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News Letter

AULA RENTALS
Sectional Title Management
and
Property Rental Specialists

August 2018
www.aulaprop.co.za

Property Rentals

- Rental Specialists since 1991!
- Free advertising
- Urgent maintenance and repairs
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Call our offices in HIGHVELD or MIDSTREAM to speak with one of our rental agents!



Visit the Aula offices in:

CENTURION: 012 665 5111

13 Corporate Corner, Marco Polo Street, Highveld x12. aula@aulaproperty.co.za

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PROPERTY MANAGEMENT:

Adele Hanekom, Marieta van der Linde, Bonnie Da Rosa, Hermien van Burick, Selita Pero (Finance Manager)

RENTALS IN CENTURION:

Yvette Hutton: 083 299 8886
Magda Uys: 082 459 5403
Ronel Tredoux: 082 460 4654

RENTALS IN CENTURION GOLF ESTATE:

Amanda van den Bergh: 082 772 5487

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PROPERTY MANAGEMENT:

Azile Pretorius, Wilma Korb, Annelize Kruger, Nicky Fourie

RENTALS IN MIDSTREAM ESTATE &

HERITAGE HILL ETC:

Ernst van Eck: 082 872 5491
Amanda van den Bergh: 082 772 5487
Ronel Tredoux: 082 460 4654

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HOME OWNERS - the responsibility of community living!

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 for 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 - Is there really enough space for a dog and will they not be a nuisance in your absence?
- ▶ Residents should not park their cars on any part of the common property not marked for that purpose, without permission. All vehicle owners have to ensure 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 that their tenants adhere to these rules. ■

SAVE WATER - SAVE COSTS!



Water usage is a big burden on the budget of sectional title complexes as they often do not have separate water meters per household. Even if there were meters, the water usage on the common property is still the responsibility of all owners. It is important therefore that all owners, especially trustees, take care that water usage on common property i.e watering of gardens is done with saving water in mind. Make sure that residents don't use the fire hose to wash their cars, as the complex will bear the costs thereof!

More ideas for saving water!

- Shower usually uses less than half the amount of water per bath;
 - Don't keep the tap running while brushing your teeth;
 - Cut down the amount of water flushed down the toilet. Toilets can use about 30% of the total water used per household. A good idea is to install a cistern displacement device, such as a full 2-litre bottle or even a brick in the cistern of the toilet. It could save you a huge amount of water each year.
 - Regularly check for possible leaks at the inlet and outlet behind the toilet as well as defects of the inlet valve inside the cistern. A defective inlet valve can cause unused water to keep on running through the system.
 - Do make sure that dripping taps are fixed without delay.
 - Residents should inspect their properties for damp walls, as well as water leaks, sometimes visible on the surfaces seeping through from burst or broken water/sewerage pipes. We sometimes see water accounts of complexes more than double due to leaking water pipes! Just think what leakage inside the house does to your household water account!
 - Use little water when washing cars. Rather use buckets than hosepipes.
- Every little bit of water saved, calculated over a year, makes up hundreds or thousand litres of water and a huge amount of money! ■**

