



The Landlord

Newsletter for
Sectional Title
Trustees & Landlords



Bains Game Lodge units selling fast! Now an attractive buy, these mainly bachelor flats are just right as investments or student accommodation (UFS).

ACCOMMODATION FOR STUDENTS FOR 2018

Is one of your children coming to Bloemfontein to study? Accommodation is quite scarce whether you are buying or letting and the quicker you start looking for the right place the better.

Accommodation may be anything from a bachelor or one bedroom flat if you want them to live on their own or a bigger unit if you want them to share. For bachelor or one bedroom rent expect to pay anything from R2500 to R4000 while a two bedroom flat will cost from R3500 to near R6000 per flat. Remember that most flats have a limit of two people per bedroom. Also, be careful if your children have their own cars as there is usually only one parking per flat. The same would apply when looking for a flat to buy.

When choosing a flat with your student children it is important to consider distance from their varsity and safety of the surrounding area. Many of their classes may be in the early morning or late evenings. Also consider distance to where they will be working, especially for medical students that usually work out of one of the many hospitals around the town. If possible, choose a flat that is within easy walking distance for classes and entertainment so that they don't need to travel by car all the time. Popular areas for the CUT would be Willows and Westdene, while those students at UFS tend to want to stay in Brandwag, Langenhoven Park, or Universitas.

It is possible to choose from a variety of diverse types of accommodation including student houses, flats, townhouses, and cottages at people's homes. Platinum Global has a nice selection that changes all the time.

November 2017

ELECTRICITY CHECK

When letting out your flat or townhouse Centlec in Bloemfontein, will insist that the account is in the name of the owner of the property. It is up to them to collect the electricity account from the tenant. Take care to ensure that you receive the account yourself and forward the account to your letting agent. They will then forward the account to the tenant. This way you will see that the account has been settled. Ensure that your letting agent holds a deposit to cover the monthly bill (separate and extra to the rental deposit), so that when the tenant leaves you are covered.

If the tenant does not pay, ask Centlec to disconnect the account immediately to avoid losses.

051 447 4711

Office house 8 am to 4.30 pm
www.platinumglobalproperties.co.za

Talk Shop

By Platinum Global

Your Unit is Worth More?

Your Body Corporate will insure your building against what it feels is the replacement cost of the whole building. This will cover units for average finishing costs. Any owner is entitled to ask for their individual unit to be covered for a higher value if they think that their unit is under insured. If you have put in especially expensive finishes or extra fittings such as solar PV panels, lots of air conditioning units and the like you can elect to increase the insured value of your unit. Occasionally your bond holder will insist on a higher value. The cost of this additional insurance is for your account and is really quite small, usually with a minimum of R10 per month extra. You just need to advise your managing agent or Trustees in writing of what value you want, and they should organise it for you.

If there is a serious fire or damage to your unit you will then be paid out based on the total insurance on your unit. Setting the insurance value is not easy and Body Corporates are now forced to take out independent replacement cost valuations every three years.

CAN YOU STOP PEOPLE SMOKING IN YOUR BUILDING?

We recently had a very interesting complaint from the owner of a unit in one of our buildings. The building has a central enclosed staircase which accesses all the front doors of units in the building. That person was complaining that other people in the building were smoking (cigarettes) and that the smoke was going into her flat.

Can you stop people from smoking or allowing their smoke to go into other people's flats? While smoking illegal substances would be a breach of the law (and therefore the rules) does smoke getting into somebody else's unit also breach the rules? You could say that the rules say that one owner may not unreasonably interfere with the use of another owner. What do you think?

What would be your feeling if it was braai smoke getting into your unit. What about noise getting in to your unit?

Living in close proximity does mean that there could be some interference by one owner on another but what is reasonable in time or frequency? Are some owners unreasonably sensitive to being irritated by other owners? Your thoughts?

SQUABLING NEIGHBOURS!

Good managing agents simply running a scheme properly can reduce the amount of inter-neighbour squabbling in a building to a degree, but sometimes disagreements do break out.

When two neighbours fight they often try to bring the managing agents or Trustees in to their argument and to get them to take sides.

Imagine a neighbour being irritated by their upstairs resident who drags furniture across the floor. Often in their imagination just to irritate them further! Should the managing agent get involved?

The Trustees and the Managing Agent are there to do their best to have the scheme run smoothly. They need to make sure the rules are enforced in a fair and even-handed manner. Who is to say that they can act as Solomon to adjudicate between fighting neighbours neither of whom will be happy with them.

Being a managing agent or Trustees is not an envious task.

CREATE EXTRA PARKING IF YOU CAN.

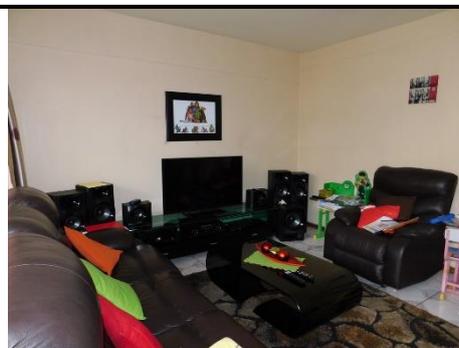
Many Sectional Title Schemes were built long before the Sectional Titles Act was even thought of and at a time when many people used public transport and did not even own a car. Over the years things have changed and almost every tenant or owner has at least one car and often more. Parking has become a genuine problem for many residents. While some buildings simply cannot provide additional parking, many buildings have space that could be used for additional parking or could be converted to extra parking (lawns, gardens etc). Building extra parking costs lots of money. Why should those that have sufficient parking subsidise those that don't? Firstly, the decision should be made in general meeting that there is a real need for the additional parking. Then it should be decided how it should be achieved. Is the body corporate going to pay for laying out the parking and recover the cost by way of monthly rental? Rentals should be reasonable compared to what the costs are and what other parking in the general area is being let out for. Once the money spent has been recovered it becomes an income to the body corporate. Otherwise it is possible to sell off the parking as exclusive use areas. When doing this the body corporate should at least make a reasonable profit from the exercise and parking should be sold off at similar prices to what parkings are being sold off in other buildings. EAU expenses will be covered by the levy on each parking. Owners cannot demand extra parking. The decision must be made by all owners in a general meeting, but supplying additional parking can increase the value of all units in the building.



GAUDEAMUS OPPOSITE VARSITY

2 minutes walk from the main gate of UFS. Modern and bright ground floor 2 bedroomed flat. Built in oven in open planned kitchen. Well financed body corporate. Great student flat.

Karmen Wolhuter 072 460 3405



MIZPAH 2 BEDROOM GREAT VALUE

Recently upgraded building in improving building, well managed by Platinum Global. Now on offer spacious 2 bedroomed flat with carport. Great family home. Great starter investment property.

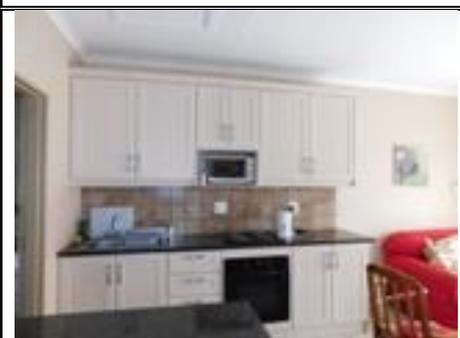
Karmen Wolhuter 072 460 3405



PENTAGON PARK R2,150,000

Superior townhouse 3 bedrooms, 3 bathrooms, 2 garages, double storey townhouse in secure complex now managed by Platinum Global. Something rather special – exceptionally large modern unit.

Karmen Wolhuter 072 460 3405



STUDENT FLAT BAINSVLEI

Just down the road from UFS in a very modern complex of super light units. Ideal for students. Close to entertainment and shopping. Great building to live in. Platinum Global managed.

Karmen Wolhuter 072 460 3405



Super Duet Langenhoven Park

Something very special at affordable price. Spacious unit in most sort out suburb in Bloemfontein. Private garden, double garage. Great young family home. Call today to view this and a selection of top properties.

Karmen Wolhuter 072 460 3405



WAVERLY ELEGANT HOME

If you love the elegance of large Waverley homes, you will love this spacious home. Polished wooden plank floors add to the elegance and grace of living in one of the original suburbs of Bloemfontein. Many homes have tree filled large erven.

Karmen Wolhuter 072 460 3405

We are still looking for



Good people to be Great Estate Agents

Contact Mike Spencer mike@platinumglobal.co.za

SELLING IN A TIGHT MARKET

Selling in any market is never easy. The Seller is always trying to achieve the maximum possible price in the current market, while the Buyer is looking for the smallest one. When the market is active, the Buyer may be competing with lots of buyers and prices achieved tend to be higher but in today's market where cash is King, the opposite is likely to be true. Overprice your home and you could be sitting with it in a year's time. Pricing it just right can mean that it will sell to the first viewer. Agents are selective. They will take their buyers to houses that are close to what the Buyer wants but more importantly to one that they feel is being marketed at the "Right Price". Once they have qualified their buyers they will take them to the homes that they are most likely to buy. They are very unlikely to take them to homes whose sellers are insisting on over the top price or who are not prepared to make an effort to make their homes attractive (untidy, poor gardens, not available to view, annoying dogs and the like). If you are serious about selling listen to what your agent says about recent sales in your area.

Talk to Mike Spencer

082 881 4711 mike@platinumglobal.co.za

Ring Fenced Reserves – Not So Hard

Everyone seems to be frightened about those new Ring-Fenced reserves. In reality they are nothing to be scared about. If you have been running your building correctly in the past, you will always have had reserves for exactly the same items; painting, waterproofing roofs, and the like. Now what is happening is really two things. The new Act specifies more items that you need reserves for such as lifts, electrical wiring, plumbing pipes. But you will probably have been taking these needs into account before anyway. The biggest difference is really the term Ring Fenced. This simply means that if you put money into an account as a ring-fenced amount for say painting, you can only use it for that purpose and no other purpose. So, if you have nothing in the waterproofing account, you cannot use money in the painting account to do waterproofing. You will have to find this from your general reserve account or have a special levy.

But if you have previously had good and sensible reserve funds the chances are that you will already have had much of the money you needed in your general account, so you just transfer what you need to the specified ring-fenced account and then budget each year for the balance that you need to collect each year for each item. If you had good reserves in the first place, your new levy will be very much the same as it always was. The new way of doing the budget simply makes you think more clearly about each of the items that you need to have a reserve for.

While some items should certainly have ring fenced reserves, it is not necessary that every item have its own individual ring fenced amount. Somethings can be combined and kept in a general reserve. So for example it does not make sense to have special individual reserves for relatively small items such as eventual replacing of the gate motor or pool pump motor. These are not expensive items and can be taken out of the general reserve when needed. The same would apply to even quite major items where the full items will never be replaced at one time. Here I am thinking of paving where you would only repair small portions as part of on-going every day maintenance if and when needed. Avoid the danger of having huge "locked-up" funds that you cannot use when they are needed, more especially ones that will hardly ever be used during the life time of your building.