



Dear Member,

2020 has been a year of unprecedented change, and as we reflect on some of the struggles we faced with the lockdown regulations in place, we also acknowledge the opportunity that was presented to us to adapt and make changes to the way we operated in order to continue engaging with our members and sharing important information. If there is one thing the new normal has taught us, it is how to be resilient.

Our webinars, which came about through not being able to host face-to-face training sessions, have been a huge success. 28 webinars were presented with a total number of registrations in the amount of 3194. We also provided our Corporate Members with the opportunity to use the NAMA platform to present webinars and advertise their offerings. We'd like to thank our Corporate Members who participated in the webinars and we look forward to continued success with our webinars in 2021.



In April, we mourned the passing of one of our Honourary Members, Tertius Maree (1947- 2020), and we send our loving condolences to his family and friends at this special time of year.

NAMA submitted a consolidated written response to the Department of Human Settlements on the draft regulations to the Property Practitioner's Act and would like to thank all our members who provided their input. We are confident that our submissions will be taken into consideration for the greater good of the industry. We are excited about the initiatives that we have planned for 2021.

Our annual National Charity Golf Day will take place on the 29<sup>th</sup> of January 2021. Join us with your funky socks and support a charity of your choice by participating on the day.

In 2021 we will also be rolling out an online training course in sectional title living. The course will be presented in collaboration with Enterprises at the University of Pretoria and is specifically aimed at the sectional title owner, sectional title tenant and trustees. All study material will be online for attendees to complete in their own time, and Community Scheme Members will be able to access NAMA's webinars on topical matters relating to sectional title ownership. We encourage all Managing Agents to register their schemes as Community Scheme Members to enjoy the benefits of online training. See further details about the new NAMA membership category in the Newsletter below.

NAMA will also be rolling out a 3-year course through Enterprises at the University of Pretoria. This course is aimed at Community Scheme Portfolio Managers or anyone who would like to pursue a career in this field. The course will be titled Programme in Community Schemes Management, levels 1, 2 and 3 and on completing each level, the Portfolio Manager will receive a designation which will greatly benefit ones career prospects in the industry. Further details can be found in this Newsletter.

We look forward to an exciting journey with Enterprises at the University of Pretoria and the opportunity to provide high-quality education on the topic of Community Schemes.

The COVID-19 pandemic continues to impact our daily lives and we hope that we will see life return to some resemblance of normal in the New Year. As the holiday season approaches, we would like to take this opportunity to thank you, our valued client, for your continued support throughout 2020 and best wishes for a joyful and peaceful festive season.

NAMA Chairperson, Directors, General Manager and Staff



## Dealing with complaints regarding smoke in Sectional Title Schemes

Article by Vill'Jaun Hulbert  
from Du Plessis & Eksteen Attorneys

People residing in sectional title schemes, whether as tenants or as owners, are often confronted with certain issues such as noisy neighbours, wandering pets, issues regarding parking, people operating businesses from their respective units, the smoke of their neighbour's braai, cigarettes, cannabis etc. Residents affected by some of the above cases often do not know what their recourse is and are sometimes advised incorrectly or just simply told to "suck it up".

In this article I will discuss the remedies available when complaining about smoke, be it braai-, cigarette- Vape-, Cannabis-, and or Hubbly Bubbly smoke.

[Click here to read more ...](#)

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### New NAMA Membership Category

**Community Scheme Membership** for Trustees/Excom/Directors and Owners of Community Schemes (Sectional Title, Home Owner's Association and Life Rights) managed by NAMA Full Members.

If your Managing Agent is a NAMA Member and you would also like to receive the benefits of NAMA membership then please register your Community Scheme and become a **NAMA Community Scheme Member**.

**Managing Agents** are encouraged to register their Community Schemes to benefit from the online Sectional Title Living Course and NAMA's webinars on topical sectional title matters.

[Click HERE to download the Membership PROSPECTUS ...Click HERE to download the APPLICATION FORM](#)



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### In 2021 ...

#### Sectional Title Living online Course for Sectional Title owners, tenants and trustees ...

We will be rolling out an online training course in sectional title living. Managing Agents are encouraged to register their schemes as Community Scheme Members and to motivate the residents of their respective schemes to enrol for this training course. The course will be presented in collaboration with **Enterprises at the University of Pretoria** and is specifically aimed at the sectional title owner, sectional title tenant and trustees. All study material will be online for attendees to complete in their own time. The content will be easy to understand and manage. Narrated PowerPoints and short tutorials will support all reading material. Being a NAMA Community Scheme Member will enable you to access NAMA's webinars on topical matters relating to sectional title ownership which are presented by leaders in the industry. Further details will soon be released so that we can take steps in improving and advancing sectional title living.



#### Course in Community Schemes Management for Portfolio Managers

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NAMA will also be rolling out a 3-year course through **Enterprises at the University of Pretoria**. This course is aimed at Community Scheme Portfolio Managers or anyone who would like to pursue a career in this field. The course will be titled Programme in Community Schemes Management, levels 1, 2 and 3. On completing each level, the Portfolio Manager will receive a designation. On completing level 1, the Portfolio Manager will receive the designation of Community Schemes Portfolio Manager, on completing level 2 the designation of Senior Community Schemes Portfolio Manager will be awarded, and when level 3 is completed the Portfolio Manager will receive the designation of Professional Community Schemes Portfolio Manager.

We look forward to an exciting journey with **Enterprises at the University of Pretoria** and the opportunity to provide high-quality education on the topic of Community Schemes.

More information will be communicated in 2021!

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## NAMA National Golf Day | 29 January 2021

Join us with your funky socks and support a charity of your choice by participating in our golf day on the 29<sup>th</sup> of January 2021.

A list of charities will be made available on the day and you will be able to choose the charity you would like to support.

There is limited space available so be sure to register your 4-ball team as soon as possible to avoid disappointment. Alternatively, please consider sponsoring a waterhole or a 4-ball prize, it's for a good cause.



To make a booking please email [lizbe@nama.org.za](mailto:lizbe@nama.org.za).

[Click here for the ENTRY FORM ...](#)

[Click here for the MORE DETAILED INFORMATION ...](#)



## Thank you to our Golf Day Sponsors!



### [Nedbank has solutions for the property sector in low-interest cycle](#)

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South Africa's current low-interest rate climate could have a positive effect on the property sector.

The economy saw business and consumer confidence hit historic lows, but with lockdown levels easing and the South African Reserve Bank (SARB) cutting interest rates by 300 basis points (bps) since the start of the year, there is now a spark of optimism ...

### [MyHomeLive App - Digitise your living community](#)

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The MyHomeLife App is a community lifestyle management solution that brings digitised estate, gated community and apartment living to the fingertips of residents, property managers, bodies corporate and homeowner associations alike ...

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### [The construction sector is critical to SA's post-COVID economic recovery](#)

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Traditionally, the development of risk management plans is tailored to address assessed and quantified risks. There is however always the “the unknown factor”. Enter the COVID-19 pandemic. Of course, we have faced localised pandemics before, but never one on such a globally synchronous scale, thanks to global travel and trade. It propelled the entire world into uncharted territory as mass economic and travel lockdowns ...



### [Smart-home insurance solutions ... the future is here](#)

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Insuring with Santam means you are protected by South Africa's leading insurer. We are mindful that technology has become an integral part of our lives and it is the main driver of change in our industry. That is why as Santam, we have embraced the benefits of integrating the Internet of Things (IoT) into existing insurance models and systems ...



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Secure your Community Scheme's Cash flow and extend a helping hand to struggling unit owners during difficult times ...

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### [Boundary and Free Standing Walls](#)

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Let's have a look at some problems that are the general aspects related to the boundary and freestanding walls ...



### [The Powers of Trustees of a Body Corporate/Directors of a Homeowners Association](#)

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If a Body Corporate or Homeowners Association finds itself in financial straits due to homeowners being unable to fulfil their statutory duties. They can decide to take the litigation or CSOS route to enforce payment. However, this is costly and it could take months before they see any returns.



### [Electrical compliance requirements for Sectional Title Schemes?](#)

[Read More](#)

Property owners are required by law to ensure that the property is legally fit for sale, and before the transfer can take place, the transfer attorney must be in possession of the relevant Certificate of Compliance (COCs). In the case of the sectional title schemes, however, although the individual units are bought and sold the common property is often overlooked and falls under the radar in terms of electrical compliance certification ...



### [Specialist Property Finance Firm Finds Advantage in Adversity](#)

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Entrepreneurs solve problems, which is why Michael Schaefer has been a busy man since he launched ZDFin at the height of the Covid lockdown.

“The business has been phenomenally received,” says Schaefer, “mostly because it answers the dire need for specialist finance for schemes, be they sectional title bodies corporate, homeowners' associations or share block companies.”

Schaefer was previously a director and shareholder at Trafalgar, the country's biggest residential property administration company, started by his father over 50 years ago. His move to establish ZDFin was in part motivated by the 2016 Sectional Titles Schemes Management Act.



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When leasing property there are a few things a landlord must do in accordance with the law. A landlord who is obliged by law or in terms expressed or implied terms of the lease provide utilities such as water, electricity or gas services to a tenant. He must provide these services and not cause a non-supply for any reason while the tenant resides in the dwelling.



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## Welcome to the following new NAMA members ...



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## NAMA Corporate Members



### Advertising opportunity in the NAMA Newsletter

NAMA Affiliate members can place an advertorial or add their company logo on the front page of the NAMA website.

[Click here to read more ...](#)



### Keep in contact with us ...

Tel: [012 567 1556](tel:0125671556)  
Email: [lizbe@nama.org.za](mailto:lizbe@nama.org.za)  
Website: [www.nama.org.za](http://www.nama.org.za)

[!\[\]\(870f5d5e9c0d57485634be3ecf52f3ca\_img.jpg\) Follow Us](#) [!\[\]\(66b14d8ba452f6f18b47935355b6120a\_img.jpg\) Member Login](#) [!\[\]\(bcb9bfd69e5b89da3d817cb72bfcfd1e\_img.jpg\) Join NAMA](#)

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