

Paddocks

PRESS

FRINGE BENEFITS TAX ON SUPERVISOR'S ACCOMMODATION

WHAT IS PADDOCKS PRESS?

A free digital newsletter published to educate and update the sectional title community.

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By Clint Riddin



For many years now the tax aspect on the free or cheap accommodation afforded building supervisors as part of their remuneration packages has largely been ignored. Given SARS' strides in enforcing tax compliance, it is only a matter of time

before they turn their attention to this non-compliance. Trustees are also reminded of their fiduciary position they find themselves in, and this extends to ensuring that all statutory aspects of the body corporate's affairs are compliant and in good standing.

Whilst it is understood that trustees try to obtain the best possible earning potential for the employee, to ignore the fringe benefits tax will lead to obvious problems. Where there has been no fringe benefit tax calculation, it is recommended that

trustees take the appropriate corrective action.

The fringe benefit to be included in gross income is the greater of the benefit calculated by applying a prescribed formula or the cost to the employer. Given that there is usually no cost as the body corporate owns the flat used by the supervisor, the formula has to be used.

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INTERNATIONAL COMPARATIVES — PORTUGAL

Portugal's real estate law is governed by a Civil Code. In the Code, provision is made for:

(a) Absolute Ownership ("Direito de Propriedade") which is similar to South African common law dominium or freehold title;

(b) Joint Ownership ("Compropriedade") which is similar our common law co-ownership - except that co-

owners have a right of first refusal in respect of other shares in the property; and

(c) Condominium ("Propriedade Horizontal") which is similar to sectional titles.

When real property is sold and purchased, lawyers usually prepare a promissory and a final agreement, and they appear with their clients before a No-

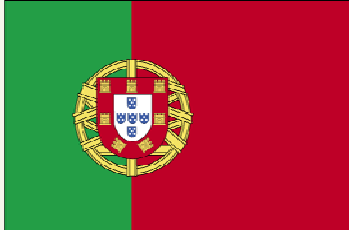
tary to execute a public deed of purchase and sale. Transfers are usually exempt from Value Added Tax, but the transferor is liable for capital gains tax. Unless the parties agree otherwise, the transferee pays all notarial and registration fees, a transfer tax called IMT ("Imposto Municipal sobre as Transmissões") and stamp tax. In addition Municipal Property Tax is paid by the party who owns the ...to page 2



By Prof. Graham Paddock

INTERNATIONAL COMPARATIVES — PORTUGAL . . . continued

from page 1... property on the last day of each calendar year.



According to Sandra Passinhas in a report to the European University Institute, the concept of horizontal property ownership was recognised in the Portuguese Civil Code adopted in 1867 but more extensively dealt with in a Decree that came into force in October 1955. This was replaced in 1967 by Chapter VI, Title II of the third Book of the current Portuguese Civil Code (Articles 1414 to 1438-A) which is the current body of law on condominium or horizontal ownership and was amended by Decree-laws in 1994.

Horizontal ownership involves different persons owning 'units' in a development comprising exclusive ownership of individual parts and undivided shares ("forced indivision") in the common parts. The common parts are managed by an assembly of co-owners ["Assembleia de Condóminos"] and a manager ["Administrador"].

The developer arranges for the preparation of a constitutive title ["título constitutivo"], a public deed that is registered in the Land Register and has the effect of dividing the building into individual and common parts. The constitutive

title might also:

(i) specify the purpose for which each unit or a portion of the common parts can be used,

(ii) contain regulations governing the use, enjoyment and maintenance of the individual and common parts, and

(iii) include compulsory alternative dispute resolution mechanisms and penalties.

According to Prof. C. G. van der Merwe in his work 'Apartment Ownership' that comprises Chapter 5 of the International Encyclopedia of Comparative Law, alterations to the scheme must be approved by a majority of two thirds and are only permitted if they do not affect the utility of any individual part or any of the common parts.

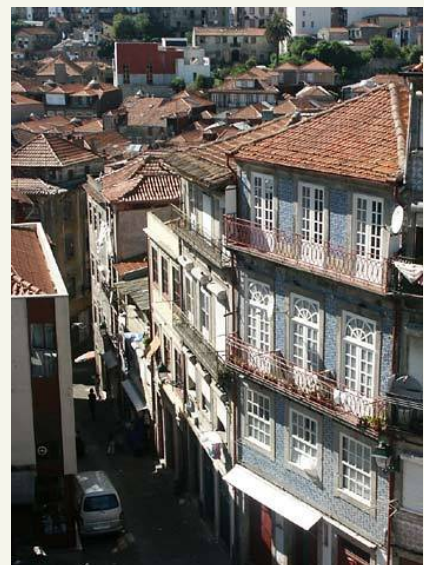
The content of the constitutive title can only be changed with the consent of all co-owners. So, for example, unanimous agreement is required to change the stated purpose of a unit. The decisions of the assembly of co-owners are also binding on co-owners. But the assembly can only regulate the common parts, not interfere with ownership of an individual part. In addition, a majority resolution can only be taken if the meeting has a quorum of at least half the total value of the co-owners' votes.

The Civil Code specifies that levies must be shared by co-owners on the basis of the relative market value of their units as set out in the constitutive title, but charges in relation to common services can be shared in equal proportions or in

proportion to the actual use of a particular service. In addition to the regular expenses, a reserve fund ["fundo comum de reserva"] must be established for painting, renovations and other foreseeable future common expenses.

“In Portuguese residential schemes you cannot ban pets by making rules”

In Portuguese residential schemes you cannot ban pets by making rules or decisions of the assembly of co-owners; in order to be enforceable such a restriction has to be contained in the constitutive title. But the issue of pets is emotive throughout the world. Some Portuguese authors argue that a general prohibition of pets is ineffective, even if it is in the constitutive title, because there are certain types of pets, such as goldfish, that cannot negatively affect the rights of other co-owners. ■



**FRINGE BENEFITS TAX ON SUPERVISOR'S
ACCOMMODATION . . . continued**

from page 1...

The formula is set out as follows: **(A-B) x C/100 x D/12**; where:

- A represents the remuneration factor as determined in relation to the tax year;
- B represents an abatement equal to an amount of R43 000, provided that the abatement is reduced to ZERO where:
 - the employer is a private company and the employee or his/her spouse controls the company or is one of the persons controlling the company, whether control is exercised directly as a shareholder in the company or as a shareholder in any other company; or
 - the employee, his/her spouse or minor child has a right of option or pre-emption granted by the employer or any other person by arrangement with the employer or any associated institution in relation to the employer, whereby the employee, his/her spouse or minor child may become the owner of the accommodation, whether directly or indirectly by virtue of a controlling interest in a company or otherwise;
- C represents a quantity of 17, provided that
 - C represents a quantity of 18 where the accommodation consists of a house, flat or apartment consisting of at least four rooms; and
 - such accommodation is unfurnished and power or fuel is supplied by the employer; or
 - such accommodation is furnished, but power or fuel is not supplied by the employer; or
 - C represents a quantity of 19 where the accommodation consists of a house, flat or apartment consisting of at least four rooms and such accommodation is furnished and power or fuel is supplied by the employer; and
- D represents the number of full months in relation to the tax year during which the employee was entitled to the occupation of the accommodation.

As the employer is a body corporate, the abatement will not be reduced to zero and furthermore, if the supervisor's salary is less than R43,000 per year, there is no taxable fringe benefit. If the trustees are unsure of the calculation or the processes they need to follow, they should consult their tax practitioner. ■

Clint Riddin is the course convenor of the **Paddocks Sectional Title Bookkeeping Course**. This course will be presented in Cape Town and Johannesburg once again in September this year. The format of the course now combines internet based distance learning with a 2 day—interactive workshop. The course also includes an optional exam resulting in a Certificate of Competence in Sectional Title Bookkeeping issued by Paddocks. The next course is due to start in September 2009. Further information will be provided closer to the time.

SECTIONAL TITLE PROXIES



By Jennifer Paddock

All votes at general meetings in sectional title schemes can be cast either personally or by proxy. In this article we spell out the law in respect of proxies appointed by sectional title owners.

How does an owner appoint a proxy?

Prescribed management rule ("PMR") 67 provides that a proxy (representative) must be appointed in writing and can only be appointed by an owner or his duly appointed agent. Schemes often use standardized 'proxy forms' which are sent to owners together with notices of meetings, but owners are not obliged to use these forms. Once an owner has appointed a proxy in writing, the proxy appointment document / form must be handed to the chairman before the meeting commences. But this does not apply to a proxy appointment provision contained in a registered mortgage bond, in which case the bond can be produced as proof of appointment even after the meeting has commenced.

Who can act as an owner's proxy and who may not?

A proxy need not be an owner in the scheme, but he or she cannot be the managing agent, any of the managing

agent's employees or any of the body corporate's employees.

Open or directive proxies

Proxies can, in terms of their written instructions, be instructed to vote in a certain way. For example, a proxy may be instructed to vote in favour of resolution No. 1 and against resolutions Nos. 2 and 3. Proxies may also be appointed without specific instructions as to how they are to vote, and in these cases the proxy may use his or her discretion when it comes to the voting.

It is important to note that a proxy duly appointed to attend a meeting or certain meetings on an owner's behalf is not automatically authorized to sign a request to the trustees for the calling of a general meeting. An owner who wishes to appoint someone for this purpose as well as to attend a meeting would need to specify this additional power in the appointment document.

What about proxies for trustees?

Neither the Sectional Titles Act 95 of 1986 nor the prescribed rules allow a trustee in that capacity to appoint a proxy to vote on his or her behalf at trustee meetings. The prescribed rules do however provide for the appointment of alternate trustees; these appointments are not made by individual trustees but by a resolution of all of them. Of course a trustee who is also an owner is entitled in his capacity as an owner to appoint a proxy to vote on his behalf at general meetings of owners.

Limitation on the number of proxies one person can hold

In South Africa there is currently no prescribed limit on the number of owners one proxy can represent at a sectional title general meeting. This can have a detrimental effect in a scheme where one owner has a particularly strong opinion on an issue to be decided at a meeting, perhaps an opinion which is not shared by the majority of the owners in the scheme. This owner then canvasses for and receives proxy appointments from a large number of owners who are unable or unwilling to attend the meeting. When it comes to the vote the large number of proxies tips the scale in favour of this owner. The result is arguably undemocratic in nature, because the owners who gave the proxies are unable to be influenced by the opinions of other owners and form their own opinions at the time of voting, but it is not contrary to our law.

According to Professor CG van der Merwe's chapter titled "Apartment Ownership" in the *International Encyclopedia of Comparative Law* there are various ways in which foreign legislation seeks to limit the number of proxies that can be held by any one person. In France one person may generally not accept more than three proxy appointments. In Turkey one person cannot represent more than one third of the owners at the same time. These limitations serve to assist in preventing one strong-willed and persuasive person from stifling debate and directing the outcome of what should be a democratic process in community schemes. South African community schemes would benefit from similar restrictions. ...to page 5

SECTIONAL TITLE PROXIES ...continued

...from page 4

Joint owners

Joint owners of one unit in a sectional title scheme only have one vote between them. PMR 66 provides that this vote must be exercised by a proxy jointly appointed by them. The proxy appointed may be one of them, but could also be some other person.

It is interesting to note that the South African legislation and prescribed rules are silent on the voting position if the joint owners fail to appoint a proxy. In Singapore, according to Prof. CG van der Merwe, if the joint owners fail to appoint a proxy the joint owner whose name appears first in the body corporate's membership records (the strata roll) is entitled to exercise the vote for the unit.

Jennifer Paddock is a consultant at Paddocks and is also the course convener of the new Law of Sectional Title Meetings Course. ■

Law of Sectional Title Meetings Course

Course in a Nutshell:

- 5 week part-time course presented via internet based distance learning
- Will empower students in their understanding of the Law of Meetings
- Will allow students to conduct meetings with clarity and confidence
- Designed by Prof. Graham Paddock and convened by Jennifer Paddock

Who should attend:

Anyone who wants to be empowered in their understanding of the law of sectional title meetings, including managing agents; portfolio managers; attorneys; trustees; unit owners; property developers and other interested parties.

Course Dates:

Registrations close: 17th of July 2009

Course starts: 27th of July 2009

Please note: Course material is exclusive to this course and is not included in other courses. Course material is drawn from the prescribed management rules; the law of associations; the law of meetings and common law.



For further information , please contact Deborah on 021 674 7818 or deborah@paddocks.co.za.

STRATA TITLE PET PROBLEMS

From: David Thorne
Date: Thursday 21 May 2009 10.16am
To: Helen Bailey
Subject: Pets in the building

Dear Helen,

Thank you for your letter concerning pets in my apartment. I understand that having dogs in the apartment is a violation of the agreement due to the comfort and wellbeing of my neighbours and I am currently soundproofing my apartment with egg cartons as I realise my dogs can cause quite a bit of noise. Especially during feeding time when I release live rabbits.

Regards, David.

From: Helen Bailey
Date: Thursday 21 May 2009 11.18am
To: David Thorne
Subject: Re: Pets in the building

Hello David

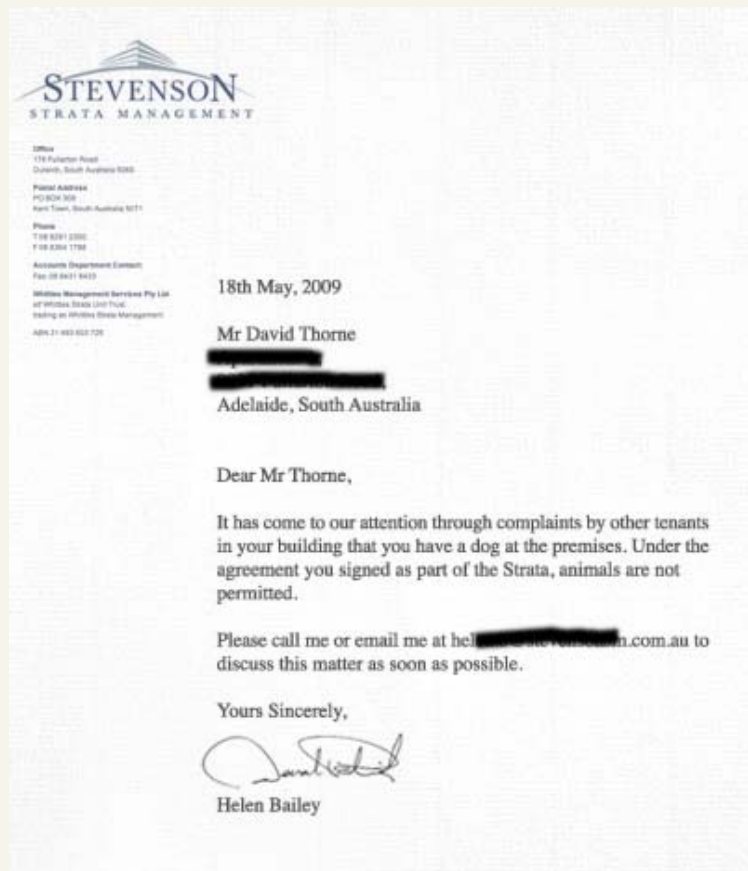
I have received your email and wish to remind you that the strata agreement states that no animals are allowed in the building regardless of if your apartment is soundproof. How many dogs do you have at the premises?
 Helen

From: David Thorne
Date: Thursday 21 May 2009 1.52pm
To: Helen Bailey
Subject: Re: Re: Pets in the building

Dear Helen,

Currently I only have eight dogs but one is expecting puppies and I am very excited by this. I am hoping for a litter of at least ten as this is the number required to participate in dog sled racing. I have read every Jack London novel in preparation and have constructed my own sled from timber I borrowed from the construction site across the road during the night. I have devised a plan which I feel will ensure me taking first place in the next national dog sled championships. For the first year of the puppies life I intend to say the word mush then chase them violently around the apartment while yelling and hitting saucepan lids together. I have estimated that the soundproofing of my apartment should block out at least sixty percent of the noise and the dogs will learn to associate the word mush with great fear so when I yell it on race day, the panic and released adrenaline will spur them on to being winners. I am so confident of this being a foolproof plan that I intend to sell all my furniture the day before the race and bet the proceeds on coming first place.

Regards, David.



"You cannot play sounds of dogs or any noise at a volume that disturbs others. "

Thanks to Geoff Dawson from Helpusell for this feature.

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STRATA TITLE PET PROBLEMS ...continued

...from page 6

From: Helen Bailey
Date: Friday 22 May 2009 9.43am
To: David Thorne
Subject: Re: Re: Re: Pets in the building

David, I am unsure what to make of your email. Do you have pets in the apartment or not?

Helen

From: David Thorne
Date: Friday 22 May 2009 11.27am
To: Helen Bailey
Subject: Re: Re: Re: Re: Pets in the building

Dear Helen,

No. I have a goldfish but due to the air conditioner in my apartment being stuck on a constant two degrees celcius, the water in its bowl is iced over and he has not moved for a while so I do not think he is capable of disturbing the neighbours. The ducks in the bathroom are not mine. The noise which my neighbours possibly mistook for a dog in the apartment is just the looping tape I have of dogs barking which I play at high volume while I am at work to deter potential burglars from breaking in and stealing my tupperware. I need it to keep food fresh. Once I ate leftover chinese that had been kept in an unsealed container and I experienced complete awareness. The next night I tried eating it again but only experienced chest pains and diarrhoea.

Regards, David.

From: Helen Bailey
Date: Friday 22 May 2009 1.46pm
To: David Thorne
Subject: Re: Re: Re: Re: Re: Pets in the building

Hello David

You cannot play sounds of dogs or any noise at a volume that disturbs others. I am sure you can appreciate that these rules are for the benefit of all residents of the building. Fish are fine. You cannot have ducks in the apartment though. If it was small birds that would be ok.

Helen

From: David Thorne
Date: Friday 22 May 2009 2.18pm
To: Helen Bailey
Subject: Re: Re: Re: Re: Re: Re: Re: Pets in the building

Dear Helen,

They are very small ducks.

Regards, David.

From: Helen Bailey
Date: Friday 22 May 2009 4.06pm
To: David Thorne
Subject: Re: Re: Re: Re: Re: Re: Re: Re: Pets in the building

David, under section 4 of the strata residency agreement it states that you cannot have pets. You agreed to these rules when you signed the forms. These rules are set out to benefit everyone in the building including yourself. Do you have a telephone number I can call you on to discuss?

Helen

From: David Thorne
Date: Friday 22 May 2009 5.02pm
To: Helen Bailey
Subject: Re: Re: Re: Re: Re: Re: Re: Re: Re: Pets in the building

Dear Helen,

The ducks will no doubt be flying south for the winter soon so it will not be an issue. It is probably for the best as they are not getting along very well with my seventeen cats anyway.

Regards, David.

From: Helen Bailey
Date: Monday 25 May 2009 9.22am
To: David Thorne
Subject: Re: Re: Re: Re: Re: Re: Re: Re: Re: Re: Pets in the building

David, I am just going to write on the forms that we have investigated and you do not have any pets.

Helen ■

BUILDING MAINTENANCE

BY ROB PADDOCK (Rob the Builder)

Local Land Use and Town Planning Requirements



By Rob Paddock

Owners of sectional title units regularly seek to make physical alterations to their sections that, before the sectional plan can be amended accordingly, require approval from the relevant local authority. The following provides a very broad introduction to the local land use and town planning function in South Africa, and a quick overview of the procedure that needs to be followed when applying to your local authority for approval of building plans.

Land-use and town planning is governed by the various Provincial Administrations and specifically the relevant Ordinances. The exact local land use and town planning requirements will differ from province to province, and from one Municipality or Council to the next.

The Land Use Management function of local municipalities works to ensure that all land and properties in South Africa are used only according to their permitted land-use or zoning rights. It considers applications for new developments by property owners and developers to change permitted land uses, zoning rights

and their accompanying restrictions, which are in turn specified in a zoning scheme.

Typical land-use or zoning categories in a zoning scheme include:

- Residential zones (e.g. single residential dwellings, group housing schemes or blocks of flats)
- Open space zones (e.g. public open spaces, parks, sports fields, cemeteries or private open spaces)
- Business and Commercial zones (e.g. shops or office blocks)
- Community and Institutional use zones (e.g. schools, clinics or places of worship)
- Industrial zones (e.g. factories, motor repair garages or warehouses)
- Municipal zones (e.g. electricity substations or water treatment plants)
- Transport zones (e.g. public roads, railway lines and public transport interchanges)
- Government zones (e.g. areas specifically reserved for government buildings)
- Agricultural zones (e.g. farmland)
- Special use zones (e.g. petrol stations)

In addition to the Spatial Development Frameworks and Local Spatial Frameworks drawn up by spatial planning officials, zoning schemes and related regulations and policies are primary tools for land-use and development management. Spatial Development Frameworks and Local Spatial Frameworks stipulate where development may or may not happen in the future and provide an overview of land use in the cities of South Africa.

All decisions on development applications must be consistent with these controls, as must the guidelines and requirements found in the relevant Ordinances, for example the Gauteng Town Planning and Townships Ordinance 15 of 1986. It is also important to note that there could also be other Acts (National Environmental Management Act of 107 of 1998) that, together with the local Council's related operational policies and requirements, have an influence on the proposed development. Collectively, these controls are known as the Land Use Management System.

Land use management services are delivered through a network of Provincial and Local Municipal offices that offer the following services:

- Pre-application advice to residents, consultants and developers about land use management issues and application procedures for the submission of ...to page 9

Local Land Use and Town Planning Requirements...continued

from page 8...development applications

- Processing and facilitating applications for consent, permissions, rezonings, subdivision, removal of title deed restrictions and township establishments etc.
- Enforcement of planning and land use management related legislation and zoning scheme regulations
- Issuing of property zoning certificates
- Investigating and resolving land-use management complaints and illegal land use, and prosecuting contravenors.

If planning approval is required for a proposed development/alteration you wish to undertake, contact your local/district municipality for application forms and a list of the supporting documentation that is required for submission. It is often worth appointing an independent town planner to assist in the preparation and submission of the application. Once you have submitted the application and paid the fees, an official will check the application to see if it is complete. An application number will be issued for your reference. It is important to know that you will also be responsible to advertise/ give notice of the application in terms of the required process.

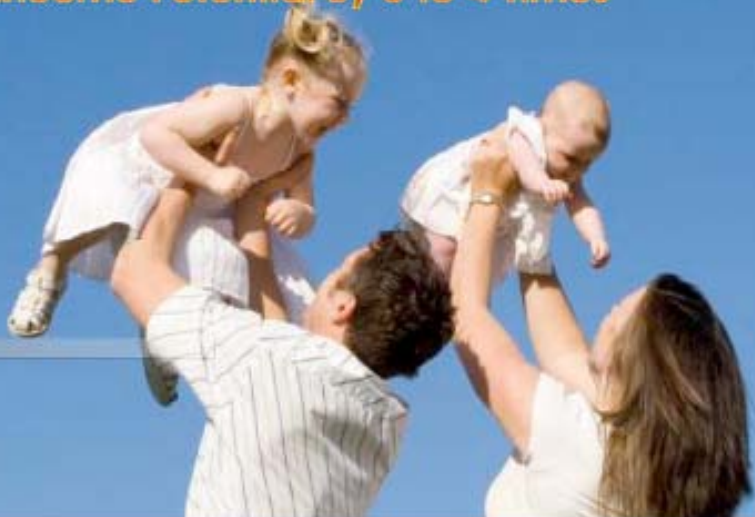
Once an application has been accepted as valid and complete, it will be circulated to any acknowledged interested and affected parties such as neighbours, ratepayers' associations, Ward Councillor, Ward Committee or District Board and circulated to relevant internal and other government departments for comments. Should any objections be received from any department, your community or neighbors, you will be given the opportunity to respond or amend your proposal to address these. After this, a final assessment of the application will be made and a decision will be taken. You will be advised of the outcome in writing. ■

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Q & A WITH THE PROFESSOR



By Prof. Graham Paddock

Changing Rules about Pets

Q1: A scheme has a conduct rule that limits each owner to two pets. The owners wish to change this so as to exclude cats, for various reasons associated with nuisance experienced in the scheme in the past, but they do not want to take away the rights of existing cat owners to keep those cats until they pass away. Is this allowed?

A1: Yes, it is possible to include a "grandfathering" provision in a new rule, allowing the people who are currently keeping cats to keep those animals but not allowing new ones to be brought in. The new rule should be carefully drafted to make the position very clear and cater for some form of identification of the current animals that will not be affected by the provision.

(Thanks to Cheryl Sol for her question in this regard on Sectional Titles Online <http://www.sto.co.za>)

Charging for Future Development Areas

Q2: How should the body corporate calculate the quasi levy payable by the developer on demand to the Body Corporate in terms of Section 25 for the

common property/vacant land on which he will build in phases?

A2: The amounts, if any, payable in respect of the as yet undeveloped parts of the scheme are set out in the certificates lodged by the developer's conveyancer on opening the register. Here see section 25(2)(e) of the Act.

Quasi levies are payable in terms of section 25(5A) of the Act not for future development areas but in respect of additional buildings completed for occupation but not shown on a registered sectional plan 90 days later. The calculation is done as if the additional sectional plan was registered and the PQ schedules adjusted to take account of the additional section(s).

(Thanks to Swazi Coetzee for his question in this regard on Sectional Titles Online <http://www.sto.co.za>)

Taking a unanimous resolution at an automatically postponed general meeting

Q3: At a special general meeting called to amend the management rules there were not sufficient owners to satisfy the 80% quorum requirement. Under Prescribed Management Rule 58 can the meeting be continued a week later and then whoever is represented in person and by proxy can pass the resolutions provided there are no objections?

A3: The answer to this query is no. Those owners who are present or represented at the continuation of that meeting a week later are not automatically a

sufficient quorum to pass a unanimous resolution.

At the continuation of the adjourned meeting, while the quorum requirements are lowered for ordinary business, a unanimous resolution required to amend the management rules will still require a unanimous resolution - which has its own quorum requirement. To pass the required unanimous resolution 80% of all owners in the scheme (calculated both in number and in value) must be present or represented at the meeting.

(Thanks to Peter Griffith for his question in this regard on Sectional Titles Online <http://www.sto.co.za>)

Subsidising Cost of Water

Q4. Payment for water in our sectional title complex is based on readings taken from the main water meter, which measures the water consumed for the total complex. The problem is there are no attempts to limit water usage (garden sprinklers, underground irrigation, refilling pools) as the owners know that they are being subsidised by the other owners.

I have suggested that since there are only eight units in the complex and each unit has its own water meter located in an accessible area, it would be easy for one owner to read each meter once a month and the treasurer to issue an account to each owner. There has been resistance to this idea. Please advise how this problem has been resolved in other complexes.

...to page 11

Q & A WITH THE PROFESSOR

...continued

...from page 11

A4: Because there are separate meters for each unit, the body corporate can easily get all the information it needs to recover water costs on the basis of user consumption. The trustees should be making sure that this happens.

Closing the Sectional Title Register

Q5: Our body corporate was established in 1995 by the owner of a large house and property fronting on two roads. The owner built three additional smaller houses. The approximate land areas are 4810 square metres and 710, 640 and 100 square metres respectively. We each have our own land for personal use as per plan (walled or fenced) and we are responsible for our own land and building maintenance and insurance.

There are no common areas and we each have our own road frontage and entrance. As owners are now individually responsible for rates. The only shared service is water for which we each have a meter to calculate and allocate costs. No meetings are ever held or accounts produced. The Body Corporate has been registered for income tax but we have no earnings.

As we do not receive any benefit in being part of a body corporate can we de-register and assume individual ownership? If so, what would be the procedure and what type costs would be involved?

A5: Normally, the high costs and delays involved in de-registering a scheme with buildings that are still useful mean that any initiative to "convert" to conventional ownership is abandoned.

There was probably a good reason this development was 'sectionalised' in the first place. It may be that a conventional subdivision was not practical or economic. I suggest you start by going to the local authority and checking whether four separate plots of the sizes indicated would be allowed. Next check the title deeds to see if there is any condition that would prohibit subdivision or separate ownership. If you need assistance at this stage, go to a town planner.

I cannot give you sensible estimates of costs. But bear in mind that the scheme will have to be terminated, the conventional land will then be vested in all four owners in undivided shares. They will then have to 'partition' their interests and take transfer from one another of the individual portions. The mortgage bonds over the sectional units would probably have to be cancelled and re-registered over the conventional plots.

If it all seems possible and all four owners agree in principle to support the process and pay their share of the costs, go to a conveyancer and a land surveyor and get some idea of the costs for the legal and survey work involved. If all the work can be given to one lawyer, you may be able to get substantial discounts on the normal fees. But if any one

owner refuses to cooperate, you will need to go to the High Court for relief before being able to start the process. That will increase the costs very substantially and bring the risk that the Court may not authorise the process, in which case the costs will be wasted.

Minimum Age Restriction

Q6: I bought in a sectional title complex opened in 1988. The rules state that no residence is allowed to anyone under the age of 50. I am 66 so it is not a problem, but of course when I want to sell my unit, the price reflects that it has this restriction, and therefore is worth 30 percent less than normal market value.

As this seems to be discrimination against age, is it a legally enforceable rule?

A6: Yes, this type of provision is legally enforceable. The Housing Developments for Retired Persons Act, 65 of 1988, specifically caters for developments in which there is a restriction on occupational rights based on a minimum age of 50.

Maybe someone will pay more for your unit because they will not be bothered by 'youngsters'? ■

Classifieds

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Email: info@compeg.com

Website: www.compeg.com

Improve your Body Corporate Communication

Improve your **community's communication** with their own dedicated **.co.za** website. Make your community's information available securely to all relevant parties 24 hours a day. Easy to use and fully inclusive package.

Visit:

www.communitysites.co.za

Email:

info@communitysites.co.za

Sectional Title Auditors

Kruger Stoltz Inc registered accountants and auditors: Body Corporate and Home Owners Association audits completed within 2 weeks.

For further details, contact us.

Tel: 011 792 1010

Email: office@beanies.co.za

Website: www.beanies.co.za

Trident Managing Agent Software

Trident allows you to process transactions directly from a file downloaded from the bank. Receipts can be allocated to Debtor accounts and the other transactions allocated to General Ledger accounts. Trident helps you to keep your desk tidy.

Tel: 083 235 5495

Email and Website:

kenw@tridentsoftware.co.za

www.tridentsoftware.co.za

Paddocks will now allow readers to advertise sectional title related products and services in the Paddocks Press Classifieds section. We will limit the number of advertisers per issue. Adverts will be limited to 40 words. Adverts will be charged at **R390** each and will also be featured on the Sectional Titles Online Website (www.sto.co.za) free of charge.

ABOUT PADDOCKS

Paddocks is a specialist sectional title firm providing a range of products and services through its **Learning, Consulting, Development, Publishing,** and **Software** divisions.

Prof. Graham Paddock is the head of Paddocks, an authority on Sectional Title law and practice and an adjunct Professor at the University of Cape Town. He is the Project Manager and one of the lead consultants to the Department of Housing in the restructuring of the Sectional Titles Act and the establishment of an Ombud Service.

Learning

Together with the Universities

of Cape Town and Stellenbosch as well as the National Association of Managing Agents and other professional organisations, Paddocks Learning offers several sectional title certificate courses, seminars and conferences.

Consulting

Graham Paddock leads the consulting division and is assisted by Judith van der Walt and Jennifer Paddock. Paddocks Consulting deliver consulting, drafting and representation services, primarily to sectional title bodies corporate, but also to developers, owners and others involved in schemes. They consult to vari-

ous levels of central and local government and act as mediators and arbitrators of sectional titles disputes. The consulting team also offers conveyancing services.

Development

Paddocks Development leverages the firm's sectional title expertise to complete niche sectional title property developments in the Western Cape.

Publishing

Since 1983, Graham Paddock has written sectional title books, pamphlets and training manuals for trustees and managing agents. Paddocks Publishing sets, prints and pub-

lishes a range of electronic and 'hard copy' sectional title publications by Graham and other authors which make Sectional Title expertise easily accessible to the South African population at large.

Software

Paddocks Software designs and manages the production and distribution of a variety of software tools which provide substantial efficiency gains to those involved in sectional title management and consulting.

Please see

www.paddocks.co.za for more information ■