



Mutual Heights

News from your Trustees

Edition 37: 9 September 2016

Trustees have been addressing a number of issues (with the help of the management team) that you will wish to know about.

This newsletter deals with **Remedial work** on the exterior of the building, **Section boundaries**, and the provision of **Fibre services**.

Remedial work

Following the evaluation of tenders, the main 'damp' project (that will address the granite joints and the vertical window flashings) is awarded to SkyRiders. They offered the best combination of value for money and risk containment.

This work will start on 19th September and it will continue for at least six months. Please be aware that this involves angle-grinding and re-sealing sections of the exterior that have not already been done, with some dust and noise as a consequence.

Section boundaries

Owners will know that at the AGM we exercised the question of responsibility for work on the windows, in view of the uncertainty arising from the 2010 amendment to the Sectional Title Act. We have taken legal advice and we will be undertaking a complete analysis based on what is shown on the section plans registered with the Surveyor General.

This is important because it determines whether or not owners have 50% responsibility for the cost of works on windows. There are some indications of an inconsistency on the section plans, that we are investigating. Let us know if you have any questions or concerns, but be assured we will report fully as this matter proceeds.

Fibre data services

The management team has elicited proposals from all known providers of Fibre services in the CBD, and an evaluation has shown that Octotel offer the best options. They are already 'in the ground' outside our building, they will install the fibre backbone in the building at no cost to the body corporate and owners, and they have an open access philosophy. Residents will have the choice of eight or more ISPs (Internet Service Providers) such as MWeb, Coolideas and RSAWeb. The installation will also allow DSTV to be channelled over the fibre, obviating virtually all the problems arising from the new (multi co-ax) DSTV standards. There is also the potential for other services on the fibre network. The connection and periodic costs to users are well within the limits that we exercised in our survey, but there is no compunction for owners and residents to join this service. Nevertheless, we believe that you will want to do so when the packages and costs are finalised.

More details will follow in due course. Any owners or residents with comments, questions, or experiences with fibre-to-the-home, are invited to get in touch with us without delay.

With warm regards,
on behalf of the Trustees,

Andy Bytheway,
Chairman of the Trustees, Mutual Heights, Cape Town.

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Check out "Mutual Building" on Wikipedia:
http://en.wikipedia.org/wiki/Mutual_Building