



NATIONAL ASSOCIATION  
OF MANAGING AGENTS  
SHAPING OUR PROFESSION

AUGUST 2017 | NEWSLETTER/BULLETIN

NAMA WISHES TO THANK THE FOLLOWING ADVERTISERS TO THE NAMA NEWS AND BULLETIN



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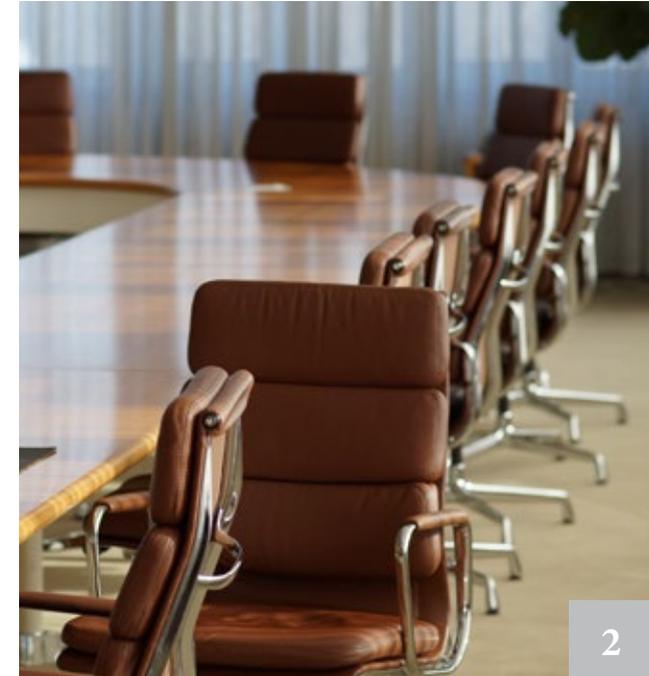
# Newsletter

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*Articles by Tertius Maree, Tertius Maree Associates. We thank MCS Courier for the use of the articles.*

- a. **NOTICE OF GENERAL MEETINGS** – How to deal with the shortcomings of Section 6
- b. **PLANNING FOR FUTURE MAINTENANCE** – Draw a map and follow the route
- c. **PENALTIES** – Are fines still allowed?
- d. **MUST ALL LEVY COLLECTIONS BE REFERRED TO THE OMBUD?**



## WHAT WE DO

BC Bridging Solutions (Pty) Ltd ("BCBS") is focused on providing value added solutions to the Sectional Title industry. Our success has been based on over 50 years combined experience within the Sectional Title industry, partnering with market leading service providers and offering significant value propositions to our clients nationwide.

## FUNDING SOLUTIONS

BCBS specialises in facilitating loan funding to Sectional Title Bodies Corporate, offering various lending solutions to Bodies Corporate that have underlying levy debtor problems, or require funding for municipal arrears, maintenance and / or capital projects, but whose unit owners cannot immediately raise the necessary upfront cash.

### Funding extended by BCBS, utilising our lending model, assists:

- Bodies Corporate to maintain their obligations required by the Sectional Titles Act;
- The Body Corporates financial position, preventing unit owners who pay their levies from subsidising their non paying co-owners; and
- Bodies Corporate in offering their non-paying owners debt rehabilitation opportunities so as to protect their home ownership and to avoid expensive legal costs.

BCBS offers tailor made financial solutions that are geared to meet its clients individual needs, at competitive rates. The BCBS funding model is founded on the principle of creating financial stability and sustainability for the Body Corporate, whilst protecting the rights of paying unit owners in this environment.

## KEY FEATURES OF ARREAR LEVY DEBT FUNDING

- No repayment obligations on the paying unit owners in the Body Corporate (repayment only occurs when the Body Corporate collects its arrear levy debts);
- The Body Corporate and paying unit owners will not be required to service interest or capital repayments during the legal collection process.
- The Body Corporate is able to operate effectively on a fully funded basis, as if all unit owners were in fact paying their levies;
- All interest costs incurred are added to the arrear levy debtor accounts, therefore the paying unit owners are not prejudiced by the costs of the arrear levy funding; and
- The Body Corporate and its Managing Agent retain control of the legal collection process.

Our financial solutions are also geared to recognise, and NOT to interfere with / or replace any of the appointed Managing Agents functions. Our goal is to provide financial assistance to the Body Corporate which will unlock the Body Corporate Managing Agent to assist the financial sustainability of their clients, ensure cash flow requirements are met and the payment of essential services occurs.

### We facilitate funding for the following:

- Arrear levy debtors;
- Municipal and creditor arrears;
- Maintenance and capital projects;
- Legal fees;
- Monthly levy shortfalls; and
- Financial reserves required in terms of Sectional Title legislation.

**Please contact us for a free, no obligation assessment and funding proposal.**

## WHAT WE DO

Sectional Title Solutions is a solutions driven consultancy business, focusing on delivering value-added products and services to Sectional Title Bodies Corporate and Homeowner Associations.

We aim to provide sustainable solutions that will benefit all unit owners and stakeholders, while reducing inefficient costs and generating much needed revenue for Bodies Corporate and Homeowner Associations. Ultimately, we aim to ensure financial sustainability and protection of the unit's investment value for its owner.

### Our value-added solutions include:

- state-of-the-art Fibre To The Home and wireless internet solutions
- innovative arrear levy and project funding solutions
- cost-saving energy efficiency and solar solutions
- revenue generating outdoor media and advertising solutions
- legal and levy advisory services

Our solution-based approach, combined with our emphasis on a symbiotic working relationship with managing agents and their estates, is what adds real value to our clients.

Guided by this "win, win, win" philosophy, STS has partnered with several industry leaders as well as smaller niche specialist service providers, to provide our clients with the most effective value-added solutions, regardless of the size of their unique project requirements.



## FEATURED SOLUTIONS

### Key features of the Fibre to the Home offering include:

- free installation of Fibre infrastructure, if feasibility is met
- no take-up requirements
- an open access network with a variety of ISPs
- lightning fast internet (up to 1GB speeds)

### We facilitate funding for the following:

- arrear levy debtors
- municipal and creditor arrears
- maintenance and capital projects
- legal fees
- monthly levy shortfalls
- financial reserves required in terms of Sectional Title legislation

### Cost-saving solar solutions:

- fully funded solar installations (daytime load reduction)
- saving from day 1
- ongoing maintenance and insurance included
- no production or performance risk
- guaranteed lower than NERSA tariff escalations

Contact us on +27 11 977 1977 or [info@stsolutions.co.za](mailto:info@stsolutions.co.za)



SECTIONAL  
TITLE  
SOLUTIONS

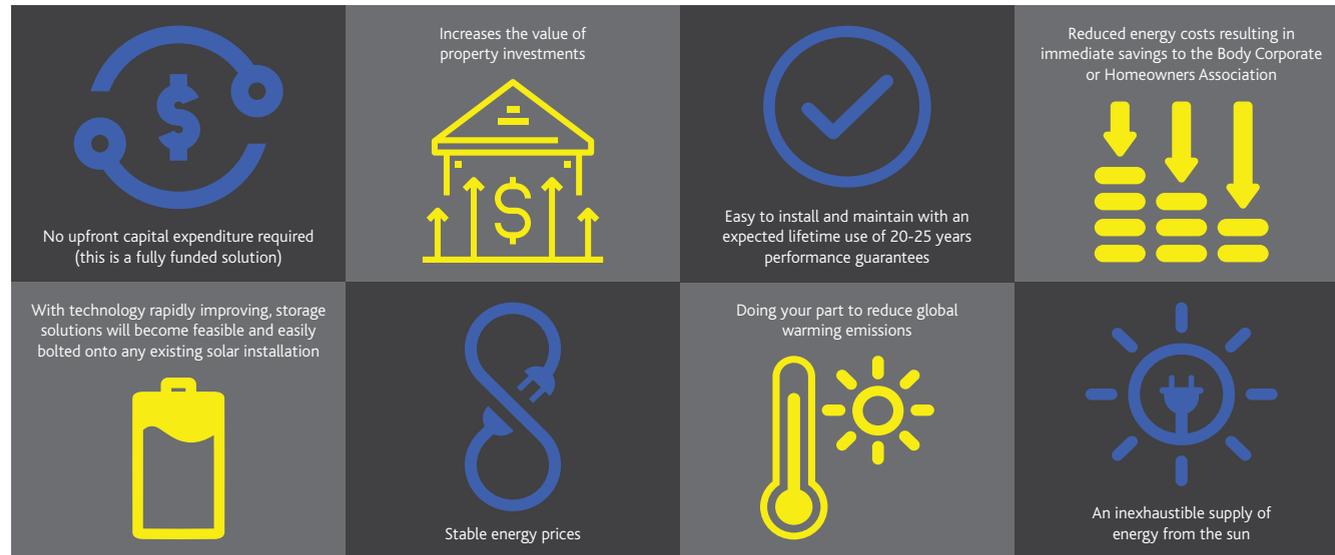
## WHAT WE DO

Solar energy is becoming increasingly popular amongst commercial and residential users, who are looking for alternatives to carbon-based electricity supplied by South African utilities. Electricity in South Africa is becoming more expensive each year with regular double-digit tariff increases. In comparison, the technology improvements and reduction in cost of alternatives, particularly in the solar photovoltaic (PV) space, has resulted in solar energy solutions becoming more cost efficient to the end-user.

More and more end-users are now turning to the alternative space to reduce costs and cut emissions. The solar industry continues to experience unprecedented growth due to this movement away from carbon-based electricity supply.

Bright Light Solar specialises in providing cost effective solar energy solutions to gated residential estates, commercial office parks and industrial clients, offering its clients the opportunity to access cheaper cleaner energy. We offer fully funded (no upfront capital required) solar solutions as well as the opportunity to own the solar infrastructure, resulting in immediate reduction in costs.

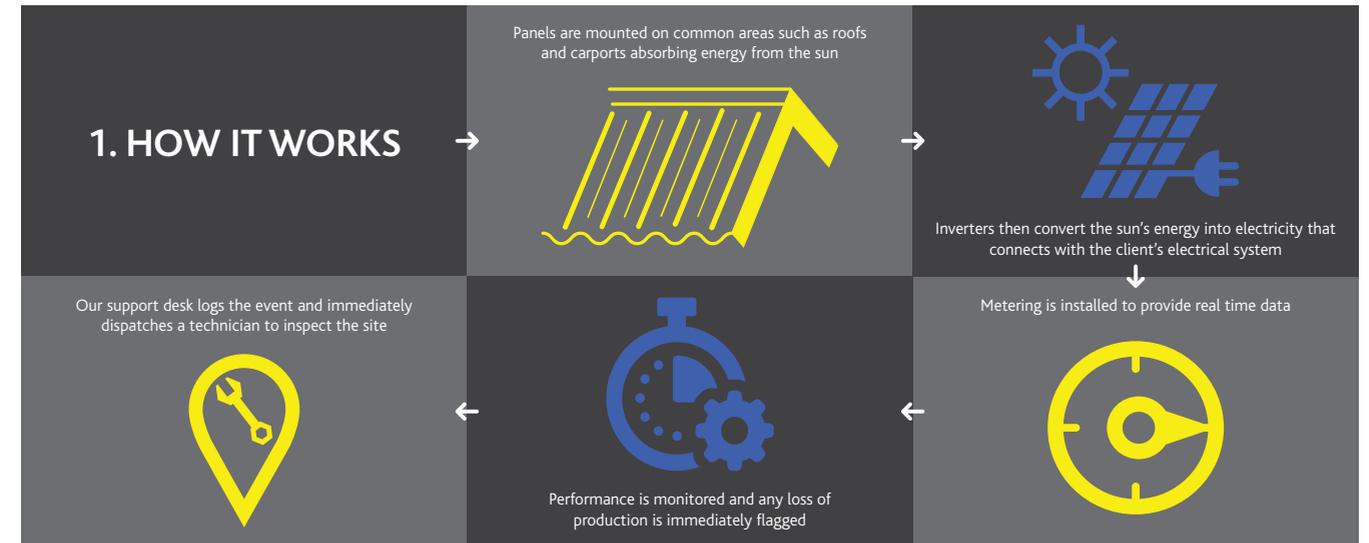
## WHY SHOULD YOU CHOOSE SOLAR?



## Key benefits to our clients:

- fully funded solar installations (daytime load reduction with option for bolt on storage when feasible);
- payment purely consumption based (pay for what is used) with guaranteed savings to the client from day 1;
- guaranteed lower than NERSA tariff escalations
- insurance and maintenance covered for the period of the contract (no hidden ongoing costs, the systems are fully maintained);
- annual renewal option after contract period;
- panel performance monitoring and fault detection for maximum benefit (no production or performance risk).

Please contact us on +27 11 977 1977 or [info@brightlightvcc.co.za](mailto:info@brightlightvcc.co.za) for a free, no obligation assessment and solar proposal.



BRIGHT LIGHT  
SOLAR VCC

# THE ADMINISTRATIVE FUND

## THE BACKBONE OF COMMUNITY SCHEMES

[CLICK TO READ FULL ARTICLE](#)

Recently, in the matter of Aminie Body Corporate and A Kondile, the Community Schemes Ombud Service (CSOS) issued an adjudication order in favour of a Body Corporate against a property owner who was not paying his levy contribution. The property in question was leased by the property owner to a tenant and the property owner failed to meet their levy obligation. In this case, the adjudication order was granted in terms of section 39 (1) (f) of the Community Schemes Ombud Services Act, 2011 (Act 9 of 2011). A rental attachment order was issued requiring the tenant (occupier of the unit) to pay the rental amount to the Body Corporate and not to the owners of the property, until such time that the arrear levy account has been settled.

# NAMA EVENTS

INDABA

**REGISTRATIONS WELCOME!**

[Click to view NAMA event details!](#)



A NEW DAWN

JOIN US FOR THE  
**2017 NAMA KING PRICE INDABA**  
4-6 SEPTEMBER 2017 EMPERORS PALACE

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- Ballito Estates
- marfin  
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PREFERRED BY INSURERS  
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- CURASURE CS  
building maintenance solutions
- PRO ADMIN
- ADDSURE  
NATIONAL TITLE MORTGAGE SPECIALISTS
- DE  
Du Plessis & Eksteen  
ADVOCATES & ATTORNEYS
- Bidvest  
PROTEA COIN
- ESD

# EAAB - RENEWAL NOTIFICATION

OBTAIN YOUR 2018 FIDELITY FUND WITHOUT ANY DELAYS

Every estate agent to whom a fidelity fund certificate or a registration certificate, as the case may be, has already been issued in respect of a specific calendar year, shall unless he/she ceased or will cease before the end of that year to operate as an estate agent and has advised the Board of such fact in the prescribed manner pay to the Board a levy of:

1. **R1200.00 Principal estate agent;**
2. **R510.00 Non-principal estate agent; and attorney employee**
3. **R364.80 Intern estate agent**
4. **R1200.00 Firm renewal (if revenue is above R2 500 000)**



# Consumer & Stakeholder Awareness / National Roadshow

For the Year 2017/2018

## Taking the CSOS to the Community Schemes



*Affordable Reliable Justice*

- The CSOS Act requires the CSOS to “provide education, information, documentation and such services as may be required to raise awareness to owners, occupiers, executive committees and other persons as to their rights and obligations”.
- To meet this mandate, annually the CSOS will embark on a national roadshow targeted at property owners, key industry stakeholders and executive committees of community schemes.

more information to  
be communicated



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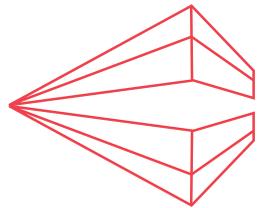
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