

# AULA



Since 1991!

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# News Letter

## AULA RENTALS

Sectional Title Management  
and  
Property Rental Specialists

October 2016

[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
- 25 Years of rental experience

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



## EARN COMMISSION ON REFERRALS!

- Referral fee for rental property for tenants up to R12 000 pm, R1 000 is paid for a 12 month contract and R500 for a contract less than 12 months!

- For rental from R12 100 and more, R1 500 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.

Celebrating  
**25**  
years!

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



## WATER = LIFE our water supply is critical and is our collective responsibility!

According to Rand Water, water reduction only decreased to a much disappointing 2.7%! Water restriction was implemented on 13 September 2016, but it is clear that Gauteng residents do not realise the seriousness of water shortage in this province!

The City of Tshwane gave a media statement on 10 October, whereby they again urged the communities **not to**:

- irrigate gardens with a hose-pipe or sprinkler between 6:00 and 18:00. You are only allowed to do this between 18:00 and 22:00;
- wash vehicles with hose-pipes, only buckets to be used;
- fill swimming pools (this may affect complexes with swimming pools!);

- irrigate golf courses with municipal water;
- irrigate municipal parks and road islands.

City of Tshwane also began a process to implement technical interventions that will enable them to meet the 15% water reduction target. These interventions began in earnest and will include the following steps:

- throttle the main water network pipes to restrict flow;
- implement scheduled water shedding;
- reduce water pressure;
- reinforce maintenance teams, etc.

The document is available for your perusal on [www.tshwane.gov.za](http://www.tshwane.gov.za). Illegal water usage can be reported to Sgt Mazuma, on 012 358 7006, 071 491 4591.

## Gas installations...

It has become more common for households to make use of gas appliances. In sectional title complexes there are certain rules regarding the installation of gas appliances and in general the use of gas is regulated by strict legislation. Residents are urged to obey these laws as gas is a dangerous substance and except for the potential loss of life, insurance companies may refuse pay-out if the installation and usage were not according to law!

Conduct Rules state that an owner or occupier shall not store any material, or do or permit or allow to be done, any other dangerous act in the building or on the common property which will or may increase the rate of the premium payable by the body corporate on any insurance policy. **It is absolutely necessary that any person who wants to install a gas appliance will study the rules and legislation prior to installation!**

Owners have to obtain permission from the trustees for installation of gas appliances, subject to obtaining a certificate of compliance from a registered installer. This certificate must be provided to the insurer and any additional insurance costs will be for the account of the owner.

For guidelines we refer to SANS 10087 -1:2013 which was referenced to in the Occupational Health and Safety Act, 1993 (Act no 85 of 1993).

At all times the installation of a container (gas bottle), complete with all associated equipment and appliances and any subsequent repair or modifications to the installations, shall be carried out by a **registered installer** qualified to the appropriate grade (domestic or commercial grade).

Rules regarding the location where the containers should be kept include:

- avoid any place where it is likely to cause obstruction, to become damaged or to be exposed to conditions likely to affect their safety;
- avoid any place that is subject to extreme temperature;
- avoid any position near corrosive or readily combustible substances;
- avoid any position adjacent to cellars, drains, hollows, etc where escaping gas might collect;
- it should be located on a firm, clean, well-drained and level base. The area surrounding a container must be kept clear of combustible materials, for example weeds, dry grass, paper and waste;
- containers should be protected against tampering by unauthorized persons and also damage and interference by children, vehicles, etc;
- at least 1m away from any opening into a building that is below the level of the container valve, i.e doors and windows;
- 2m away from any drain, pit or manhole;
- 3m away from the property boundary wall.

This is just an extraction of all the safety regulations that applies and should be studied and met.