

VILLAGE NEWS

Walmer Park Village (WPV), Church Road
Walmer Port Elizabeth 6070

Note: Information in this Newsletter is not necessarily the opinion of Trustees of the Body Corporate or Managing Agents.

February 2018



AGM: Please note the date – Wednesday 18th April 2018. A formal Notice will be sent at some future date; venue still to be advised.

Access Through WPV Back Gate: To those of you who use this gate, you are again reminded of dangers in the area immediately outside the gate where the large underground storm water pipe vents and the precinct is hidden from the shopping centre by the berm. A notice was placed on the gate to warn that use is at your own risk. It is essential you caution staff or family on the matter. If any suspicious persons are noted there call FSPA or contact Atlas.

Rain: As Cape Town reportedly moves towards water supply catastrophe this does remind PE of the present drought. WPV gardens are certainly taking strain. The water target sometimes fails; WPV on occasions exceeds 11.7 thousand litres of water/day for 34 Units/common property. In January consumption intermittently exceeded 13 kilolitres(KL)/day. All are supposed to use no more than **60 litres per person/day**. We know that PE is on an emergency water tariff being R15.88/KL+ Vat. Furthermore WPV is charged for sanitation at 60% of the water consumption: eg, for every 100 liters water consumed you have to pay for 60 liters sanitation at R14.93/KL+Vat. The question now being addressed by Trustees is to investigate whether excessive use includes leaks and/or reckless WPV owners or tenants. Note, sewerage is a high percentage of water consumption – you will have read much advice on how to save water.

Floods: It may be wishful thinking but March could be a wet month, far wetter than this desert dry January 2018 so far. Those who lived in PE during 1968 and 1981 floods will remember just what a rampant cut-off low weather system can do to PE. To quote 1968 Weather Bureau Newsletter No 234: *“Intense rain averaging a sustained 20 to 30 mm per 15 minutes fell over the city of Port Elizabeth during a four-hour period from about 08:00 on Sunday 1st September 1968. Severe damage was caused and nine lives were lost, eight of them by drowning. The intense rainfall was associated with the passage of upper air cut-off low and high vertical air velocities aggravated by the topography of the city as well as other factors. A total of 429 mm of rain was recorded on the recording rain gauge at the airport, of which 417 mm fell between 08:00 and 12:00, with a maximum of 552 mm further to the north”.* At WPV please personally check the drain holes on your Unit’s boundary walls and consider how your garden will shed water if such a dramatic end to our drought occurs.

Geysers: To focus your thinking about geyser life expectancy a representative from Kwikot PE was called. Assumptions that whatever Claims are made against an Insurer will be met are unrealistic. There are circumstances where Insurer (CIA in 2017/18) may dispute all or part of any Claim. Kwikot rep points out that; *“as Municipal water levels fall increased chlorine and sediment (corrosive elements) can impact on the geyser’s sacrificial anode. New building regulations state that products must be SABS approved. Poly Cop piping can be used on cold water supply on existing buildings, but with new buildings it won’t be approved; Poly Cop is a non-SABS product. Around the installation the geyser plumbing must be done in copper.”*

Total dissolved solids (Parts per Million)
100 – 600
601 – 1000
Over 1000

Recommended Anode Change
3 Years
2 Years
1 Year

Unchecked for longer periods suggests that your geyser may burst. Also WPV plumbing in your roof void with hot/cold water supply is now about 30 years old. Kwikot notes that hot water pipes must be copper. All work and material specifications to be carried out by a qualified and registered plumber.

Water Off When Away: Owners of a Unit recently returned to a burst water pipe in their ceiling. Much damage was caused with considerable inconvenience. If you in fact do switch off your water mains note that there may be more than 1 supply pipe thus more taps to switch off. It can be said that just being out of home, for instance, during a morning is long enough for a failed water installation to cause havoc.

Blocked Sewers: During droughts in particular (we are told) plant/tree roots grow towards any available moisture. Should you note that your sewer is draining slowly or blocked, a plumber must urgently attend (contact FSPA) as roots can probe and enter the slightest crack in pipes.

Wanted to Let: Another owner seeks a tenant for a friend wanting to rent at WPV. If you know of a 'to let' please contact Phillip Bowman – 0826592709.

Unit 9 Alterations: In the short term the owner will have builders on site to modernise and extend the Unit. Please note this as there will be the usual building noise and materials, delivery vehicles and staff. Owner will be cautioned to instruct building teams about working hours, staff ablution, safety, maximum load of 3 ton etc. It is always good news to see WPV investment value increasing.

John Sodladla Leave: John will be on leave from Monday 29th January to 16th February. He has kindly agreed to return to attend to duties on every Tuesday/Friday thus handling WPV refuse collection/removal routine.

Insurance of Sectional Title Buildings: FSPA will shortly be forwarding all owners a letter outlining the implications of PMR31. An extract of an article is copied below for your immediate knowledge. Note the last point below – “reasonable precautions”.

(Acknowledgement - Article by Mike Addison of Addsure to help with the interpretation of PMR 31)
WEAR AND TEAR VERSUS SUDDEN LOSS

Your building is supposed to be insured against catastrophes. Mike Addison tells you what these are and how insurers distinguish between damage that results from deterioration over time and sudden, unforeseen disasters. Very often problems arise with burst or overflowing water tanks, apparatus or pipes. To get some clarity on this issue, let's look at the policy wording on burst pipes of two of the main specialist sectional title insurers, Commercial and Industrial Acceptances (CIA) and Corporate Sure (C-Sure). CIA's policy says: "Sudden and unforeseen bursting of water tanks, water apparatus (excluding geysers, which are more specifically insured under Section M – geyser maintenance and boilers) or water pipes, including damage thereto, but excluding loss or damage to any property caused by or aggravated by:

- *"Wear and tear or gradual deterioration, rust, corrosion, mildew or damp";*
- *"Subsidence and landslip";*
- *"The insured's failure to take reasonable precautions for the maintenance and safety of the property insured and for the minimisation of any destruction or damage."*