

Paddocks

• PRESS •

Sectional Title News for Everyone

August 2011 (Volume 6, Issue 8)

Save
R750
*early bird
promo*
UCT (Law@Work)
Sectional Title
Scheme Management
course

click here

Save R750 | Early bird promotion

The course fee has risen due to our standard annual increase. However, you can **save R750** if you take advantage of the early bird promotion and sign up and pay by 30 September 2011.

[View more information](#) or register now!

a Paddocks initiative
PADDOCKS CLUB
PROF. GRAHAM PADDOCK
Get advice and support from Graham Paddock
www.paddocksclub.co.za

Women's Day braai

This month was Women's Day and the men at Paddocks and our sister company, GetSmarter, decided to treat the ladies in the office to a lekker braai!



Dear Sean,



The Constantia Sectional Title Management failure is apparently **more serious than first expected**. Whereas the original estimates of the amounts at risk were about R18 million, according to the latest estimates this has increased to about **R80 million**. One hopes that the EAAB's fidelity fund has the resources to pay out claims of this magnitude if they can be proved. The EAAB's board and the Department of Trade and Industry must be wishing they had never agreed to have the Minister declare the collection of sectional title levies to be an "estate agency" service.

In this edition of Paddocks Press:

1. Anton discusses the duty of owners to maintain their sections, and when the body corporate should intervene if they do not do so.
2. Karen Bleijs gives her views and advice on the issue of ritual slaughter in schemes.
3. Anna Malczyk gives essential tips for drafting an employment contract.
4. I deal with some Q&As covering sectional landlords in arrears with their levies and a proposal to re-schedule an AGM.

Hold on for spring!

Kind regards,
Graham

P.S. Find out more about the **early bird promotion and save R750** on the upcoming [University of Cape Town \(Law@Work\) Sectional Title Scheme Management course](#).

Units in continual disrepair



Laws that ensure owners keep up maintenance of their units By Anton Kelly

We know that maintenance in a sectional title scheme is the responsibility of the body corporate. Or is it? Both the **Sectional Titles Act** and the **prescribed management rules** have something to say on the issue.

In this article, Anton outlines the obligation an owner has to keep their section in good condition. (reading time: ± 1 min)

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

Ritual slaughter



Freedom of religion and prescribed management and conduct rules By Karen Bleijs

When Tony Yengeni was released from prison earlier this year, his family slaughtered an ox in a ritual cleansing ceremony. In itself, this is not an uncommon or remarkable occurrence, except that the slaughter took place in the backyard of his home in a prominent Cape Town suburb!

In this article, Karen looks at **freedom of religion** and what provisions



Take a look at more pictures on the Paddocks Facebook page of us celebrating Women's Day.

Sectional Title Survival Manual



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

Congratulations!

Congratulations to the **10** lucky people who won a copy of the *Deeltitel Oorlewingsgids* by entering the **Huisgenoot** Facebook competition last week.

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 team.



bodies corporate must take to accommodate **ritualistic animal slaughter** in sectional title schemes. (reading time: ± 1 min)

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

Employment contracts



Essential tips for drafting contracts By Anna Malczyk

Most sectional title schemes will deal with employment contracts in one way or another. Employers and employees alike need to read and understand them to **ensure good working conditions and justifiable expectations**.

In this article, Anna outlines **six essential tips** for writing an effective employment contract. (reading time: ± 1min)

[Read the 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:

- Unpaid levies and letting of property
- How much notice must be given to postpone an AGM? (reading time: ± 1 min)

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

Upcoming training

UCT (Law@Work) Sectional Title Scheme Management course (Early bird promotion – Save R750)

Registrations close: 25 November 2011

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: 2012 - to be confirmed

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

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



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