

News from your Trustees

January 2024



MUTUAL
HEIGHTS

Mutual Building
14 Darling Street
Cape Town

mutualheights.info

The new year begins, and it's time to take stock of what lies before us in the coming 12 months. The first major milestone will be the Annual General Meeting, at which the financing of all this work will be discussed and agreed. We do not have the funds to undertake all this work this year. There will be an open "town hall meeting" before the AGM, further information about that will be distributed.

Right now, let's summarise some of the issues before us:

Air conditioning refurbishment: There are two problems delaying the refurbishment of the water coolers on the roof that are central to the air conditioning facilities. First, only 10% of the units in the building seem to be using the air con (and so there is concern amongst the other 90% about the costs); second, the present design continually wastes water in order to cool "by evaporation" (in a water scarce country!). Trustees are discussing ideas to redesign the system so that the costs are more equitably distributed and so that water is no longer wasted. It is unlikely that the air con will be available until the next hot season in January next year.

Fire door replacement: We are advised that our fire doors no longer meet the stipulated requirements for a building such as this, and we are working with an architect who will advise on appropriate replacements.

Electrical distribution boards: Our insurers have asked that we have compliance tests for the electrical distribution system, and there is quite extensive work to be done before we can gain a certificate of compliance. We intend to discuss the scheduling of this work with the insurers so that the cost can be spread over time.

Roof waterproofing: Some apartments immediately under the roof have been having problems with damp, and it seems the time has come for a complete re-waterproofing of the roof. It would be possible to patch sections of the roof up as needed, but because heavy equipment and material has to be lifted to the roof this is a job that is far better done in one go. In view of the damage that can be caused by water, this work must be done before the next wet season.

Leaking windows: There is quite a long list of apartments with leaking windows, and generally the external windows are the responsibility of the body corporate. As with the roof waterproofing, it is proposed to do all this work in one go, probably on an annual basis, so as to minimise the total cost compared with doing the work piece-meal.

Conduct rules: For some time trustees have been concerned that the conduct rules are not properly aligned with our situation, with a increasing short stay visitors in the centre of a city that has its own problems; that the rules also need to be in line with government regulations and guidelines. We have new draft conduct rules which will be reviewed at the AGM. If you have a view of how we should manage conduct in the building, do get in touch so that we can share ideas.

The **Annual General Meeting** is the next major milestone. If you are an **owner**, we hope you will be there; if you are a **tenant**, then please make sure that your owner is informed about any issues that concern you.



With warm wishes,
On behalf of all your Trustees,
Andy Bytheway

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

You may have heard me say this before but I'm going to say it again: Mutual Heights is not a business it is a community. The quality of life here, for those living or working in the building, depends upon everybody respecting the rights of others to enjoy a quiet and fulfilling life. If you have any comments or ideas that you would like to bring to the attention of trustees, please feel free to do so using the e-mail address given here.