



NATIONAL ASSOCIATION
OF MANAGING AGENTS
(Incorporated under Section 21)

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(Registration No 2005/013686/08)

12 AUGUST 2008

NAMA SNIPPETS –9/2008

NAMA MANAGEMENT AGREEMENT WITH B/C.

The NAMA Management Agreement has now been approved by the Board of Directors and is now available to all our members. The members of NAMA are not compelled to use this agreement but are welcome to use it as it is or use it as a guideline to their own agreements.

For more information contact your regional secretary.

NAMA EVENTS TAKING PLACE IN THE NEAR FUTURE

Gauteng North: 20 Sept 08 - Trustee training Polokwane (Pietersburg)
Free State: 10 Sept 08 - Insurance Training for M/A's by Mike Addison
Gauteng: 11 Sept 08 - Insurance Training for M/A's by Mike Addison in Johannesburg
(Randburg/Sandton, Wesrand, Central & Southern Suburbs agents)
Gauteng: 19 Sept 08 - Insurance Training for M/A's by Mike Addison in Midrand/ Randjieslaagte
(Randburg/Sandton, Eastrand, Midrand & Pretoria agents)
Gauteng: 20 Sept 08 - Trustee training
KZN: 1 Oct. 08 - Seminar Durban
KZN: 8 Oct. 08 - Seminar South Coast
KZN: 15 Oct. 08 - Seminar North Coast
KZN: 8 Nov. 08 - Trustee Training Durban

For more details contact your regional secretary.

SIGNING OF THE CODE OF CONDUCT.

A) At a directors' meeting held on 18 April 08 it was resolved that **only those members who had signed the Code of Conduct**, will be issued with the 2008/9 membership certificates in July 2008.

Furthermore, the levies should be paid up to date to 30 June 2008.

- B) Where a member have branches in different regions every branch has to sign its own Code of Conduct as resolved by the directors.

NAMA AND 'VAT' RESPONSIBILITIES

NAMA had to register for VAT at SARS.

This will result in issuing our members with a VAT invoice in future as from 1 August 2008 when the levies will be R150-00 + VAT R21-00 = R171-00 This may change as soon as the Regulation, raising the cutoff point to R1 million, is promulgated.

NEW RATES ACT - GAUTENG

The new Rates Act certainly keeps our members busy.

The following is extracts from a document compiled by our secretary in Gauteng, Johan van Rensburg, who is playing a major role in the communication with the City Council regarding the Rates problem.

- Of the 120,000 S/T units/ sections in the Jo-burg metropolitan area only 40,000 forms with individual names and addresses were received.
- At this stage only 12,000 of the 40,000 could be matched with available records of the Jo-burg metropolitan council.
- The question was raised if this individual rate levying could not be postponed at this stage. The answer was clear that that is not an option.
- The Metropolitan Council (in Gauteng) will not reimburse anybody for additional work other than the R5-00 per record, if you (the Gauteng members) registered as a service provider as was offered earlier.

The NAMA delegation was accepted as part of the task team to try and resolve this crisis as soon as possible.

WHAT IS YOUR EXPERIENCE WITH YOUR CITY COUNCIL. PLEASE LET US KNOW AT namasa@mweb.co.za

SOUTH AFRICA GOING SOLAR

From 2010 S.A. will turn solar according to the Regulation Gazette No 8833 of 8 February 2008. (No 30755)

No New dwellings with a value exceeding R750 000 or with square meters exceeding 300 will be erected without a solar hot water system.

WITHHOLDING LEVIES LEGALISED?

Extract from the MCS Courier Issue 31 July 2008 by Tertius Maree.

"It appears that an owner may now withhold levy payments for any complaint that he may have against the body corporate or trustees. If an owner should complain to trustees about a leaking roof, for example, he will be able to obtain satisfaction by withholding his levies. Any court action by the trustees to recover the levies is then effectively blocked in terms of the Greenacres decision (because there is a dispute), forcing the trustees to initiate arbitration proceedings."

PLANET MARS - will be the brightest in the night sky Starting August.

It will look as large as the full moon to the naked Eye. This will happen On **Aug. 27** when Mars comes within 34.65M miles of earth. Be sure to watch the sky on **Aug. 27 12:30 am**. It will look like the earth has 2 moons.

The Next time Mars may come this close in the year 2287.

CHANGE IN CONTACT DETAILS

Please inform the National Secretary (and your Regional Secretary) of any changes i.r.o your contact details. **Especially your e-mail address** as most of our communication is done via e-mail.

IF YOU DON'T STAND FOR SOMETHING, YOU WILL FALL FOR EVERYTHING. (Unknown)
