



**NATIONAL ASSOCIATION
OF MANAGING AGENTS**
(Incorporated under Section 21)

P.O.BOX 35253
ANNLIN
0066

TEL: (012) 567 7597
FAX: 0866 844 796
E-MAIL: namasa@mweb.co.za
WEBSITE: www.namasa.co.za
(Registration No 2005/013686/08)
VAT 4270244199

12 November 2008

NAMA SNIPPETS –12/2008

NAMA AGM 31 OCTOBER 2008.

The NAMA AGM went off very well and was attended by 33 members while 15 proxies were received.

Thanks to every one who attended or have sent in proxies. It proofs that our members are taking pride in their Association.

The appointment of the following directors was unanimously approved:

- Dr Gerhard Jooste - Pro Admin (Pty) Ltd - National Chairman.
- Amelia Steyn - Midcity (Pty) Ltd - Gauteng North Region - Deputy National Chairman.
- Dave Heron - Dave Heron - Gauteng Region.
- Hennie Giani - National Real Estates - Free State Region.
- Franz Holm - King Management Services - Western Cape Region.
- Aslam Nordien - Mirweep Properties - Western Cape Region.
- Greer Moore-Barnes - Bellbuoy CC - Eastern Cape Region.
- Barbara Shingler - Ballito Estates (Pty) Ltd - KwaZulu Natal Region.

CHAIRMAN'S REPORT

In his report at the AGM, the chairman mentioned the following:

- Currently there are approximately 50 000 S/T Schemes in South Africa which consist of approximately 700 000 units.
- Our members manage \pm 22% of these schemes and \pm 54% of the units.
- NAMA consist of 6 regions and the staff compliment is currently 4 secretaries.
- In the near future the position of CEO will have to be filled to enhance the public profile of NAMA.
- For the financial year ending 30 June 2008 the total membership increased by 11,5% to 242 members.
- Seminars etc presented for the financial year by all the regions adds up to 18 events.
- NAMA is also moving out of the city areas and successful events have been presented in KZN North coast and South Coast as well as in Polokwane (Pietersburg)
- A trustee training session for Nelspruit is also in the calendar for early 2009.
- The financial year ending June 2009 promised to be a very successful year for NAMA as for the 5 months from 1 July 2008 to 30 November 2008 the membership increased by

12% to 271 members whilst the seminars and trustee training sessions already reached a total of 15 events.

- Membership contributions for the year were R485 640 (2007 - R201 842) whilst income from seminars were R225 529 (2007 - R183 832).
- The net surplus for the year amounts to R31 140 (2007 - R13 103) after tax.
- Accumulated funds as at 30 June 2008 amounts to R87 889 (2007 - R56 749)

NAMA EVENTS TAKING PLACE IN THE NEAR FUTURE

KWAZULU NATAL: 15 Nov. 08 - Trustee Training Durban
GAUTENG - EAST RAND: 15 Nov. 08 - Trustee Training
KWAZULU NATAL: 18 Nov. 08 - Insurance Workshop by Mike Addison

For more details, contact your regional secretary.

UCT SECTIONAL TITLE SCHEME MANAGEMENT COURSE

The "Paddocks Course" remains extremely popular throughout South Africa and quite a number of past and current students were not active managing agents but due to their working environment needed to be more educated in the S/T Industry.

The dates of the 7th presentation of the course are as follows:

- Registration close: 28 November 2008.
- Course start date : 5 December 2008.

For more details, contact Christina on 021 674 7818 or christina@paddocks.co.za

KNOW YOUR RIGHTS!!

In a recent case heard by the Supreme Court of S.A (Transvaal Provincial Division)(Pretoria) the court instructed the City Council to re-instate the pre-paid electricity meter of a S/T owner.

BACKGROUND

- 1) The S/T owner (CC) who owns a few flats in central Pretoria, which he rents out, applied to the city council to install pre-paid electricity meters (for obvious reasons) which was duly approved and installed.
- 2) In one instance the city council removed the pre-paid meter without informing the owner and/or the tenant.
- 3) When confronted by the owner the city council reply was that the administrator of the building (no trustees) contracted Constantia Metering CC to administer the electricity usage of the building.

The order of the court confirm that the trustees of a B/C (in this case the administrator) does not have the power to intervene in the contractual relations between the city council and the user (owner or tenant) with relation to the electricity usage of an unit. The trustees may only manages, control and administer the common property and can not enter into a contract and /or instruct a third party to take over the power provision and management of an unit's power from the city council.

According to Mr EY Stuart, a specialist attorney in S/T, from the firm EY Stuart incorporated, this judgement proofs that the city council is very ignorant of their own rights and authority and have no idea of the formation or management of a S/T schemes.

SURVEILLANCE CAMERAS

Surveillance of the common property in residential buildings is permitted and will not invalidate an arrest. The underlying basis for this finding is that residents have no reasonable expectations of privacy in areas that are in joint control of the B/C known as "common property" which are publicly accessible. As a result surveillance of such areas may be undertaken without residents knowledge and even over their objections.

For more information read the BBM update of 4 Sept.08. E-mail: bedfordview@bbmlaw.co.za

PAYMENT OF LEVIES

Registration fee for any **event presented by NAMA** is paid into a savings account (**910 136 6746**) and **membership fees** are paid into the trust account (**030 158 598**).

Please inform your bookkeepers to use the correct account and not to mix up the accounts when paying your levies or registration fees for a seminar.

CHANGE IN CONTACT DETAILS

Please inform the National Secretary (as well as 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.

***IT TAKES LESS TIME TO DO THINGS RIGHT THAN TO
EXPLAIN WHY YOU DID IT WRONG!***

(Longfellow)
