

# AULA



Since 1991!

[www.aulaprop.co.za](http://www.aulaprop.co.za)

## Property Rentals

- Rental Specialists since 1991!

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

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



If we had no winter, the  
spring would not be so  
pleasant -  
if we did not sometimes  
taste and endure  
adversity, prosperity  
would not be so welcome!



Drafted by:  
AULA RENTALS/MANAGING AGENTS  
News Letter Editor: Corrie du Plessis  
(012) 665 5111  
[aula@aulaproperty.co.za](mailto:aula@aulaproperty.co.za)

# News Letter

## AULA RENTALS

Sectional Title Management  
and  
Property Rental Specialists

August / September 2015

## Extensions to Sectional Title Units

The question often arises from sectional title owners about the obligations and procedures of additions, enlargements or extensions (building work) to their units. Herewith some guidelines.

According to the Sectional Titles Act, the owner should submit his application for changes in writing, together with a sketch and complete description of what is planned, to the Trustees. If there are no objections, the Trustees should give their permission in writing, and should also be recorded in the minutes of the Trustees' meeting. A copy of a letter of approval should be given to the Managing Agent for filing with the Body Corporate records.

After the Trustees' approval, a Special Resolution is required where 75% of all the owners should agree to the extension. Only then the owner can apply at the City council for approval for the extension. Any structure with a roof requires municipal plans.

Once the Local Authority has granted permission for the extension, the Applicant must present the approved plans to the Trustees before any work commences.

Should the extension be greater than 10% of the unit size the approval of all bond holders/owners in the scheme is required. The applicant shall be responsible for a registered Land Surveyor to update the Sectional Title Plans and the new schedule of PQ's with the extension and to lodge them via a firm of Attorneys with the Surveyor General and the Deeds Office. All costs that may occur with regards to this whole process is for the applicant / owners' account.

The Applicant will be responsible for the supervision and neatness on the common property during the building work and for the clean-up after completion of the work. Removal of building rubble from the site and common property should be prompt.

The trustees should inspect the extension and ensure that it has been done to their satisfaction, or of that of a qualified building inspector, and that necessary guarantees are obtained.

The applicant is responsible for "occupational levy" for the extension during the period extension is being registered, this levy will be based on the additional square meters multiplied by the normal unit levy per square meter.

Once the Trustees have received the Amended Sectional Title Plans, these should be distributed with the new schedule of Participation Quotas, Insured Values and new Levy Contributions to all owners.

- Les Reynard

## Saving water... water outages a reality?

During this time of many discussions regarding future water shortages, intermittent water supplies may not be that far fetched. We all have a **collective responsibility** towards saving water, and with the rising prices of municipal water, saving water might just be a good idea!

Every one can significantly save water in the normal day to day life. Here are some ideas:

- Did you know that a nice hot luxurious **bath can use up to 180L of water, oppose to a 5 min shower that can take 75L!**
- Winter is almost over and it is therefore not that cold. **When showering, don't open the tap to max and close the tap while soaping.** Come on... you can do it!
- When washing hands, close the tap while rubbing your hands.
- Reduce the volume of water used to flush the toilets. **One flush can easily flush 10L of water.** For the average family of 4 this can amount to 200L per day and **6000L (6KL) per month! That amount can easily be changed with a small alteration at the toilet's ball valve, to 5 or 6L per flush that brings the usage to merely 3600L of water!** Alternatively a brick can be placed into the cistern to reduce the amount of incoming water.
- A washing machine's maximum water level can easily take up to 100L per wash. **For an average of 5 loads per week it can take at least 2000L (2KL) water per month just for washing.**
- Keep in mind the amount of water it takes to wash your car and try to use less water by using buckets and avoid lots of free running water!
- We often pride ourselves with our beautiful gardens. Avoid plants that use a lot of water and try to use stones and cement blocks in bigger gardens to cover some space.
- **Avoid washing paving with precious clean, streaming water!** Rather consider just using a broom.
- Water your garden wisely, not in the hottest time of the day, and take care that sprinklers are not left open forgotten and aimlessly running.

Water is becoming more expensive and a conscious effort to preserve water will save a lot of money and possibly future shortages. **Every bit of water saved will go a long way in preserving our precious water resources!**