

Paddocks

• PRESS •

Sectional Title News for Everyone

April 2010 (Volume 5, Issue 4)

Paddocks course calendar for 2010

[Click here](#) to see the new course calendar for the second half of 2010.

Please forward this newsletter to your friends, family and colleagues. Share the knowledge!

Need some help?

SECTIONAL TITLES ONLINE

Get your sectional title questions answered **free** of charge by registering on the Sectional Titles Online website (www.sto.co.za).

UCT Sectional Title Development

Learn the legal and financial aspects of sectional title development

Have you heard about GetSmarter?



GetSmarter, Paddocks' sister training company, specialises in online training.

[Click here](#) for information.

The Paddocks team have a pink day

We had a team building morning with breakfast and Pictionary.



Dear Paddocks Press Fan,



Many of our readers may be wondering what has happened to the **Sectional Titles Schemes Management Bill** and the **Community Scheme Ombud Service Bill** that were published for public comment in 2009.

It is likely that 2010 will see three pieces of legislation relevant to sectional titles and community schemes generally passed into law simultaneously:

1. **The Sectional Titles Amendment Bill**, sponsored by the Department of Rural Development and Land Reform, making changes to various registration aspects in the current Sectional Titles Act, 1986;
2. **The Sectional Titles Schemes Management Bill**, sponsored by the Department of Human Settlements, incorporating the scheme governance provisions simultaneously removed from the current Sectional Titles Act, and
3. **The Community Schemes Ombud Service Bill**, sponsored by the Department of Human Settlements, providing dispute resolution and public education services for sectional titles schemes, share block schemes, retirement villages and home owners' associations.

All three of these Bills are inter-related and must cater for the process of transfer of functions from the Deeds Registries to the Chief Ombud, once this office is established and operative.

2010 is, I think, going to be a **landmark year** for community scheme law and management generally and for sectional titles in particular!

Rest assured, we will keep you updated. In the meanwhile, I hope you enjoy this edition of Paddocks Press.

Kind regards,

Graham

P.S. [Click here](#) to view the dates for the upcoming UCT STSM course, HOA Management course and Bookkeeping course for 2010.

Exclusive use rights



A look at the role of the land surveyor
By Biff Lewis

There are two options open to developers and owners for **creating exclusive use rights for particular areas of common property**. Exclusive use areas (EUAs) are areas other than your sectional unit that are additional "nice to haves", such as stores, garages, parking bays, gardens, etc.

In this article, Biff looks at the role of the professional land surveyor with regard to exclusive use rights. (reading time: ± 2 mins)

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



We say goodbye to Jen



Jennifer will be leaving South Africa to work abroad with her husband. We wish you all the best, Jen!

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

Socialise with us

Join our Facebook Page and follow us on Twitter for free regular sectional title information and education:



NAMA

The National Association of Managing Agents (NAMA) is presenting workshops and seminars in May.

[Click here for more information.](#)



Geyser insurance



A thorough look at insuring geysers
By Mike Addison

The geyser has become one of the biggest challenges for insurers, underwriting managers and trustees wishing to manage their premiums. We are told that roughly 70% of all claims are geyser related – in other words, repairs, replacement and damage resulting from leaking or burst geysers. How does this affect the owner? How does this affect the trustee?

In this article, Mike takes us through what is involved in insuring geysers, what the rules say about this and the possible way forward. (reading time: ±2 min)

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

Farewell to Jennifer Paddock



We chat to Jen before she leaves
By the Newsletter Team

Jennifer has gone from strength to strength in all aspects of her life in the past year. After several years of studying and doing her articles, she has just been admitted as a fully fledged attorney. She's also had a big change in her personal life – she got married last year. On top of all that, she and her husband are leaving in May to work abroad in Australia for a few years.

Do not worry; Jennifer will still be contributing to Paddocks Press while she's away. (reading time: ±2 mins)

[Read full article...](#)

Water wasters



Maintenance
By Rob Paddock

If you live in a sectional title scheme, you can give yourself a pat on the back. By choosing to live at a higher density, nine times out of ten you waste far less water per person than your average home in the suburbs.

In this article, Rob provides us with helpful tips on conserving water when it comes to the big water wasters - gardens and toilets. (reading time: ±2 mins)

[Read full article...](#)

Monthly student profile



Bridget Bakker
By the Newsletter Team

Bridget Bakker, principal at Peter Mens Homes. Bridget has been in the property industry for 26 years;





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

Meet the team



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her career path has definitely been an exciting one. In this article, we learn more about the real Bridget – and we learn not to mess with this gold medalist karate champion! (reading time: ±1 min)



[Read full article...](#)

The Sectional Title Survival Manual



A closer look at the history of this manual
By the Newsletter Team

We are proud of what we, and especially Prof Paddock, produce, so in this edition of Paddocks Press we would like to share **the history of the Sectional Title Survival Manual** with you. (reading time: ±1 min)

[Read full article...](#)

Q&A with Jennifer



Monthly Q&A
By Jennifer Paddock

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

- Levy stabilisation funds – can they do that?
- Geysler insurance – who must pay?
- The onset of levy payments. (reading time: ±2min)

[Read full article...](#)

Upcoming training courses

UCT Sectional Title Development course

Registrations close: 21 May 2010

Will immerse students in the legal, financial and administrative aspects of property development under sectional title.

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

UCT (Law@Work) Sectional Title Scheme Management course

Registrations close: 25 June 2010

Be equipped to manage schemes according to the legal aspects of scheme management.

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

Sectional Title Bookkeeping course

Registrations close: 6 August 2010

Gain an in-depth understanding of the legal, financial and administrative aspects of sectional title bookkeeping.

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

Home Owners' Association Management course

Registrations close: 27 August 2010

Will teach students the legal aspects of home owners' association (HOA) management.

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

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