



A FULL HOME ON WHEELS. A pleasure to travel in, highly fuel efficient, with all the mod-cons you can think of. Specs designed for 2, 4 and 6 occupants complete with shade pull outs and much more. Call for one of three specially priced units that are available right now or book your unit to be built to your specs.

HAVE YOUR HOME AND TAKE IT WITH YOU!

Platinum Global are well known for selling property of all types of especially flats, townhouses and houses. We have a full department dedicated to the sale of these properties and many of our clients are investment owners of homes.

For many years Jill and I have made use of our own mobile home for marketing the company's products at show days and travelling on business and to promotional events. Just for fun we are introducing you to a super mobile home manufacturer that builds a variety of mobile homes to suit your personal needs. From traveling homes for two, when you want to go visit the flowers in the Northern Cape in Spring, to four and six sleepers for family and friends, right through to huge 4 x 4 off-road mobile homes – the choice is yours.

Mobile homes are nothing like what you think! They are fuel efficient and powerful. They offer a complete range of comfort and fittings with air conditioning, satellite TV, navigation, fridges, freezers, microwaves and gas plates and much more. It is a house on wheels. Traveling around the attractions of South Africa is a breeze for the whole family – visiting a game park is fascinating as you are sitting up high and can see the world.

There are vans for retirement travel and vans for family fun and vans for serious off roaders and hunters.

Motorhome World also cater for the hire market. To prove how good they are they have regular groups of 15 and more couples from Europe, who love the lifestyle, who hire motorhomes to view our lovely country.

Have a look at what they have to offer. Their layouts and quality are first class and Jill and I highly recommend them. If you have any questions please don't hesitate to talk to us. Just think, if you own a holiday home you keep going to the same destination and spend the first few weeks doing the maintenance before you can enjoy your holiday. With a mobile home you simply get in and drive - to a different destination every time.

Carl Stassen, General Manager
 Motorhome-World / Bobo Campers
 Tel: 021 577 3863, 083 446 0883 (reference Platinum Global)

The Landlord

Newsletter for
 Sectional Title
 Trustees & Landlords



November 2016

4 new residential sales agents wanted.

Due to retirements and extra business opportunities, Platinum Global would like to appoint four new residential sales agents in the New Year.

Experience in sales a definite advantage. Age not a criteria. Personal confidence, integrity, and life skills a must.

Opportunity to be trained as a top estate agent to specialise in an area and type of property.

Platinum Global have been in Bloemfontein since 1987 and are well known for their high standards. Commission based opportunity. Hard working, specialising, focused and driven agents have an opportunity of earning top income. Platinum Global agents have access to their substantial portfolio of owners and developers in the city.

Opportunities in northern, southern suburbs, Langenhoven Park and sectional title specialisations.

Successful applicants will be required to register with the EAAB and complete their NQF4 Real Estate within 12 months.

CV to;

mike@platinumglobal.co.za

Talk Shop

by Platinum Global

New Act Becoming Familiar

It will take everyone a bit of time to get used to the new Sectional Titles Management Act but we are getting there. Most of the ways of working are fairly similar but there are also quite a few extras that need to be learnt and adjustments made to the way that meetings are held and reporting to owners and trustees is done.

Registering is required with the new Ombudsman (CSOS Act) for ALL body corporates even the smallest one and this is going to take some time to achieve. Those that pay levies over R500 pm will be paying levies to the Ombudsman ranging from R2 to a maximum of R44 per month. The registration and details of each owner needs to be supplied to the Ombudsman and the levies need to be collected in addition to the body corporate levy and paid over to him together with other financial reports. This is quite a bit of extra work and will normally be charged for by your managing agent.

Some time has been allowed for the changeover but it is the Trustees that will be chased if the reports and levies are not given to the OMBUDS!

Limit on Proxies is a BIG problem.

It seems that the new Ombudsman has identified collection of proxies, in order to influence meetings, as a problem and as a result anyone attending a general meeting of a Body Corporate can only have two additional proxies ie a maximum of three votes.

This is set to cause serious problems with holding meetings as it will increase the number of meetings that cannot be held for no quorum and simply allows the two people who attend the postponed meeting to take all the decisions. It will make rule changing virtually impossible.

In my opinion this is unconstitutional as it is a limit on freedom of speech in that I cannot choose who will act on my behalf. From a practical point of view it is going to be very difficult to give a proxy as you would not know who is going to attend and how many proxies that person already had. It is not clear whether the proxy is for each unit or for multiple units of one owner. It will even mean that if you have units in multiple names you will only be able to represent three of them at a time.

If I am happy to give a proxy to an individual who is to tell me that I cannot. If I don't like the way they vote I won't give it next time to the same person.

Test Your Body Corporate to See if it Running Right!

As you are aware Platinum Global took over one very large body corporate this month but we have also taken on a number of smaller schemes too. Having looked at the paperwork that was provided with some of these schemes I plead with all owners to do a health check on their Body Corporates. Check that meetings have been held on time. AGMs within 4 months of the year end, budget meetings before the end of the financial year, trustees meetings when required (ideally quarterly) and that proper minutes have been taken. Check your monthly statements of income and expenditure. Are they being done and do they balance, what is happening about arrears. Annual Financials, are they received on time. Do they look right, are the figures being tested. Is there the right amount of money in the bank? Are budgets detailed, realistic, and compliant to the new Act, have proper reserves, are the budgets realistically funded.

Trustees MUST Rectify Illegal Extensions and Structures Part II

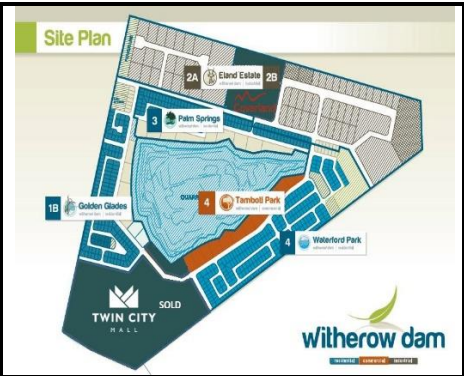
Last month we talked about illegal extensions of unit and illegal buildings. When taking over a new building we compare the sectional title plans with what is on the ground and then get the situation rectified. NOBODY may make changes to the outside of the building without approval of the owners at an AGM and following the correct procedure. Owners DO NOT have to accept as given any illegal structures or extensions. If approval has not been given at an AGM then the body corporate can instruct the owner to demolish these illegal structures no matter how substantial they are. Many of these structures are illegal from the word go. They do not have approved plans, they were not built according to municipal requirements, including inspections by local authorities and their departments, don't have NHBRC certificates and could be over bulk. Use the Ombudsman to confirm that your requirement that changes are demolished is correct – the requirement that the extensions be removed and the exterior is fixed then becomes an order of court. Don't feel sorry for the perpetrators – they were illegal in the first place. On the other hand Trustees must be aware that they cannot give permission to make these changes and that all changes to the outside appearance must be approved by OWNERS.



Millionaire's Row – Hillside – R1.1 million
 A picture says a 1000 words. This one says it all. Super 3 bedroom townhouse with en-suite, garage, garden, and carport. Nice modern happy suburb especially for young people. Well worth looking at.
Ashburn 061 480 0198



Witherow Dam. Plot and Plan residential homes. You choose your site and choose your design. High quality homes to suit your needs. Brilliant location near to Twin City Mall and Witherow Dam. Get in early before prices rise.
Call Mike 082 881 4711



DEVELOPMENT SITES DUPLEX HOUSING
 Dam side bulk housing and office sites available close to Twin City Mall. Aimed at small to medium developer. Sites now available. Excellent location. Talk to us now.
Mike 082 881 4711



WAVERLEY Guest House/Home Office
 Currently uses as home office but owner is retiring to the coast. Opportunity to live on site or run guest house. Well positioned for potential full business rights. Immaculate – serious seller.
Call Mike Spencer 082 881 4711



GROUND FLOOR FLAT WITH GARDEN. Ideal pensioners flat. Affordable unit, well run body corporate, enclosed carport. Friendly neighbours. If you love gardening this is the one for you. Extra parking for partner.
Call Ashburn 061 480 0198



HILLSIDE (NORTHRIDGE), Only R750,000. Sexy 2 bedroom duplex unit with garden and garage in secure complex. Something very special that you won't find elsewhere. Will sell quickly at this price. Call today.
Call Ashburn 061 480 0198



R900,000 3 Bedrooms 2 Garages
 Managed by Platinum Global. Great finances. 2 bathrooms, open plan lounge cum d/room. Private garden. Low maintenance exterior. 100% reserves in terms of new act. Well situated walk to work. Extra parking
Call Ashburn 061 480 0198



NORTHRIDGE R850,000 OFFERED
 Modern tiled northern suburb 2 bedroom townhouse. Double en-suite bathroom and double garage. Great security in top quality area. Value for money.
Call Ashburn 061 480 0198



WILLOWS 2 BEDROOM GARDEN
 Spacious 77 sq m ground floor flat with private garden and carport. Open plan lounge dining room, kitchen. Just R499,000 is good price for this large ground floor unit. Come see what is on offer.
Call Tshepo 083 209 2861