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# News Letter

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

July 2018

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## 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 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](mailto:aula@aulaproperty.co.za)

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

#### 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

#### MIDSTREAM: 012 940 9353

Shop 29, Square@Midstream  
[midstream@aulaproperty.co.za](mailto:midstream@aulaproperty.co.za)

#### 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

#### SANTAM'S 24/7 SOS CLAIMS &

EMERGENCY LINE: 0860 505 911



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## Sinkholes - An Absolute Reality!

After recent appearances of 2 sinkholes (one in a gated area, and one sinkhole in a townhouse complex) in our area, we thought it necessary to touch on this serious issue again. Sinkholes are a reality in our area because of dolomite in a big part of Centurion and residents cannot keep on believing that it will not happen to them.

Sinkholes are often the result of water main breaks, water pipe leaks or sewer collapses when old pipes give way. Often these faults are not attended to quickly which consequently cause big damage. Mismanaged or wasted water causes erosion of dolomite or limestone which causes subsidence of the rock or so-called sinkholes. Excessive pumping of groundwater lowers the underground water level, which can also raise the risk of sinkholes and ground stability. Allowing the water table to fluctuate outside of its natural range also leads to more rock being dissolved.

In recent years, extensive damage has been caused to roads and residential property in Centurion. The main emphasis is definitely on water management, and trustees and all residents are encouraged to manage the use of water in complexes. It is clear that the management process starts at home. Home owners (and their tenants) should inspect their properties and make sure that the water drainage on the entire property (including common property around the unit) is adequate at all time. Any accumulation of surface water must be prevented and drainage on the property is crucial.

Most newly-built properties are built with a lining of cement or paving around the house with a downward angle to make sure that water drains away from the house easily and protects the foundation of the house. Ensure that you have gutters with down pipes that discharge the water at least 1,5 m away from the house. If the property does not have gutters, then it is recommended that a 1,5 m sealed surface, such as paving or cement, be

cast along those walls of the structure where water will be discharged from the roof.

#### **Preventative tips:**

1. Check your irrigation system for nicked pipes or any constant dripping.
2. Make sure that water drains away from the house and out of the garden quickly - preferably into the streets and into the storm water drains.
3. Make sure that your swimming pool does not leak and that the backwash of the pool's water, drains away quickly.
4. No trees should be planted over the line of water bearing services.
5. Trustees should ensure that a dedicated person manages a proper maintenance program so that he/she can regularly inspect the entire complex for possible problem areas.
6. Investigate any occurrence of unreasonable fluctuation of your water bill, as it may be the result of leaking water pipes.

It is imperative that all owners and tenants take responsibility for saving water and prevent water damage, which will undoubtedly cause huge inconvenience and financial loss!

## TIPS & TRICKS

### HOT ELECTRICITY SAVING TIPS

- \* A geyser uses 39% of all household electricity. Cover it with a geyser blanket and insulate water pipes as this will help the water to stay hot for longer. Reduce the maximum temperature setting for your geyser / thermostat.
- \* Use energy saving globes (CFLs) instead of incandescent bulbs.
- \* Don't leave TVs, DVD players and other electrical equipment on stand-by mode but rather switch them off completely.

- Eskom

## EARN COMMISSION ON REFERRALS

### **FOR REFERRAL OF A NEW TENANT OR NEW PROPERTY:**

- For a rental up to R12 000pm you earn R1 000 for a 12 month contract, and R500 for a contract less than 12 months.
- For a rental from R12 100 and more, you earn R1 500 for a 12 month contract and R750 for less than 12 months!
- Any commission is payable after payment of the 1st month's rental.

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