

CARTWRIGHTS CORNER NEWSLETTER

INSIDE THIS ISSUE

PG. 2

Body Corporate – Importance of input and participation.

PG. 3

Insurance & Leaks

PG. 4

AGM importance and 2022 Milestones



BI-YEARLY NEWSLETTER

FORGING FORWARD AS ONE

Happy new year to all owners, and best wishes for the year to come. Most of us are fully back in the swing of things. For those few still enjoying a well deserved break, enjoy!

Our goal is to keep all owners updated of important information and improvements at Cartwrights Corner.

Further to this letter please note that there are bi-monthly reports and large-scale project trackers. These are available to any owner who would like to keep their finger on the pulse. Please feel free to ask the building manager for any of these should you want a more in-depth breakdown of the maintenance items.



SECTIONAL TITLES

TOGETHER WE CAN ACHIEVE MORE

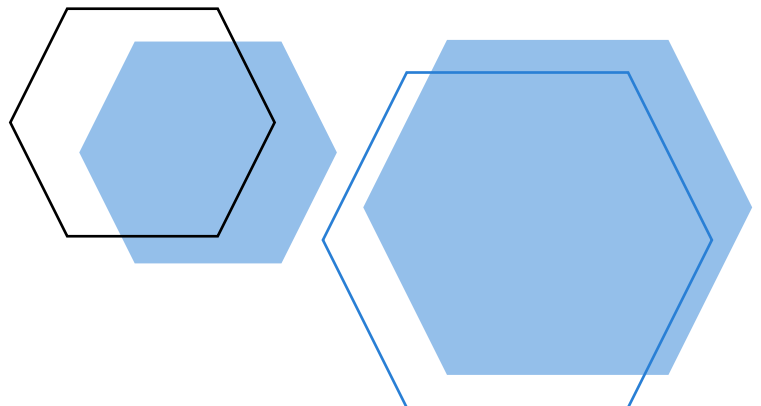
Sectional title schemes, such as Cartwrights Corner, provides for separate ownership in sections (or units), coupled with joint ownership in common property. These schemes are governed by the **Sectional Titles Act**. The **Sectional Title Schemes Management Act** provides for the establishment of bodies corporate to oversee the control, management and maintenance of communal areas to the benefit of owners.

The body corporate must determine a monthly levy to raise funds for the upkeep of the estate. It also defines the rules of conduct by owners and tenants occupying units within the scheme. Remember: information is power. Your commitment to, and interest in the affairs of the body corporate will help you keep track of the status of your investment and the variables that may influence the value of your asset.

Remember what grabbed your attention and convinced you to buy into a property development? It's the very same things you should want to keep looking at: aesthetic appearance, maintenance of communal areas, security concerns, and consensus over acceptable communal conduct.

Body corporates often have bad reputations — and unfairly so. Sure, you may think of it as overly strict, but have you considered the role it plays to sustain the value of your property? Take, for example, rules about noise. Rowdy neighbours are a difficult problem on its own, but think about the repercussions for you if you can't get tenants because of them.

Body corporates actually exist to make everyone's lives easier, establishing a go-to point for problems and concerns.





INSURANCE & LEAKS

THE WHAT AND HOW TO

Who pays for Sectional Title Insurance?

Sectional title insurance is a legal requirement for all developments, which makes it a non-negotiable expense. The costs are typically shared by all section owners and are factored into the monthly levies. They are then paid out of these collective funds by the Body Corporate.

While the cost of this insurance is shared, it is not necessarily shared equally, and contributions are typically based on a unit's participation quota.

What does Sectional Title Insurance cover?

Your sectional title insurance should cover all residential sections and common property for their full replacement value in the event of damage or destruction from things like fire, flooding, earthquakes, burst pipes and rioting etc.

Cartwrights Corner Geyser Cover Process

In the event that your geyser has burst the following steps should be taken;

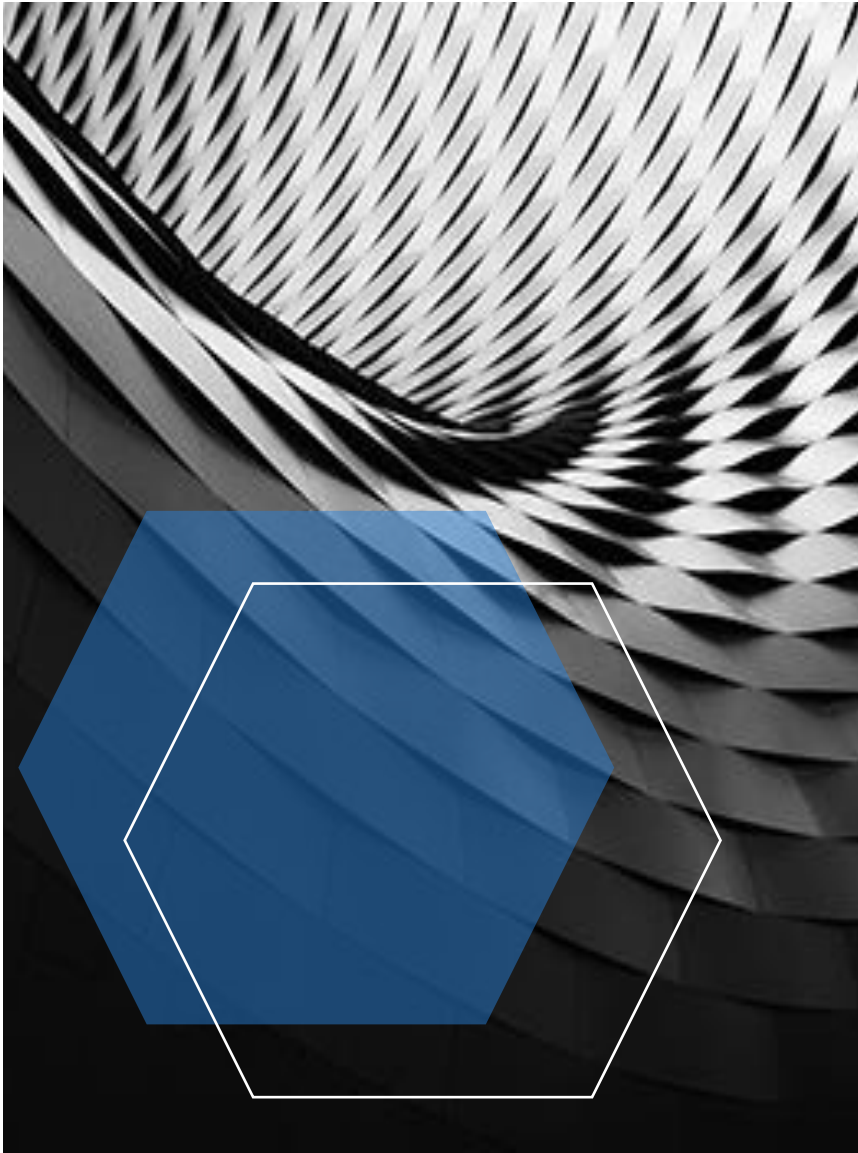
1. Notify the building manager that your geyser has burst and request a claim form.
2. Call out a plumber of your choice.
3. Once repaired fill out the claim form.
4. Submit the quote/invoice/Compliance Certificate to the insurance broker- Nadine at nadine@vcib.co.za
6. The refund takes about two weeks from the date of the submitted claim, if the compliance certificate is not issued it may take longer

Flat to Flat leaks

Leaks emanating from inside the unit

Where a leak has originated inside a unit and caused a leak into another unit, the owner of the unit where the leak originated will be responsible for the repairs to the damaged unit. In this instance, both owners will have to share the excess amount based on the extent of the damage in each unit proportionately.

As these types of leaks are not easily detected, accepting responsibility, submitting insurance claims and attending to the repairs may take some time to action. This leaves the affected party having to rely on the owner where the leak originated to resolve the matter, sometimes resulting in much frustration.



IMPORTANCE OF THE AGM

DECISIONS MADE TOGETHER FOR THE BENEFIT OF ALL

With the AGM approaching, owners should understand the importance of attending the Annual General Meeting (AGM) to avoid not meeting quorum.

Owners only have the opportunity once per year to take part in important decision making initiatives that impact the scheme's finances, as well as other aspects of the running thereof.

The attendance of the AGM is important to elect the Trustees for the new year and discuss current issues or matters that residents feel need improvement. We hope that we have full attendance at the upcoming AGM to get everyone involved in the decisions being made and the maintenance of the scheme.

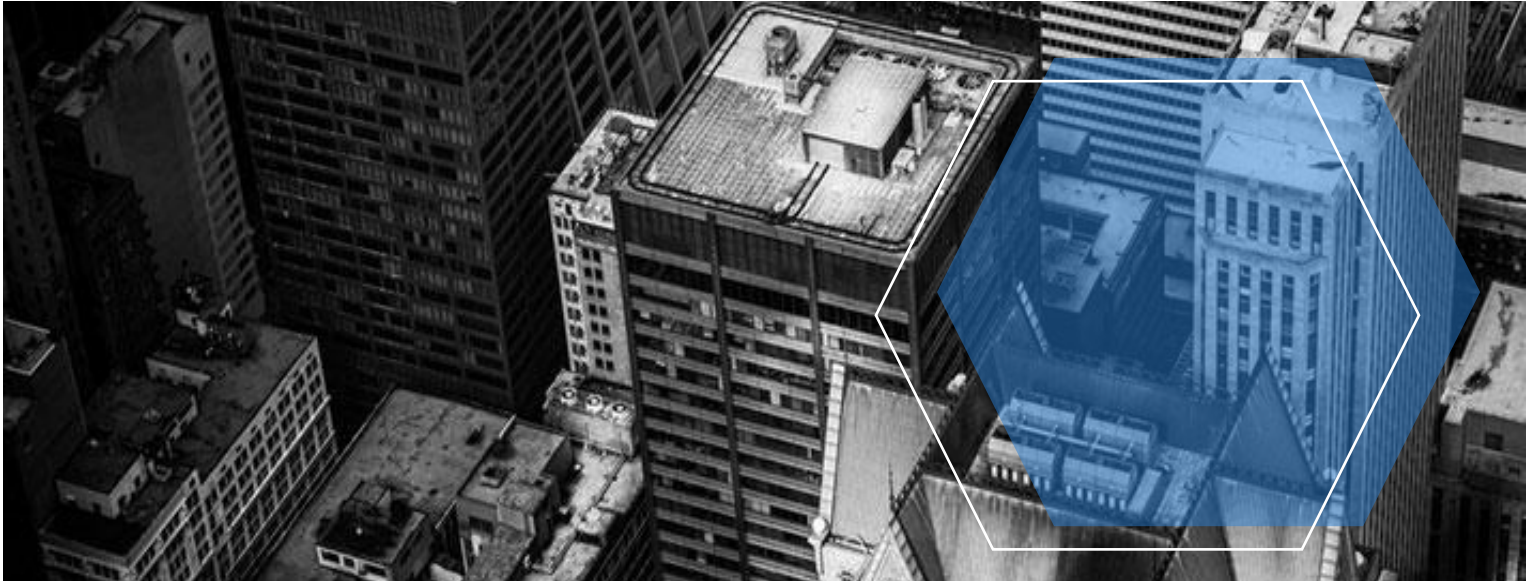
MILESTONES OF 2022

KEEPING CARTWRIGHTS MOVING FORWARD

As per the chairman's report through the year of 2022 we managed to complete a number of projects while achieving significant cost savings. The major focus from the building manager was to ensure all items attended to was done in depth and created service folders for all maintenance to be done on the various assets. This will ensure maximum life span with minimal expense. Projects completed include the following:

1. Boom gate installation – With the constant breakdowns experienced in 2021 with the upper-level roller doors it was decided to install boom gates to help take the strain off the doors. This has been a massive success and the next step would be to install boom gates and the basement level as well.
2. The foyer curtains and carpet have been replaced. Original costings for this were over R270 000.00, final installation cost was less than half of that.
3. Berco, the company that used to rent us our plants have been removed from site and Cartwrights now owns the Pot and plants around us. This is a saving of R35 000.00 per year.
4. We now have our own in-house painter that will ensure Cartwrights is consistently kept up to standard throughout the year. With larger company quotes used as comparison, this gives us a saving of around R100 000.00 per year.
5. We have been chasing all avenues to get the original plans and layouts of Cartwrights. This has enabled massive savings when tracing leaks between apartments. This has been done by the building manager at no expense to the building.

6. In 2022 a total of 41 minor projects have been completed. Further to this, large-scale projects include the spalling repairs and sprinkler system upgrade. All owners, as mentioned, please feel free to contact JD, your building manager, if you would like to view any of the in-depth reports.



EMERGENCY NUMBERS & CONTACT US

SAFETY FIRST!

Kindly see the below list of emergency, safety and security numbers.

Health and safety

- 082 415 7127 - CCID 24hr security incident line.
- 021 467 8001/2 – SAPS Central City
- 021 480 7700 – Cape Town Services (Medical/Metro Police etc.)

General

- 021 462 3174 – Cartwrights Corner reception
- 063 353 6560 – Cartwrights building manager, JD Yeats
- 021 424 4588 – Schmidhauser Plumbing and electrical

