

Paddocks

• PRESS •

Sectional Title News for Everyone

Sectional Title Scheme Management

Starts 6 December 2010.
Register now before the 26 November deadline.

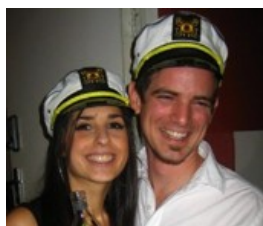
UCT Sectional Title Scheme Management course

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



Congratulations to the Paddock brothers

The Paddocks staff would like to give huge congratulations to our managing directors for their recent **engagements**. To the lovely ladies, welcome to the family!



Ashley and Rob



Sam and Keri

Home Owners' Association Management course

Learn about the legal aspects of HOA Management



November 2010 (Volume 5, Issue 11)

Dear Sean,



2010 is drawing to a close. It certainly fulfilled its promise of drawing favourable international attention to South Africa and I hope that it was a good year for you and your business, despite the tough global economic climate.

We are now busy with our Durban, Johannesburg and Cape Town workshops for the tenth presentation of the [University of Cape Town \(Law@Work\) Sectional Title Scheme Management course](#). For those who want to join the +1,400 students who have this qualification, **the closing date for the next course is 26 November!**

In this edition of Paddocks Press, I deal with the question of how the English and Welsh commonhold "**rental diversion**" provision could be applied to South African community schemes, Jen looks at the recurrent issue of **enclosing balconies**, Anton briefly examines **mixed use, multi-layered developments**, Rob unpacks the maintenance of **garage doors**, and I answer some readers' questions.

Kind regards,

Graham

Rental diversions



[Where landlords are in arrears with levies](#)
By Graham Paddock

An interesting provision in the standard "Community Statement" prescribed under the **Commonhold legislation** (England and Wales' version of sectional titles) is that the association can secure the "**diversion of rent**" from the tenant of a defaulting unit owner to the association to settle the levy arrears.

The question was recently asked whether it would be possible to introduce such a provision into the rules of a sectional title scheme in South Africa. (reading time: ± 2 min)

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

Property owners' associations



[Mixed use, multi-layered developments](#)
By Anton Kelly

What does Century City, home to Ratanga Junction theme park and Canal Walk, one of the biggest shopping malls in Africa, have in common with the little gated complex around the corner from where you live?

They are both property owners' associations **incorporated under**



click here

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.

Meet Sarah



Sarah Ciapparelli - Course Coordinator.

Sarah has been with us for five months. Many of you will remember her as the coordinator of the [Home Owners' Association Management course](#)

What do you enjoy about working here?

My colleagues are great, and I really care about my students. I enjoy watching them learn and hearing about how much they enjoy the course: it makes the hard work all worth it.

What do you do when you are not working?

I like outdoorsy things like hiking, adventure boot camp, exploring and taking long drives, also chilling with my friends and taking time to see my family in George. I love the beach and anything to do with the sea too, not to mention quality me time with a good book.

Have you heard?

Sectional Title Centre is a hub of information about sectional titles in South Africa.

[Click here](#) for more information.

The ultimate guide to sectional title



Prices will be increasing in 2011. [Click here](#) to order your copy now.

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Section 21 of the Companies Act.

Large property developments such as Century City can be organised under a single, overarching management body, or property owners' association, that has subsidiary schemes that cater for a variety of development needs. **These could be commercial, residential, leisure and retirement.** (reading time: ± 1 min)

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

Student profile



Carmel David
By the newsletter team

Carmel David is currently completing the Sectional Title Scheme Management course and **will be attending the Johannesburg workshop this week.** She took a moment out of preparing to share a bit about herself.



Carmel works as a portfolio manager at **BCMS in Johannesburg.** Her experience of the Sectional Title Scheme Management course has been very positive. Carmel say she has learned much more in the last six months than she ever expected. She felt supported every step of the way. (reading time: 1 min)

[Read full article...](#)

Maintenance



Garage door maintenance
By Rob Paddock

These days, developers of sectional title schemes generally opt for open underground parking, as opposed to the individual ground level garages of days gone by. For owners in older blocks, garage door maintenance is a reality and should be included on their annual to-do list. Garage doors get a lot more use than most unit owners realise.

There are several different types of garage doors available. In this article, **we provide general advice for all types of doors**, with a few specific considerations and cautions for the older "canopy" doors. (reading time: ±2 min)

[Read full article...](#)

Balconies



Enclosing balconies in sectional title
By Jennifer Paddock

Balcony enclosure is a troublesome subject in sectional title. When trustees are considering a balcony enclosure application, they should go through the following questions and take into account the considerations set out below.

The nature of the balcony, whether the balcony forms part of the section, whether the balcony forms part of the common property, bulk, engineering issues and harmonious appearance. (reading time: ±2 min)

[Read full article...](#)



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

Give the gift of education



GetSmarter is running the **Give the Gift of Education** competition.

Nominate someone who you feel deserves a place on a GetSmarter university short course and stand the chance to make a big difference to their life. [Click here](#) for more information.

Meet the team



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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:

- Voting in layered scheme
- Levy for undeveloped units?
- Refusing access to financials (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 2010

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

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