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Sectional Title News for Everyone

March 2011 (Volume 6, Issue 3)

UCT (Law@Work)  
Sectional Title  
Scheme  
Management  
course

Gain a comprehensive  
knowledge of  
the legal, financial  
and administrative  
aspects



[click here](#)

Green day

Every now and then, the Paddocks and GetSmarter team celebrates working together with a little breakfast and a team building activity - this time, we played **Guitar Hero** on our **green day**. Here are a few pictures.



See [more pictures](#) on our Facebook page.

a Paddocks initiative

**PADDOCKS CLUB**

PROF. GRAHAM PADDOCK

University of Cape  
Town Business  
Presentations  
course



Dear Sean,



My head is spinning, - a quarter of the "new" year is done. But it has been a busy time. The **STSM** and **CSOS Bills** are ploughing through the parliamentary process and remain on track for promulgation this year.

**Paddocks Club** is "going like a Boeing" and we are learning what aspects of community schemes are of most interest to Members. The most popular part, by far, is the discussion forum where Members ask questions.

**In this edition of Paddocks Press:**

1. I explain the recent threat to HOA financial stability
2. Anton explains the implications of illegal changes in "A fair share of the levy"
3. Clint unpacks the trustees' responsibilities in regard to annual financial statements
4. We profile Gerrie Scheepers, the CEO of Vision Properties
5. I present another of my Q&A sessions

Kind regards,  
Graham

P.S. The upcoming **Home Owners' Association Management course** dates have been confirmed - the course starts on 8 August 2011.

Threat to the financial stability of HOAs averted



**HOA's embargo on transfer restored**

By Graham Paddock

Most Paddocks Press readers know that an owner cannot transfer a unit in a sectional title scheme without first getting a clearance from the body corporate. Home owners' associations (HOAs) are not governed by a national statute, so there is no law that makes a similar provision for them.

Sectional Title Survival Manual

The ultimate guide to living in sectional title – [order online](#).

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We would like to thank [Quirk](#) for the use of their newsletter template.

Meet the team



In this article, Graham looks at the **2010 ruling regarding transfer of HOA property** and the recent **action taken to change the ruling.** (reading time: ± 2 min)

[Read the full article...](#)

## A fair share of the levy



Implications of illegal changes

By Anton Kelly

A rather large home owners' association (HOA) has another HOA as a subsidiary, which in turn has a sectional title scheme as one of its subsidiaries. This sectional title scheme has 12 sections, one of which is a hotel. The hotel section, which is allocated 65% of the participation quota, is likely to cause a disproportionate amount of wear and tear to the scheme, so **a simple percentage breakdown** on working out costs for maintenance **seems unfair.**

In this article, Anton looks at **what needs to be done** so that levy contributions are deemed fair by all. (reading time: ± 1 min)

[Read the full article...](#)

## Audited financial statements



The trustees' responsibilities relative to AFS

By Clint Riddin

It is that time of year again, when many audit practices **start auditing clients whose year-end is February.** As the prescribed management rule in sectional title defaults a body corporate year-end to February, this means that by and large an overwhelming number of bodies corporate have February financial year-ends.

In this article, Clint **outlines the many aspects that need to be taken into consideration** for this busy time. (reading time: ± 2 min)

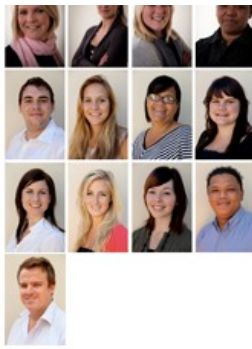
[Read full article...](#)

## A day in the life of Gerrie Scheepers



Vision Properties CEO and executive director

By the newsletter team



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**Gerrie Scheepers** is the CEO and executive director of Vision Properties, a property management, letting and sales company.



Gerrie started working in the property industry in 2003 as a portfolio manager, and joined Vision Properties in 2009 to focus on managing residential complexes. The company employs 24 staff members and has offices all around the country (and even one in Namibia). Vision Properties focuses on using the latest technology to make managing property more effective and streamlined. (reading time: 1 min)

[Read full article...](#)

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### Q&A with the Professor



#### Monthly Q&A

By Prof Graham Paddock

This month, we cover the following topics in our Q&A section:

- What if owners are not informed of levies raised?
- No vote in certain circumstances – forming a quorum (reading time: ± 1min)

[Read full article...](#)

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### Upcoming training

#### **UCT (Law@Work) Sectional Title Scheme Management course**

**Registrations close:** 10 June 2011  
Be equipped to manage sectional title schemes according to the legal aspects of scheme management with this benchmark course.

[Click here](#) for further details on this course.

#### **Home Owners' Association Management course**

**Registrations close:** 29 July 2011  
Learn all about the legal aspects of home owners' association (HOA) management.

[Click here](#) for further details on this course.