

# Sandton Village Estate



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SVE – NEWSLETTER

(April 2013)

Dear Owners,

Just a reminder:

**Pets:** if you still haven't registered your pet, time is running out. Please register as matter of urgency and send picture with registration application.  
(email: [nicolene@nigeune.co.za](mailto:nicolene@nigeune.co.za))

If you see maintenance work to be done: example leaking pipes etc. please notify Peter:  
[svebodycorp@telkomsa.net](mailto:svebodycorp@telkomsa.net)

**MOVING:** Please be advised that no trucks over 4 ton may enter the premises. Any damages caused will be for the owners / occupants account.

## INTERESTING INFO: WHAT ARE THE DUTIES OF OWNERS OF SECTIONAL TITLE UNITS?

**An owner is responsible for:** Repairing and maintaining **his section** in a state of good repair and, in respect of an **exclusive use area (garden, patio & balconies**, keeping it in a clean and neat condition.

- **Maintaining the unit**, including the full maintenance of the doors, windows, lights and light fittings, paint (interior) and built in cupboards.
- **Insuring all movables** in the unit (fixtures are covered under the buildings combined insurance of the Body Corporate).
- Payment of the **levy** amount determined for the unit in accordance of PQ.
- Complying with the **Conduct Rules**, including all members of the family, guests, servants and contractors.
- Use and enjoy the **common property** in such a manner as not unreasonably to interfere with the use and enjoyment by other owners or other persons lawfully on the premises.
- **Not use** his section or exclusive use area, or permit it to be used, in such a manner or for such purposes which will **cause nuisance** to any occupier of a section.
- When the **purpose for which a section is intended** to be used is shown expressly or by implication on or by a registered sectional plan, not use or permit such section to be used for any other purpose. With the written consent of all owners such a section may be used for another purpose.

## PRRA news:

### K60 ROAD CONSTRUCTION UPDATE:

**(MAP CAN BE VIEWED ON WEBSITE: [www.svestate.co.za](http://www.svestate.co.za) )**

You are hereby notified of the proposed construction of the K60 road through the centre of Paulshof from Rivonia Road in Sunninghill through to Main Road in Lonehill. Rock Environmental Consultants have been appointed to do an Environmental Impact Assessment on the road reserve.

To receive the documentation informing you of the process and requesting you for your participation and comment, please email [admin@paulshof.co.za](mailto:admin@paulshof.co.za).

Please use this opportunity to lodge your comments Arno Van Den Berg, email: [rock.rowan@lantic.net](mailto:rock.rowan@lantic.net) by the **30th April**. Copy Councillors Deppe - [annette@deppe.co.za](mailto:annette@deppe.co.za), Moore - [steve@moores.co.za](mailto:steve@moores.co.za) and the PRRA at [admin@paulshof.org](mailto:admin@paulshof.org) with your submission. This will ensure that Council is notified of all resident's comments.

Councillor's Deppe and Moore have met with Arno van den Berg of Rock Environmental Consulting and will be calling a public meeting in May. The meeting will address all the comments received and they will have detailed plans of the road to show residents.

#### **SECURITY NEWS:**

Paulshof has joined forces with our neighbours in Sunninghill in a joint crime prevention initiative. In establishing this wonderful new partnership both Paulshof Security and Sunninghill Community Security have begun what we hope will become ongoing crime prevention operations to ensure that the river between our two suburbs remains safe for those who live, work and play alongside it. Just recently a "greenbelt" operation was performed by the Sandton SAPS with both the Sunninghill and Paulshof security providers working together to assist our local police rid our suburbs of crime.

Thank you to all concerned. We are sure that this is only the beginning of good neighbours working together to make our suburbs "Safe jewels of the North!"

The PRRA appointed iMvula as their Preferred Security Provider and **residents are urged to transfer their armed response over to iMvula**. iMvula recently appointed Deon Marais as the Estate Manager for Paulshof, has 3 dedicated vehicles in Paulshof and invested over R820,000 in erecting and implementing a new camera system and specifically number plate recognition cameras at all the major entrances into Paulshof. iMvula is also a corporate member of ER24 and provides guards at the booms to the community FREE OF CHARGE. Please contact Deon on 081-011-8733 to assist you with your transfer or any other related matters.

Furthermore, Callie van Graan (PRRA Committee Member), Richard Potter (Hilltop Gardening Services and member of the Paulshof Hill Committee) and John Parkin (Gratus Woodworking) upgraded the guard houses and areas around the boom gates with new paving, toilet facilities, painting of the guard houses and plants. We express our sincere gratitude for everyone's hard work and are sure that this will be an example to all of us to contribute towards our community in any way they can!

We unfortunately had 4 recent armed robberies but can confirm that the gang was stopped in their tracks last week! One suspect was shot and killed, one was arrested and one was injured but got away.

We urge residents to test their alarms (electric fence, outside beams, house alarms and panic buttons) frequently and to ensure that your neighbours follow suit.

Residents also received a plea from Dave Oswald to contribute towards the upgrade of the booms in Paulshof Central and a full Security Plan for each area within Paulshof (Achter- and Millcliff Roads, Paulshof Central, Paulshof Extension 10, Paulshof Hill and Paulshof West) will be distributed shortly.

A special bouquet goes out to all residents that contributed already!

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