



## Sectional Title Schemes: Noise Control in the Summer Season

by Rudi Heerschop from Schuler Heerschop and Pienaar Attorneys

The break of winter blues brings forth the inevitable summer soirée which is naturally accompanied by loud music and late-night chatter. The strict confinement of lockdown has made the prospect of wild and wonderful summer social events a time to be welcomed. Community scheme residents may feel the summer vibe more intently given their proximity to one another.

It's no secret that the close-knit community environment unique to sectional title residents comes at the price of tolerance. Everyone is raring to kick-off the summer with social gatherings, but as we all know, too much of a good thing is often a recipe for conflict.

Community scheme residents whose peace and enjoyment are disrupted by noisy neighbours are not without remedy.

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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 ...



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“It’s four years since the revised and amended laws were enacted and many property owners are still coming to terms with the requirements of the legislation especially with regards to the setting of budgets,” according to Michael Schaefer CEO of specialist property finance company ZDFin. “When the Sectional Titles Schemes Management Act (STSMA) was signed into law on 7 October 2016, it shook up the lives of many body corporate members.” ...



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