

# CARTWRIGHTS CORNER NEWSLETTER

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## BI-ANNUAL NEWSLETTER

### FORGING FORWARD AS ONE

As the chill of winter descends, we find ourselves immersed in the enchanting embrace of winter. The frost-kissed landscapes and cozy gatherings by the fire fill our hearts with warmth and joy. It is with great pleasure that we welcome you to the latest edition of the Cartwrights Newsletter.

Our goal, as always, 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

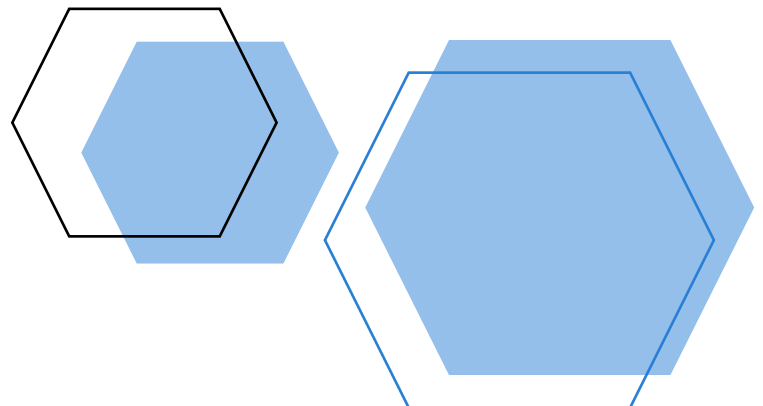
Sectional title schemes, such as Cartwrights Corner, provides for separate ownership in sections (or units), coupled with joint ownership in common property. These schemes are governed by the **Sectional Titles Act**. The **Sectional Title Schemes Management Act** provides for the establishment of bodies 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;

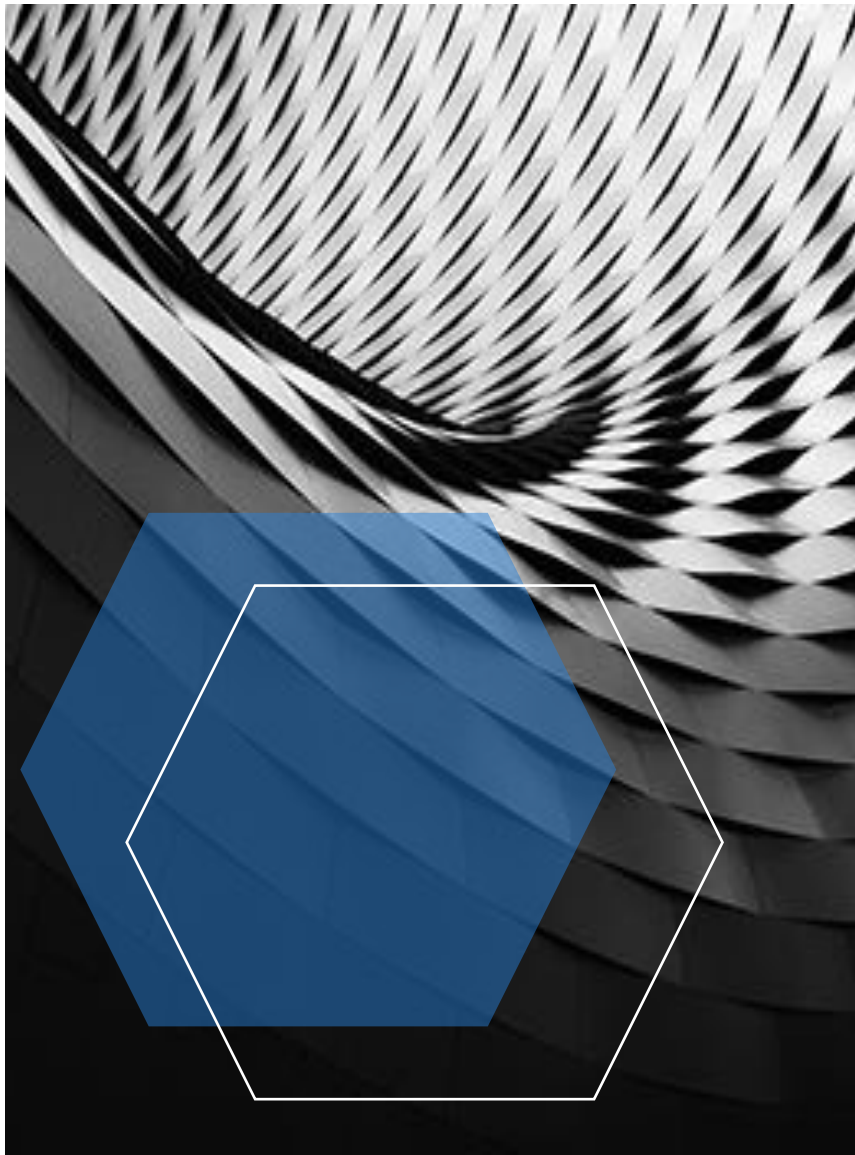
1. Notify the building manager that your geyser has burst and request a claim form.
2. Call out a plumber of your choice.
3. Once repaired fill out the claim form.
4. Submit the quote/invoice/Compliance Certificate to the insurance broker- Nadine at [nadine@vcib.co.za](mailto:nadine@vcib.co.za)
6. The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

### **Inter Apartment 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.



# SHARED LIVING SPACE

## DECISIONS MADE TOGETHER FOR THE BENEFIT OF ALL

In a shared living space, it is crucial to prioritize respect, communication, and cleanliness. Treat your Fellow tenants with courtesy, maintain open and clear communication, and keep common areas tidy.

Be mindful of noise levels, especially during quiet hours, to ensure a peaceful atmosphere. Use resources responsibly, and cooperate with others. Cultivate a cooperative atmosphere, where compromise and flexibility are valued, helping to resolve conflicts and maintain a harmonious living space.

Take personal responsibilities seriously, ensure security and safety, and promote inclusivity and tolerance. When conflicts arise, address them calmly and seek resolution through compromise and understanding. By following these principles, you can create a harmonious and enjoyable living environment for all.

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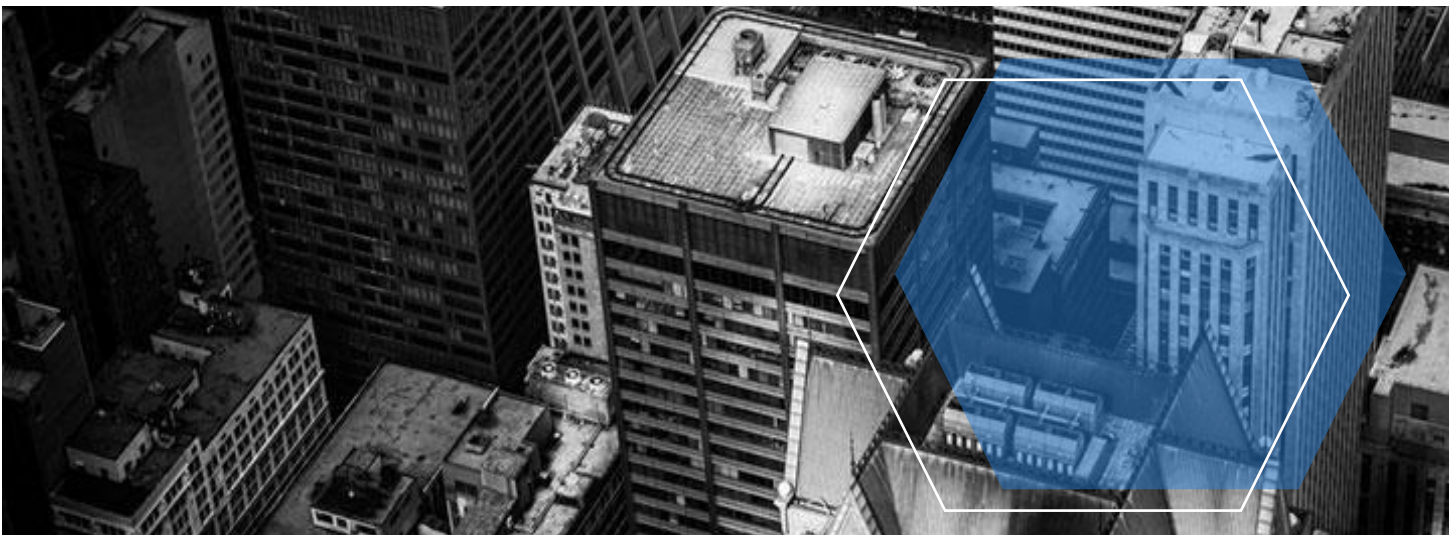
## MILESTONES OF 2023 TO DATE

### KEEPING CARTWRIGHTS MOVING FORWARD

Halfway into the year already! Through the First half of 2023 we have again managed to complete a number of high priority projects. These have enabled us to minimize daily maintenance costs. The major focus from the building manager remains to ensure all items attended to was done in depth and that all items get uploaded to the service folders to ensure up-keep maintenance is done and properly recorded for all our assets. This will ensure maximum life span with minimal expense. Projects completed include the following:

1. Painting Project – Quotes were obtained for a full internal repaint. Costs were in excess of R200 000.00. It was thus decided to use someone at a day rate and tend to the painting in sections. All floors and fire escape doors have been repainted and the next step will be the stairwells and Parking level D. To date we have Spent just over R44 000.00 on supplies and labour. As per the previous Letter this give us a saving around R100 000.00 Per year.
2. Fire Compliance – IT was found by the BM that Cartwrights had not had full compliance since 2008. All Sprinklers have been replaced and all panels are now fully compliant. There are still some minor items to attend that will put us ahead of the curve! Cartwrights now has a full Fire compliance certificate.

3. Spalling Project – Phase 1 & 2 have been completed. This includes the entire 22<sup>nd</sup> 23<sup>rd</sup> floor. KFDW Engineering oversaw the project and ensured the correct Specifications were used. It was deemed prudent to attend these areas first as they were also responsible for a lot of the ingress lower down. We await costing for Phase 3 which would then tend from the 21<sup>st</sup> floor down.  
**Description - Spalling refers to the process of deterioration or cracking of a material, typically concrete or masonry, where fragments or layers break off from the surface. It is commonly caused by various factors such as freeze-thaw cycles, moisture penetration, corrosion of embedded reinforcement, or excessive pressure on the material. When spalling occurs, the surface of the material may exhibit chipping, flaking, or crumbling, compromising its structural integrity and aesthetics. Spalling is a common issue in buildings, bridges, and other structures, and it often requires repair to prevent further damage and maintain the safety and functionality of the affected surface.**
4. Removal of all redundant items From Cartwrights – It was noted by the BM that all of our stacks and DB boards have old components in them that now longer have any function (Cabling, Piping etc.). Brent, our common area maintenance person, has been removing all these components piece by piece. Major items removed include old HVAC chiller that companies wanted to charge R30 000.00 to remove. Total estimation on savings by doing this in house is around R80 000.00.
5. Water Tank replacement – Cartwrights is unique in its domestic water system. Up to the 11<sup>th</sup> floor is pressure fed directly from Council. Floors 12 and up use a gravity feed system utilizing Tanks on the roof. These tanks have been in place since the conversion in 2006. It was noted that they had been severely weather damaged and large cracks were expanding. To prevent any large-scale damage these have been replaced and the piping was changed from PVC to HDPE, which has a much longer lifespan as well!
6. External Projects – The CCID have launched a project for the modernization of sectional title rules for any Body Corporate that would like to be a part of this project. This has been subcontracted to TVDM. In an effort to keep our amazing City moving forward they are approaching Body Corporates and offering to make a set of rules for approval that would ensure a uniformity in the way Sectional titles are managed in the greater CBD area. This would be done at their cost with the option to personalize the rules for each building should there be a need. The recordings of the meetings held to introduce this project are available to any owner who would like to know more. Kindly just ask you BM for a copy!
7. To date in 2023 a total of 26 minor projects have been completed. Further to this, large-scale projects currently getting traction include the assessment of our HVAC system. The gas used in our system is being phased out worldwide due to its negative impact on the environment.  
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

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## SAFETY FIRST!

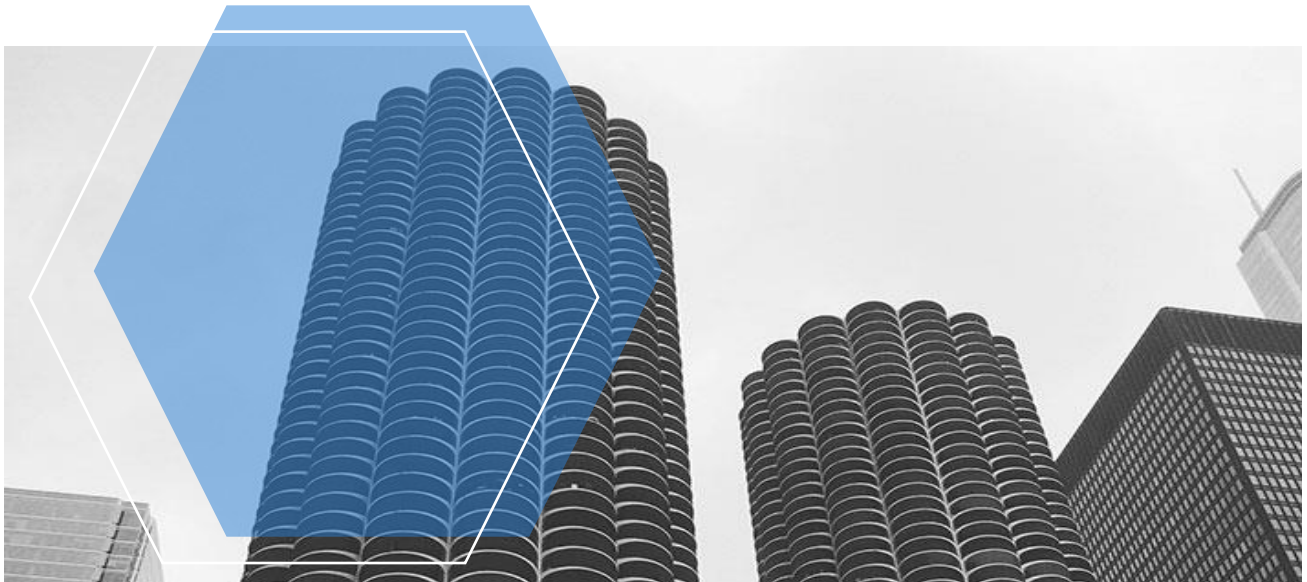
Kindly see the below list of emergency, safety and security numbers.

### 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
- 063 351 4749 – Common Property Maintenance, Brent Filiander
- 021 424 4588 – Schmidhauser Plumbing and electrical



Warmest Regards  
JD Yeats