

# Paddocks

• PRESS •

Sectional Title News for Everyone

June 2011 (Volume 6, Issue 6)

**June**  
**PROMO**  
R1,000 OFF  
HOME OWNERS'  
ASSOCIATION  
MANAGEMENT  
COURSE

**click here**

### UCT (Law@Work) Sectional Title Scheme Management workshop

Here are the pictures from the Cape Town, Durban and Johannesburg workshops that we held last month:



Cape Town



Durban



Johannesburg

### Join our Club and get informed first

President signs Schemes Management and Ombud Acts. Find out what you are missing in **Paddocks Club!**

[Read more.](#)

**June**  
**PROMO**  
Sectional Title  
Survival Manual  
R45 OFF and get

Dear Sean,



The big news for June 2011 is that the Sectional Titles Schemes Management Act, 2011 (Act No. 8 of 2011) and the Community Schemes Ombud Service Act, 2011 (Act No. 9 of 2011) **are now law – although not yet in operation**. That is expected to happen later this year. [Paddocks Club](#) members can see these in the **Library** and enter into debates about their provisions on the **Discussion Forum**.

#### In this month's Paddocks Press:

1. Anton deals with the making and amending of scheme rules.
2. I share my take on the move from CIPRO to CIPC for non-profit HOA companies.
3. Iqbal Mohamed gives his views on absentee owners and tenants, and his suggestion that the Rental Housing Tribunal's jurisdiction should extend to sectional title bodies corporate.
4. I provide extracts from advice I have given recently, in the form of Q&A.
5. We present details of our upcoming Scheme Management and Home Owners' Association training courses – to which I am proud to announce the Department of Human Settlements has subscribed some of its staff.

Mid-winter is come and gone; the days are slowly lengthening. It just gets better from here on!

Kind regards,  
Graham

P.S. Learn about the impact of the new Companies Act on HOAs by completing the updated [Home Owners' Association Management course](#).

## Making and amending rules



### A quick guide to what you need to know By Anton Kelly

Managing a sectional title scheme and, to a large extent, living in a scheme are activities regulated by the provisions of the Sectional Titles Act and two sets of rules – the prescribed management rules and the prescribed conduct rules.

In this article, Anton looks at the original intention of the Act, the **developer's rights** with regard to rules, and **how rules can be amended or created**. (reading time: ± 1 min)

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

## Companies Act 2008



### From CIPRO to CIPC By Graham Paddock

**With effect from 1 May 2011, CIPRO is no more.** The new Companies and Intellectual Property Commission has taken over the functions of both the Office of Companies and Intellectual Property Enforcement (OCIPE) and the Companies and Intellectual Property Registration Office (CIPRO).



## Welcome to Emma

Emma Eastman has joined the Paddocks team as the new Marketing Executive.



## Socialise with us

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.

## Meet the team

The Paddocks and GetSmarter teams have gotten a little bigger.



In this article, Graham look at the changes that have happened and what this may mean for **non-profit HOA companies**. (reading time: ± 1 min)

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

## Absentee owners and tenants



### Their impact on bodies corporate By Sayed Iqbal Mohamed

**Certain types of absentee owners are the reason some bodies corporate are failing.** More specifically, they bring into the scheme a category of tenants who contribute to the rapid deterioration of the entire delicate fabric of the sectional titles scheme.

In this article, Sayed Iqbal outlines **his views of the different "types" of owners** and their impact on bodies corporate, and a possible solution to the problems. (reading time: ± 1 min)

[Read full article...](#)

## Q&A with the Professor



### Monthly Q&A By Prof Graham Paddock

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

- AGM still required if scheme under administration?
- How to approve a solar geyser installation (reading time: ± 2 mins)

[Read full article...](#)

## Upcoming training

### UCT (Law@Work) Sectional Title Scheme Management course

**Course started:** 20 June 2011 – **late registrations still available**

Be equipped to manage sectional title 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:** 29 July 2011

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

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



### Contact details

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