



Parking Issues in Sectional Title Schemes

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Parking disputes often arise in community schemes where there is limited available parking space or when residents or their guests park in the wrong parking bays or park in locations not designated for parking.

It is important for trustees and residents to be aware of the powers and responsibilities they have when such a dispute arises.

The Prescribed Conduct Rules (PCR) of the Sectional Title Schemes Management Act Regulations (Rule 3) state that an owner or occupier of a section must not park a vehicle, allow a vehicle to stand or permit a visitor to park or stand a vehicle ...

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Five Summarized Adjudication Orders of the CSOS

Article by Alan Levy
Alan Levy Attorneys Inc.

In this article, we summarize 5 adjudication orders of the CSOS and while doing so refer to certain legislation and lessons to learn in respect of such orders:

Trustees instructing attorneys/fiduciary position of Trustees

CSOS restricting electricity/spoliation/pre-paid meters

Urgent hearing/spoliation/biometric access

Pets/conduct rules not allowing certain pets/setting aside conduct rule

Negative aesthetic appearance of the complex (although old PMR 68(iv), harmonious appearance is no longer applicable)

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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 ...

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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 ...



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Budgeting can be daunting in the best of circumstances. For the South African homeowner and Trustee in a Sectional Title Scheme, there may be some doubt regarding how monthly levies are determined, how to go about budgeting for Scheme expenses, and how to manage reserve funds to ensure they are available when required ...



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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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Sectional title bodies corporate and homeowners associations are often in the middle of a snarl of maintenance issues.

These throw up a host of nasty challenges that try even the most even-tempered trustees, residents and residential property owners.

This is often a space that is a vortex of problems that includes sloppy service and general ignorance of laws relating to property management in South Africa.

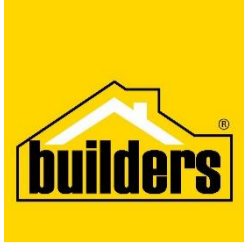
Some smart solutions have emerged in response to this nestle of problems, including a collaboration by a few specialists in an under-serviced niche in the South African property industry.



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