

Mutual Heights

Darling Street Cape Town.

NEWS FROM YOUR TRUSTEES

Edition 1

September 2005

Dear Owner,

Ten of the twelve trustees you elected at the Inaugural Meeting met on the 13th September last. Their first business was unanimously to elect me as chairman – albeit somewhat to my surprise!

Kevin Savy whom you elected has regrettably tendered his resignation and for the moment the trustees feel they can fulfil their duties to you all without troubling you to elect a replacement. You will be asked to consider that decision at the AGM next year.

We have taken on board a substantial agenda of work on your behalf, and the purpose of this newsletter is to tell you about some things that we are doing which may interest you or will affect you. You will have noted a recent and marginal increase in the levy in consequence of the resolution passed at the inaugural meeting; this largely reflects the hugely increased insured value of our lovely building.

You will find here some information about

- the ongoing building work being undertaken by Old Mutual Properties for the construction of the new gym and also in connection with certain of their units on the 4th and 8th floors which still belong to them.
- the Darling Street entrance and security problems relating to that,
- the policy of the trustees relating to the collection of the levy and other expenses. May I draw your careful attention to this. We are all partners in this building and have a mutual (no pun intended) interest in getting it and keeping it in first class order. It only takes one of us to let down the rest of us and the trustees will be vigilant in ensuring that the interests of all are protected.
- snagging and remaining works to be undertaken by the developers.

Finally and most important, you will find some information about three vital parts of the Mutual Heights Structure:

- the Conduct Rules enacted before we came into being and binding us all; as they used to say please read, mark learn and inwardly digest these, as they are the basis of our living next door to one another. If you have a tenant in your unit, please ensure that he or she has a copy.
- the Management Rules which set out how things are to run, also laid down before we came into existence
- the Heritage Impact Assessment which sets us all in the context of the beautiful City of Cape Town.
- All these are on disc. Please collect yours from the Managing Agents on Mezzanine Level B.

Your trustees are most anxious to keep in touch with each of you and are ready to take up any good ideas you may have or “beefs” which may be bugging you. Our names are as follows: Leon Hans, Allan Hill, Daniel Katz, Taryn Lewis, Vusi Nondo, Laureen Rossouw, Lynnette Shaw, Dylan Stanton, Dion Williamson, Warren Williamson, and me.. I hope that you will get to know one or other of us.

You can reach us through the office of the Managing Agents on the southern end of the upper mezzanine floor. I think it right that you should also know how to find me. My address is Alexandra House, 33 Alexandra Avenue, Oranjezicht 8001, and email address phrippon@telkomsa.net. And in case you are wondering, my wife and I own two units in Mutual Heights.

Yours sincerely,

Paul Rippon

Uncompleted work and snags. I have always been mystified by the attachment shown by most builders to sites where they work. Having appeared reluctant to start the job, at the end they seem to hate finally leaving the place! So there are always little things that need sorting out or tidying up by them. I find it impossible to reciprocate this friendly emotion! And as time goes by I usually get more and more irate at the disfigurement reflected on a beautiful building which has cost me a packet. Mutual Heights is no exception. The trustees are compiling a list of the outstanding work. We will circulate it in a few weeks. If you have one or more examples of incomplete work, then please let us know through the Managing Agents. We will then lean hard on the developers on your behalf.....

Levy Payments. People who pay their levies and other dues late cost the rest of us money. They also let down the partnership in which we all thrive. The trustees have great plans for the building and have only one standard in its management: excellence. In each year it is for the AGM to set the standard of that ambition by approving the budget. The trustees also have plans to enhance the income of the Body Corporate in various ways. But the life blood of the Body Corporate will remain the levy and the trustees with the managing agents will be both efficient and rigorous in ensuring a dependable and prompt flow of funds to enable their work on your behalf. Accordingly they have decided as follows:

- i. Your levy bill will be transmitted to you by the 20th. of the previous month.
- ii. It will include the electricity charge;
- iii. They will require payment by the 7th of the month in question;
- iv. If the bill is not paid by the 7th of the month then the balance for that month will attract interest at 14% calculated on a daily basis until the end of that month;
- v. Thereafter if still not paid the balance will be compounded with the bill for the ensuing month and the whole balance will bear interest at 14% accumulating as before until paid.
- vi. If the whole balance remains unpaid, then the Trustees will take formal legal steps for recovery, the costs of which will also be added to the balance due and bear interest likewise until payment.

It will prove a very expensive way of borrowing money! One of your trustees started his legal career as a debt collector and knows all the dodges and all the excuses! The above system is ALREADY in operation. Far safer to set up a direct debit in favour of the Trustees' account, the particulars of which are: ABSA Parow Branch Code 52110. Mutual Heights Body Corporate. A/c No 406 257 6334

Rubbish. There is one matter which concerns us all and that is rubbish disposal. You will see a reference to it in the conduct rules. The Managing agents have placed a wheely bin on each floor. Please *bag* your rubbish and place it in the wheely bin. Please do not place rubbish outside your door. It will not be collected. It will rot. It will spread disease. It will affect us all. If you have something large to dispose of, then have a word with the Managing Agents. (If it is a spouse, however, have a word with your lawyer.)

Further building work You will of course know that we have yet to have the gymnasium promised in the original publicity. Work is now in progress to create this and this will require that for a short time we must be inconvenienced with the loss of lift D . In addition you will be aware of the passage of builders and materials. The trustees ask you please to bear with this disturbance and any noise created in the restricted hours which they have permitted this disruption. Old Mutual Properties are also taking the opportunity to make some alterations to other property remaining in their ownership within the building. The managing agents will carefully monitor this on your behalf.

The Darling Street entrance. The trustees know that many people would like this entrance to be open in the evening --some suggest all night- and at weekends. This poses obvious risks to the good order and security of the building. The security of us all must be our first concern. We are enquiring about this. Maybe the solution will be to have it open until midnight, with a night bell so that it can be opened to admit authorised persons thereafter. We will report back on this but in the mean time I am very concerned that these doors no longer open and close properly. The trustees will take this up with Old Mutual Properties. Those great doors are a foretaste of the splendour of the building. If they do not operate properly, the whole building is let down.

The Banking Hall and its surroundings. In my view the banking hall with its breathtaking architecture is the jewel in the setting of the building of which we are so proud. Old Mutual Properties continue to own this area and are undertaking a painstaking consideration of exactly how it shall be used so that its beauty can be maintained and its life be restored to it. If it falls into dereliction through non use or worse through ill use, we shall all suffer. I have been impressed by how far Old Mutual are anxious to include your trustees and through them of course yourselves in this process. They are still far from any decision or even set plans, but what we have seen promise an exciting and useful future for this area. During the Spring Party which Old Mutual Properties generously hosted for all of us the other evening, I went up to the second floor when the band was playing and the noise and bustle of the party was undiminished. I was pleased to hear that scarcely a sound of the frolics below could be heard in the upper atrium.