

# AULA



Since 1991!

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# News Letter

**AULA RENTALS**  
Sectional Title Management  
and  
Property Rental Specialists

January 2018  
www.aulaprop.co.za

## Property Rentals

- Rental Specialists since 1991!
- Free advertising
- Urgent maintenance and repairs
- Routine inspections
- Well trained staff
- Pre-qualified tenants
- 28 Years of rental experience

Call our office 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

**MANAGER: Bernice Botha: 083 709 8857**

### PROPERTY MANAGEMENT:

Tertia Poole, Hermien van Burick,  
Adele Hanekom, Kassie Stewart,  
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.

**MIDSTREAM: 012 940 9353**

Shop 29, Square@Midstream  
midstream@aulaproperty.co.za

### PROPERTY MANAGEMENT:

Wilma Korb, Azile Pretorius,  
Marieta van der Linde, 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.

**SANTAM'S 24/7 SOS CLAIMS /  
EMERGENCY LINE: 0860 505 911**



Drafted by:

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## WHY YOU SHOULD ATTEND THE AGM

AGMs are notorious for being poorly attended, often for one of the following reasons:

- Owners were under the mistaken belief that their contribution at the AGM was unnecessary because it wouldn't change anything anyway.
  - Investor owners didn't live near the scheme.
  - If the chairperson, trustees and managing agent were doing a good job, owners felt no need to be involved in the decisions taken at the AGM.
- The decisions made at the AGM directly affect your money!

1. This is where the budget that determines your levies is accepted. Meaning that if you attend you can influence how high or low your monthly levy will be.

2. This is where major proposed common property works are discussed. If the paving needs replacing or the building needs repainting you can bet that it'll be on the agenda at the AGM and the next steps may well be decided upon in your absence if you choose not to attend.

3. This is where the trustees are elected. The trustees are the owners' representatives and they are allowed to make the day-to-day management decisions on behalf of all owners in the scheme. They control the purse strings and can raise special levies without consulting you (additional levies over and above the general levy).

4. The owners can impose restrictions or directions on the trustees. This is a great opportunity for you in conjunction with the other owners to put spending limits on the trustees or to direct them to take a particular course of action.

5. The AGM is the perfect opportunity for you to ask the outgoing trustees and the managing agent about how the body corporate's funds were spent over the last year and to clarify any grey areas around the management of the body corporate's money. Just remember that if you choose not to attend the AGM, you might not like some of the outcomes from the meeting. Make use of the opportunity and attend the AGM! ■

## LANDLORDS: SECURE A RELIABLE TENANT

Times are indeed tough, and the rental market is no different. While landlords have the opportunity to boost their income through renting out property, it can be a tricky sea to navigate without following certain steps and taking precautions. By properly management of a tenant, a landlord has a better chance of securing constant rental income.

### CONSIDER A MANAGING AGENT?

There are many benefits to having a reputable agent manage the affairs of a rental property. Not only do they have the necessary experience when it comes to lease agreements, they are fully aware of both landlords' and tenants' rights and will have solid systems in place to do background checks on tenants.

The main advantage of employing a rental agent is to be able to make full use of their systems, procedures and agreements, and to have their professional advice available when necessary. Under a managed lease the agent also acts as the middleman in the collection of rent and would be the one to chase the tenant for any outstanding money.

It's also beneficial for the tenant to work through a rental agency. An experienced agent will be aware of legislation and will advise the landlord of his obligations regarding the maintenance of the property as well as the return of the deposit should a dispute arise.

While using a rental agency may cost a little more in the form of commission, having checks and balances in place as well as having a correctly worded lease agreement could end up saving you thousands in the long run.

Aula Rentals' skilled and dynamic rental agents can assist you find that perfect tenant. Call them today for residential or commercial rentals in Centurion and Midstream. ■

# 0860 505 911

## SANTAM'S 24/7 SOS CLAIMS AND EMERGENCY LINE

As a Santam policyholder, remember to make use of their 24/7 SOS services. The home assistance service offers much-needed support for emergencies related to plumbing, electrical and locksmith requirements, as well as repair work to essential appliances.

Santam will provide you with a claim reference number for further correspondence.

### CLAIM PROCEDURE:

**Provide the following information:**

1. Your name and contact details.
2. Policy no. of complex.
3. Complex name and Unit No.
4. Contact details of owner (To arrange Excess payment).
5. Contact details of tenant (if applicable).