

### *Managing property properly*

## CELEBRATING OVER 30 YEARS IN THE INDUSTRY

Sometimes when you lift your head up from work you realise a milestone has passed. Over 30 years in sectional title management. Over 220 complexes ranging from five units to over 2 000 units. Over 60 staff that keep the cogs turning. So how do we position ourselves for the next few decades? Well it starts with a little brand refresh, a little 'facelift and botox' if you will ... let us know what you think on [info@compeg.co.za](mailto:info@compeg.co.za) or on our Compeg Facebook page. You will see too that our newsletter has had a makeover and will be coming to you every quarter.

### December reminders

**Can't wait to get out of Joburg?  
Remember to do the following:**

- Cancel newspaper deliveries
- Switch off the geyser
- Test your alarm or notify security
- Clean out fridge and defrost freezer
- Garden? Make sure someone has access to water the plants
- Fish / pets? Book their space at the kennels or organise someone to feed them, and don't forget to leave them emergency vet details
- Post? Ask security to keep yours aside for you



**What have we forgotten?**

Tell us on Twitter @compeg1 and the best tip wins a Netflorist hamper worth R500



### Good for a Giggle

A tongue-in-cheek tweet we picked up about the joys of sectional title living and property management that we in NO WAY endorse (but deal with everyday):

TwopTwips



**FLAT DWELLERS.** Convince your downstairs neighbours you're learning to juggle by occasionally banging the floor three times. (via @cv19777)

## TOWN PLANNING AND BUILDING PLANS COURTESY OF PADDOCKS PRESS

There are several ways in which a body corporate, zoning schemes (town planning) and the submission of building plans are linked. Both the individual unit owners and the elected representatives of a body corporate (or home owners' association) should take the following into consideration when considering renovations. Firstly a new block of flats, mixed-use development or gated village is planned and eventually approved by Council.

Such an approval is usually subject to conditions. Secondly a unit owner or body corporate wants to add or make changes to their unit, or the use of a unit; it is here where most unnecessary matters arise and getting the right advice from the right professionals and Council officials and paying a little more for the correct professional, or taking that extra time to get educated, will prove to be worth every cent. Your home is probably your biggest investment, so make sure it stays secure.

See the full story on: <http://www.paddocks.co.za/paddocks-press-newsletter/384-town-planning-and-building>

## TENANTS CHARGED FOR DISABLING SMOKE ALARM

In the USA, [www.in-georgetown.com](http://www.in-georgetown.com) reported that four tenants residing in apartments in Acton were charged for intentionally disabling their smoke alarms and making them inoperable.

In South Africa you will face criminal charges or a hefty fine, if found to be intentionally disabling smoke alarms (<http://www.fireservices.gov.za>).



## A SCANDALOUS YEAR

Yes property has been in the news this year. The Wendy Machanik story revealed a hornet's nest in the real estate industry. The Constantia Sectional Title Management (CSTM) misappropriation of funds sent shivers down many an owners spine.

Compeg brings you over 30 years of credibility, trust and reputation. Remember our website allows both trustees and owners to log in and view their status at any time. Remember tenants can also view their monthly statements up to last 6 months; trustees can also view their Nedbank statements, disbursement statements and rentrolls.

# LANDSEC

PROPERTY MANAGEMENT & RENTALS

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E: [info@landsec.com](mailto:info@landsec.com)  
[www.landsec.com](http://www.landsec.com)



## QUOTE FOR THE MONTH!

"If you want to become a property baron, now is the time."

- Funeka Ntombela, Standard Bank

# COMPEG

SECTIONAL TITLE & PROPERTY MANAGEMENT

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