

AULA



Since 1991!

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!



SPRINGBOK

Do you know where our rugby colours and emblem originated?

Historically the green jersey was first adopted when the British Isles toured South Africa in 1896. On their first tour to Great Britain and Ireland in 1906, the team wore a green jersey with gold collar, blue shorts and blue socks. The colours only evolved later on to avoid confusion with other teams. For that tour, the springbok was chosen to represent the team by tour captain Paul Roos, vice-captain Carolin and manager Carden, in an attempt to prevent the British press from inventing their own name.

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News Letter

AULA RENTALS

Sectional Title Management
and
Property Rental Specialists

October / November 2015

Property Rates and Taxes

The issue of rates and taxes might not interest most of our residents, but is a matter that deserves **urgent attention**.

Since June 2008, rates and taxes - which is actually only the property taxes - **are the responsibility of each owner**. Every owner is supposed to receive an individual monthly statement from the City Council for payment. This means that the managing agent / body corporate has no responsibility towards any unit's taxes.

The body corporate is only responsible for the rates levied by the City Council for water, sanitation and refuse removal, which is included in the complex's levies every month.

Recently, some owners received unpleasant surprises when they wanted to sell their properties and could not obtain clearance certificates from the City Council before first paying huge amounts of outstanding taxes.

The City Council will also not hesitate to cut the entire complex's power because of these outstanding accounts. **This means that a single owner can cause a power outage to a whole complex, because of his outstanding rates and taxes, that will take between 24 hours and 4 days to recover.** The owner will have to negotiate with the Council himself and the power will only be restored after an amount of at least 60% of the outstanding monies is paid.

Prepaid electricity users should be advised that all complexes have bulk electricity meters where electricity supply to the whole block can be cut, including that of prepaid electricity users! **Therefore prepaid electricity users should not be under the illusion that their power can not be cut.**

The fact that the consumer did not receive monthly statements or did not have any knowledge of payable taxes, is not a legal excuse for non payment and power will still be cut to that block.

It is therefore extremely important to ensure that you do get a monthly statement from the City Council and stay up to date with these payments.

Rainy season! Prevention is cheaper than cure!

With the start of the very welcome raining season it is important to prepare properties to avoid possible water damage later on. We all know of the high costs of repairing leaking roofs and the subsequent water damage that is usually for the account of the body corporate.

These damages can sometimes be prevented by following some easy steps:

- walk around the house and inspect the roof for any tiles that have moved or broke;
- clean the gutters and valleys from leaves that would cause excess water from pushing in under the roof tiles;
- gutters, down pipes and drains should be fastened and cleaned;
- trustees should inspect storm water drains and make sure that they are cleaned for efficient drainage;
- residents should make sure that all water drainage holes and openings are open and efficiently placed.

If any repairs are needed, the trustees should be informed as soon as possible to avoid further damage.

NO, IT'S NOT CHRISTMAS!

EARN EASY MONEY!

EARN COMMISSION ON REFERRALS!

- Referral fee for rental up to R12 000 pm, R1000 is paid for a 12 month contract and R500 for a contract less than 12 months!
- For rental from R12 100 and more, R1500 referral fee is paid for a 12 month contract and R750 for less than 12 months!
- Commission is payable after payment of 1st month's rental.