pay an electricity deposit and register for the cell to gate to get in and out of the property. They are seldom told about the rules of the scheme or the fact that there is a strict limit to how many people can stay in a unit. Nor are they told that they must look after their garden and cannot keep a dog or cat and that there is no parking for visitors inside the complex. They should really check so that they don't buy the wrong place.

Talk Shop

By Platinum Global

ILLEGAL ESTATE AGENTS WHAT IS THE SOLUTION?

An illegal estate agent is one that is not registered with the EAAB. Simple as that. You can check whether the person you are dealing with is registered with the Estate Agency Affairs Board by going to their web site at eaab.org.za and looking at their Find an Agent or Find an Agency on the top right of your screen. Simply put in part of the name such as Global or Spencer and it will give you a list of agents that are or have been registered with the EAAB. It will tell you whether or not they are still registered. If you don't see your agents name, then they have NEVER been registered with the Board. Take care to put in the correct details ie you will not find me under Mike but under Michael. Otherwise it is easy. Take care with company names as trading names are not always there ie Platinum Global is actually Michael Spencer Real Estate cc or C & I Marketing cc, but you should find any of them there.

If you find that your agent was not registered when they did work for you, you don't have to and should not pay them any commission at all. Ask them to give you a copy of their registration certificate if you are not sure.

Agents that are new to the industry need to register as a Candidate and take and pass the NQF4 within 12 months. Any work that is done by a Candidate must be supervised by his Principal or a full Agent within his company. They are not allowed to take a sole mandate without supervision. They must make it very clear to the people that they are working with that they are a Candidate Agent and must sign with this designation any documents that they prepare.

How are your Reserve funds coming along?

We all know that in terms of the new STMA it necessary for every Body Corporate to have a Reserve Fund Policy – how each reserve fund item is treated and that each Reserve Fund is ring fenced – ie it can ONLY be used for the purpose that that was saved for.

One suggestion is that you should look at the reserves that you have created. While it is realistic to have reserves for painting and roof waterproofing, is it realistic to keep money in the pot for a full replacement of all the wiring and pipes in a building? In my experience this is highly unlikely to happen. The realistic situation is that pipes, when they need to be replaced will be done piecemeal over a number of years and could be paid out of the current budget (with a special item for the year, or from accumulated General Reserves.

Remember that the STMA requires that the Trustees approved a resolution so that money can be spent out of the reserve funds. We suggest that a resolution covering all reserves would be a good idea and included at the AGM.

We Do Valuations

Valuations are the professional estimate of the probable selling price of a property when taking into account the reason why the Valuation is required. While all estate agents are able to give you a market appraisal of your property they do this as part of selling your home. Often it will not be backed by any proof except the estate agents feeling.

Valuers are professionals who can justify their Valuations based on facts. They are prepared to defend their valuations in Court and to explain what information they used to reach their Valuation

Valuations are required when you sell your property to go into a Trust for example. One would also be required for most Divorces, for accounting purposes and company valuations. Insurance valuations are somewhat different in that they are for replacement purposes.

Mike Spencer of Platinum Global is a Professional Associated Valuers who is able to do Valuations for most properties both residential and commercial. While an Estate Agent is interested in getting your property for sale a Professional Valuer carefully considers all the aspects of a property in getting to a carefully considered Valuation.

Selling Your Home? Get the Garden Right

If you were selling your house today, do you think a photo like this would help you sell it? Yes!



I think so too! So why do sellers not take the time and a little cost to make their gardens look like this? A super colourful garden is likely to get your house sold quicker and at a better price, but certainly will get good buyers looking at your home more carefully. An early sale is always a good one.



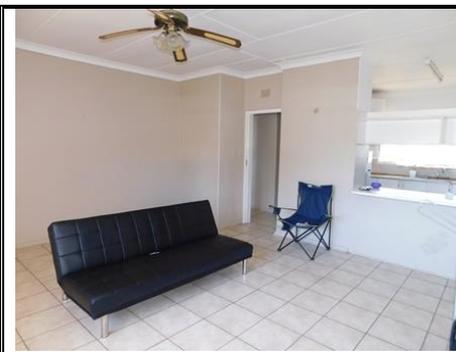
LANGENHOVEN PARK TOWNHOUSE
Only a steal at R670,000. Newly renovated 2-bedroom open plan unit. Better look at this one before somebody else buys it before you. Wonderful opportunity to buy a nice unit in the best suburb.

Carin Pretorius 072 938 9729



Stunning 2 Bedroom Flat in Navalsig
 Newly renovated and ready to move into. Fully tiled flat with rental income of R4500 pm this is a great investment property! Nice low maintenance flat. Call today to view.

Carin Pretorius 072 938 9729



NAVALSIG BEAUTIFUL FLAT
 Wonderful modernised flat in Navalsig asking price R450,000. Large stunning modern looking, just a pleasure to be in. Financially sound body corporate in newly painted building. Very close to the school

Carin Pretorius 072 938 9729



TO LET HUGE 126 SQM THREE BEDROOM – Double Garage
 Lots of storage space. Fully north facing flat with enclosed stoep for study. Massive rooms. Upgraded flat fully tiles in quiet building. Long term lease available to qualifying tenants. Nice quite building

Jill Spencer 082 466 3638



SUPER SPECIAL BACHELOR R415,000 That's Nice! But it really is. Modern spacious bachelor flat in complex run by Platinum Global. Great security – ideal for daughters at UFS. Modern kitchen, own shade port, in great condition ready to move in

EXCLUSIVE MANDATE
Carin Pretorius 072 938 9729



SARATOGA 2 BEDROOM DELIGHT
 Bright, light, modern with BIO. Private garden and double carport. Pool in complex. Well managed complex by Platinum Global with good finances. R667,000. Ready to move in. Fun place to live.

Carin Pretorius 072 938 9729

CSOS CHASING UNREGISTERED SCHEMES

At last weekends Institute of Valuers conference in Johannesburg, Marina Constatas, a CSOS board member, announced that some 35,000 out of the 53,000 registered sectional schemes had already registered with CSOS. She told the function that from 1st July this year, they would be taking strong action against unregistered schemes. Importantly she confirmed that NOBODY was exempt from registering with CSOS and that this included Duets. Constatas confirmed that even duets would have to fully comply with the CSOS requirements but acknowledged that many of these small schemes are run in a very casual way, but they still had to have proper budgets and meetings in terms of the ACT.

She also elaborated on Trustees responsibilities and confirmed that Trustees were liable for their actions where they were negligent – not longer only when they were grossly negligent or male fide. This meant that a Trustee could be held personally liable where for example the building was under insured if no replacement cost valuation had been done. The same would apply if trustees did nothing about illegal extensions. Extensions are only legal when they have been approved after proper process of the body corporate AND have been approved by the local authority (building plans approval) AND the sectional title plans have been changed (at the cost of the owner).

She announced that the next regional offices of CSOS will be opened shortly in Bloemfontein.

How to Handle Noise in Your Complex

Firstly it is important to understand what noise is. In my mind it is a disturbance where the sound from one unit can be heard inside the inside of another unit or outside noise such as a car radio can be heard inside a unit. The noise must also be unreasonable. So having a radio on in your car while you are washing it, but at a level where you can hear it only around the car you are cleaning and when it is done only occasionally and then on a Saturday morning around 10 o'clock is not noise. Owners and occupants need to understand that they are living in a close living scheme and there will be some noise.

Noise is sound that is, loud, for a long time, at unreasonable hours and frequent. Having a party with moderate music occasionally and turning it down to a whisper at ten pm cannot be considered noise. Having children that scream and shout every evening until 9.30 pm and all-day Saturday – is unreasonable and would constitute noise. It would be no excuse to say that “Children will be children!”. It is your job to ensure that your children do not make a nuisance of themselves. Hooting late at night when guests leave is definitely noise and totally unnecessary – you don't have a right to wake up your neighbours. But at the same time just because you are tired, or sick does not give you the right to insist that your neighbours don't make any noise because you want to sleep! Trustees can not impose a rule, unless it is approved by owners and registered with CSOS. Having a quiet time between 3 to 5 pm on a Sunday, just because they want to have a Sunday afternoon doze? Noise – be reasonable both ways.

Current Account v. Money Market Account

Every Body Corporate needs to have a budget to calculate the amount of levy that needs to be charged to each owner in order not only to keep the building running from day to day, but to build up reserves to have sufficient funds to pay for major repairs and maintenance as they come up. This means that each month there should be a surplus from which these reserve funds are collected. Although cheques virtually no longer exist, the basic savings account is called a cheque account and pays a pittance in interest – something like .5% - so small that it actually costs them more to send the letter to you telling you how little you have earned! The managing agent should sensibly transfer part of the savings over what is reasonably needed for day to day running costs to a bank saving account which gives the best interest rate. Currently the best investment, taking interest given and ease of access to funds is the Money Market Account. Trustees may only open normal bank or Post Office accounts and cannot opt for speculative investment accounts, even if potentially it offers a higher rate of interest.

Good managing agents will be able to balance the previous month's accounts within the first 7 days or so of the new month and present to the Trustees a report showing all the money that has been received from owners and including all income such as electricity and water sales, electricity and water sales and the like. It should also show, with paperwork, all the amounts that have been paid. There will always be a difference, either positive or negative that represents the money left over or overspent. Any positive or negative balances are added to the total amount available to the body corporate in their bank account. A decision needs to be made on how much should be transferred to or from the high interest account.

Interest that is received on this money market account can be substantial on a high saving level account and would be added as income each month. It is a good indication of the health of a body corporate. Money in a money market account is easily available but seldom touched unless needed. The money is usually quickly available though some accounts need notice if funds are going to be moved more than once a month. Interest earned on body corporate accounts in an estate agent's trust account is for the body corporate's benefit and not the estate agent and this should be checked out.