

Paddocks

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Sectional Title News for Everyone

July 2011 (Volume 6, Issue 7)

Home Owners' Association Management course

The only specialised course in HOA management in South Africa

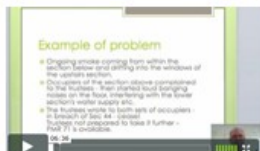
[click here for more info](#)



Sneak peek into Paddocks Club

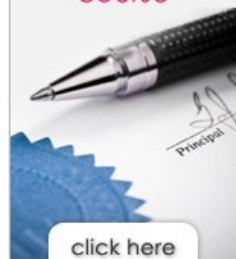
Every week, Graham Paddock records a short **video tutorial** for Paddocks Club members that highlights common issues. We have decided to share one of the videos with you for free.

FREE for you: [Click here](#) to watch Graham's tutorial on "Smoking in sectional title schemes".



University of Cape Town

Paralegal Practitioner course



[click here](#)

Fun in the office: Paddocks Hat Day

As a team-building exercise, everyone was asked to wear a hat of their choice to work.



Dear Sean,



Earlier this week, I completed the new set of notes for the Home Owners' Association Management course, based on the new Companies Act. It really is an eye-opener and I would encourage you, even if you are not ready to do the course, to have a good look at the **new Companies Act and its regulations**. There are many changes, but perhaps the most significant is that the duties and responsibilities of directors are now dealt with in fine detail.

If you are a person who plays any material role in the company's executive processes, irrespective of the name you go by, you are a "prescribed officer" and subject to all the fiduciary duties of a director. Heads up! **Many HOA managing agents will find that they are now held to these new and very much higher standards.**

Kind regards,
Graham

P.S. Complete the [Home Owners' Association Management course](#) and gain up-to-date knowledge of the **new Companies Act**.

Termination of a managing agent's contract



Steps to take to terminate the contract of a managing agent
By Anton Kelly

The trustees **appoint the managing agent for a period of one year**. The contract is automatically renewed from year to year unless the trustees give notice terminating the contract.

In this article, Anton outlines situations where owners are dissatisfied and are legally obliged to terminate the managing agent's contract. (reading time: ± 1 min)

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

Twin body corporate



Insurance policies, common property and the body corporate
By Mike Addison

It is my humble opinion (having at various stages myself been an owner, resident, tenant, trustee, chairperson, managing agent and insurance broker) that **sectional title works very well** – if everyone plays their part, that is. Things can go very pear shaped, however, when people don't play their part, especially when all owners are not cooperating!

In this article, Mike looks at owners, the body corporate and taking out insurance policies for the common property when owners fail to cooperate. (reading time: ± 1 min)

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



Take a look at [more pictures](#) of the Paddocks team in their hats on the Paddocks Facebook page.

Sectional Title Survival Manual



The ultimate survival guide to living in and managing sectional title – [order now](#).

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.



50 years of Australian strata titles



A look into the history and development of Australian strata title

By Francesco Andreone

Australia has just celebrated the 50th anniversary of strata title and therefore it's fitting to look at its history and development over the past five decades. **"Strata title" in Australia is what we refer to as sectional title in South Africa.**

In this article, Francesco looks back at the development of strata title in Australia over the last five decades. (reading time: ± 2 mins)

[Read full article...](#)

Student profile



Leandra Mouton

By the newsletter team

Leandra Mouton is a portfolio manager for D.G Ladegaard Real Estate CC in Vanderbijlpark. She manages a home owners' association and 13 sectional title schemes.

Leandra has completed both Paddocks courses in the last year: the UCT (Law@Work) Sectional Title Scheme Management course and the Home Owners' Association Management course. Read what Leandra had to say about her experience with Paddocks. (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:

- Can a trustee demand his advocate be present at a trustees' meeting?
- Need for agreement on change of ownership. (reading time: ± 2 mins)

[Read full article...](#)

Upcoming training

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.

UCT (Law@Work) Sectional Title Scheme Management course

Registrations close: To be confirmed

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.



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