

Paddocks

• PRESS •

Sectional Title News for Everyone

Sectional Title Scheme Management

Starts 6 December 2010.
Registrations close 16
November 2010

UCT Sectional Title Scheme Management course

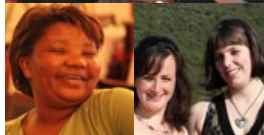
Gain a comprehensive knowledge of the legal, financial and administrative aspects



[click here](#)

The birthday celebration

Paddocks turned 5 years old and the team was treated to a wonderful evening of celebrations



Home Owners' Association Management

October 2010 (Volume 5, Issue 10)

Dear Paddocks Press Fan,



Herewith the October 2010 edition of Paddocks Press in which:

- Anton examines what sectional owners can and cannot do;
- Mike unpacks the fundamentals of sectional title insurance, with particular emphasis on what the trustees must and should do;
- Rob completes his discussion of geysers and draws attention to technological improvements in design that could save you money;
- Jen looks at some solutions to the perennial problem of parking in schemes;
- We profile Craig Pape, a pro golfer turned managing agency CEO; and
- I answer some readers' questions.

Please remember that registrations for the next [University of Cape Town \(Law@Work\) Sectional Title Scheme Management course](#) close on 26 November 2010 and if you want to add a working knowledge of [Home Owners' Association management](#) to your skill set you can sign up for the next course before 11 February 2011.

Kind regards,

Graham

Ownership of sectional title property



What owners can and can't do
By Anton Kelly

Ownership of sectional title property involves a number of elements. The first element is the **section**, which is exclusively owned, and the second is the **common property**, which is owned by all the owners in undivided shares. The third possible element to sectional ownership is the **right to exclusively use** a certain part of the common property.

In this article, Anton looks at what owners can and can't do with their sectional title property. (reading time: ± 1 min)

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

Sectional title insurance



The role of the trustees
By Mike Addison

Insurance is an important area and trustees should take extra care in dealing with this. Trustees should be aware of the **four statutory functions of a body corporate** in respect of the insurance. Prescribed management rules (PMRs), and particularly **PMR 29**, set out in more detail how insurance should be controlled, managed and administered.



Meet Arlene Lanser



Arlene Lanser - Course Coordinator.

Arlene is one of the newer members of staff here. Although she has only been with us for three months, the office is already a second home to her!

Arlene joined the Paddocks team after hearing about an opening from Tamara, who happens to be an old friend of hers. She immediately got excited about what the company had to offer (who wouldn't?) and knew she had to be a part of our team.

"The working environment associated with Paddocks was exactly what I was hoping for - committed, full of growth, friendly, inspirational and, above all, exciting!"

She enjoys watching series, going hiking and baking, as well as trying out new restaurants and discovering new tastes and flavours. Arlene's family plays a very important role in her life and she enjoys spending time with them too.

The ultimate guide to sectional title



[Click here](#) to order your copy now.

Free advice

Get your sectional title related questions answered **free of charge** by registering on the Sectional Titles Online website.

STO aims to empower the South African sectional title community through the open sharing of knowledge resources.

To join STO go to www.sto.co.za.

Socialise with us

In this article, Mike takes a closer look at the four statutory functions, PMR 29 and what new trustee can and should do.

(reading time: ± 3 mins)

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

Student profile | Craig Pape



From pro golfer to sectional title manager By the newsletter team

After 14 years as a golf professional, Craig wanted to move away from the 7-day working week and into "a real job". Since he was interested in property, Craig started working for **Campbell Baxter Properties** in 2003 and bought the company in 2004. **He is now the director.**



He says the most important thing he has learned from the property industry is that customer service really counts and that honesty is vital. (reading time: 1 min)

[Read full article...](#)

Maintenance



Geysers | Part 2 By Rob Paddock

In Paddocks Press articles, we are usually hesitant to promote any particular product or service. However, after my last article about geysers, I was flooded with emails from individuals who have had problems with their geysers and are looking for an alternative.

Based on this response, it seems evident that there is room for improvement in geyser design. After some investigation, we found a company that has made some **substantial breakthroughs in geyser technology**, and offer a product that we believe **will benefit sectional title owners** substantially. (reading time: ±1 min)

[Read full article...](#)

Parking problems



Solutions to parking issues By Jennifer Paddock

Considering the densification of South African cities and the increasing percentage of people with cars, it is no wonder that owners and occupiers of sections in sectional titles schemes **often struggle with a lack of parking space**. Owners often buy a unit in the scheme "with" a parking bay. However, this does not automatically mean that the buyer owns the parking bay.

In this article, Jennifer outlines a few ways to solve parking problems. (reading time: ±1 min)

[Read full article...](#)

Q&A with the Professor

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



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

Have you heard about GetSmarter?



Our sister training firm **GetSmarter** presents professional (non-property) short courses throughout South Africa.

[Click here](#) for a list of GetSmarter courses for 2011.

Meet the team



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Monthly Q&A By Prof Graham Paddock

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

- Problems with a development not selling well
- Inaugural scheme costs
- Inspection of units (reading time: ± 1min)

[Read full article...](#)

Upcoming training courses

UCT (Law@Work) Sectional Title Scheme Management course

Registrations close: 26 November 2010

Be equipped to manage 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: 11 February 2011

Learn all about the legal aspects of home owners' association (HOA) management.

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

2011 course dates to be confirmed.