

AULA



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NewsLetter

AULA RENTALS

Sectional Title Management
and
Property Rental Specialists

February 2017

www.aulaprop.co.za

Property Rentals

- Rental Specialists since 1991!

- Free advertising
- Urgent maintenance and repairs
- Routine inspections
- Well trained staff
- Pre-qualifying tenants
- 26 Years of rental experience

Call our office on 012 665 5111
to speak with one of our
rental agents!



The Aula Office in Midstream keeps on growing! Three portfolio managers are situated at this office and will among other tasks take responsibility for the sectional title complexes that we manage in Midrand Estates. The rest of the sectional title staff still operate from our office in Highveld.

Three rental agents are also working from this office for the convenience of our clients in the area.

Please visit the Aula office at shop 29, Square@Midstream, 012 940 9353.



Drafted by:

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Community living: shared responsibilities! **Disorderly Tenants**

Staying in townhouse complexes and gated communities is the preferred way of living for many people and owning such a property is a popular investment option for many, which is the cause for a huge influx of tenants in close communities.

However, so many people staying close to each other, places responsibility on all owners and residents to ensure harmonious living conditions for all. Being the managing agent of many complexes, we often receive complaints about anything from disturbances caused by pets, to unsightly gardens! We would like to bring, once again, some important rules to the attention of our residents.

Responsibilities of owners are contained in Section 44 of the Sectional Titles Act:

- Owners should keep their section in a **good state of repair**.
- Keep exclusive use areas **neat and tidy**. This means that the unit's **garden has to be maintained** and watered. **Washing lines** that look dilapidated should be fixed and pet's mess should be cleaned regularly.
- Residents should keep in mind that there must be **approval for keeping pets**. As most gardens are small, one should ask the question whether there is enough space for a dog and if it will be a nuisance in your absence.
- Residents should not **park their** vehicles on any part of the common property that is not marked for that purpose, without permission. All vehicle owners must take care that their vehicles do not **drip oil or hydraulic fluid** and do not carry-out major repairs to a vehicle on the common property.
- Not erect a **clothesline or hang washing** in such a way as to be visible from outside the building or from any other section.
- Not mark, paint or **drive screws or nails into walls or other parts of the common property** without first obtaining consent. This includes the erection and taking down of **satellite dishes** outside units.
- All residents should keep in mind how **noise** affects their neighbours, especially when staying in stack units where your neighbour stays upstairs or downstairs from you!
- All residents should check for, and report any **water leaks**, whether it is in the unit or on the common property, as this could affect the **long term** condition of the complex and it's finances!
- All residents have a collective responsibility towards the **safety** of the complex and should monitor and report any unauthorized people and activities.

It is the **responsibility of the owners** to ensure to it that their tenants adhere to these rules.

The number of tenants in complexes are ever increasing. Most tenants will come and go quietly, with respect for their neighbour's privacy and rights - as should all residents in complexes.

But how do you deal with unruly tenants who are absolutely non-compliant of conduct rules? Can trustees or bodies corporate evict them? The answer is no. They can't be evicted by the body corporate as the body corporate has no legal relationship with the tenants.

The owner will always be responsible to ensure that his tenant receives a copy of the conduct rules. Owners sometimes just assume that tenants know the rules and will be in good behaviour. They should be aware that **they** will be the respondent should the case/complaint go the route of arbitration. The owner will remain to be the responsible party to take appropriate action against the tenant.

Action against the relevant owner can be severe such as fined by the body corporate (depending on their rules), or be taken to Rental Tribunal. Landlords should attend to unresolved complaints and correction thereof as they are themselves responsible towards the well being of the scheme.

Market- and Fishing Day!

The Centurion Country Club & Residential Estate
Will be hosting another
Market- and Fishing day!



Come and enjoy all the fun activities, interesting stalls and meet our friendly staff.

Sunday 12 March 2017 from 9 am