

Paddocks

• PRESS •

Sectional Title News for Everyone

August 2010 (Volume 5, Issue 8)

Paddocks is taking green to another level

The Paddocks team is implementing a "Go Green" operation – we have started offering recycling services at the office. We hope you are recycling too!



Home Owners' Association Management course

The only specialised course in HOA management in South Africa

[click here for more info](#)



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

Paddocks students can receive a 10% discount on a GetSmarter course if they register by the end of August 2010.

[UCT \(Law@Work\) Internet and the Law course](#)

[UCT Project Administration course](#)

[UCT Internet Marketing course](#)

[UCT \(Law@Work\) Start and Manage a Small Business course](#)

[Click here](#) for more information.

Dear Paddocks Press Fan,



There are just over four months left until the end of this momentous year of 2010.

In the sectional titles space, there are lots of interesting things on the go. The **Sectional Titles Amendment Bill** has been signed off by the Portfolio Committee for the Department of Rural Development and Land Reform, so we should see that Bill become law in the relatively near future. And the **Sectional Titles Schemes Management Bill** and **Community Schemes Ombud Service Bill** are currently on the agenda of the Portfolio Committee for the Department of Human Settlements, so we should get finality on those two Bills soon. We will keep you advised of progress and give you details of the new provisions in future editions of Paddocks Press.

The Winter 2010 **University of Cape Town (Law@Work) Sectional Title Scheme Management** and **Sectional Title Bookkeeping** courses have started, but there is still the rest of this week left to enrol on the [Home Owners' Association course](#). HOAs tend to include high-value properties, so "go where the money is" by learning how this hybrid type of ownership works.

Stay well,

Graham

P.S. Paddocks students receive a 10% discount when they register (and use "Paddocks student" as the promotional code) for a [GetSmarter course](#) by the end of August 2010.

Who pays for balcony waterproofing repairs?



A look at the often-debated topic of balconies
By Steve Broekmann

Balconies are one of life's little luxuries. They're mostly a delight – great for a braai or to sit outside for a drink. **But problems can arise**, for example, if a balcony's waterproof layer is damaged or degenerates, causing water seepage into the section or onto the balcony below.

The waterproofing is not there for the benefit of the owner with the balcony. It is there for the benefit of the owner or owners of property underneath. (reading time: ± 3 mins)

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

HOAs and sectional title schemes



A look at how these differ

Paddocks course calendar for 2010

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

Mandy Paddock – Our office mum



In many ways, literal and figurative, she is the "office mum". Here's some more about Mandy, including her famous **banana bread recipe**.

Before she worked at Paddocks, Mandy spent 25 years doing hospital work, specialising in cardiothoracic physiotherapy. She left her job in 1997 to help Graham.

Click [here](#) to read more.

Dates confirmed!

Registrations close 26 Nov 2010.

UCT Sectional Title Scheme Management Course

Sign up for the most popular sectional title training course in Southern Africa

[click here for more info](#)

Need some help?

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

Socialise with us

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



By Anton Kelly

There seems to be some confusion of late as to **the differences between home owners' associations and sectional title schemes**.

Sectional title is a legal arrangement in terms of which parts of buildings can be exclusively owned, in conjunction with shared ownership of other parts of the buildings and the land. (reading time: 1 min)

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

Monthly student profile



Shan Rampersad By the newsletter team

Shan Rampersad, the **manager of the Durban sectional title department** at Trafalgar Property Management, took a few minutes out of his day to tell us a bit about himself and his experiences on Paddocks courses. (reading time: ±1 min)



[Read full article...](#)

Trustee nominations and election



A further look at these processes By Jennifer Paddock

Prescribed management rule ("PMR") 7 **requires nominations by owners for the election of trustees at any annual general meeting ("AGM")** to be given in writing, accompanied by the written consent of the person being nominated at least 48 hours before the meeting. If insufficient nominations are received before the AGM, then further nominations can be given, with the nominee's consent, at the meeting. (reading time: ±1 min)

[Read full article...](#)

Sectional title investor tips



Maintenance By Rob Paddock

There are a number of different motivations for purchasing a sectional title unit as an investment. Are you investing for capital growth or rental returns? Perhaps you are investing for both? Are you interested in buying an old apartment, fixing it up and selling for a profit?

One cannot offer advice for all these variables in one article, but we can **look at a few aspects of the physical building to look out for regardless of your objectives**. We can also look at a few ways of **adding capital value** to your unit with very little effort. (reading time: ±2 mins)

[Read full article...](#)

Online marketing opportunities



What property professionals should be doing

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

Meet the team



Contact details

Website: www.paddocks.co.za
Email: info@paddocks.co.za
Telephone: 021 685 4775

10 Park Rd
Rondebosch
Cape Town
7700

 **By Anna Malczyk**

The property business is a high-risk, high-profit industry that is very competitive – and anyone working in it should take every chance to get ahead. However, **many have not yet embraced internet technologies to help get the word out**, and are therefore invisible to the 5 million affluent South Africans who are online today. (reading time: ± 1min)

[Read full article...](#)

Q&A with Jennifer

 **Q&A with Jennifer**
By Jennifer Paddock

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

- Contravening the conduct rules
- Outstanding levies
- Hot water installation issues (reading time: ± 1min)

[Read full article...](#)

Upcoming training courses

Home Owners' Association Management course

Registrations close: 27 August 2010

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


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

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.

powered by  | [subscribe](#) | [unsubscribe](#) | [forward](#) | [update profile](#)

This mailing system may only be used for sending permission based email.

If you did not give permission to receive emails from this sender, [please notify us](#).

This email was sent to seanpam@sai.co.za by editor@paddocks.co.za | [Print / PDF version](#) | Read our [Privacy Policy](#).
Paddocks Press - 10 Park Rd, Rondebosch, 7700, South Africa