



ALERT LEVEL 1: A RESPONSE TO THE REGULATIONS AND ITS EFFECT ON COMMUNITY SCHEMES

1. On 21 August 2020 South Africa entered alert level 1, this being the lowest alert level since the inception of the national state of disaster. The implementation of alert level 1 has been welcomed by South Africans looking to return to a semblance of normality after the tough times we have endured since the end of March 2020.

2. With the arrival of alert level 1, we can stay out later, in larger groups, see friends and family, and generally, move around more freely.

3. The changes as considered within the parlance of community scheme living are highlighted below.

4. OWNERS' AND TRUSTEES' MEETINGS

4.1 Since the inception of alert level 1, the amount of people allowed to attend a community scheme meeting has been increased from 50 to a maximum of 250 people if the meeting/gathering takes place indoors, and to a maximum of 500 people if the meeting/gathering takes place outdoors.

4.2 There is a further restriction imposed upon the venue of the meeting requiring that no more than 50 percent of the capacity of the venue is to be used.

4.3 Further restrictions are that:

4.3.1 all attendees must:

4.3.1.1 wear a face mask;

4.3.1.2 maintain a physical distance of one and a half metres from one another; and

4.3.1.3 adhere to any other health protocols and social distancing measures as provided for in the directions,

4.3.2 the "owner or operator" must openly display the certificate of occupancy setting out the maximum number of people that the facility/venue may hold.

5. USE OF COMMON PROPERTY AMENITIES

5.1 Much the same as alert level 2, the use of common property amenities for social purposes are permitted, however the difference in alert level 1 being:

5.1.1 250 people or less may attend indoor gatherings and 500 people or less may attend outdoor gatherings, provided that no more than 50 percent of the capacity of the venue is used;

5.1.2 that all attendees wear a face mask, maintain a physical distance of one and a half metres from one another, and adhere to any other health and social distancing measures implemented by the community scheme; and

5.1.3 that the "owner or operator" displays a certificate of occupancy setting out the maximum number of people that the facility may hold.

5.2 In respect of communal gyms and swimming pools, no restrictions were imposed on the amount of people who may make use such communal amenities at a time, provided that no more than 50 percent of the capacity of the venue is used, with people observing a distance

of least one and a half metres from each other. Further, the “owner or operator” must once again openly display a certificate of occupancy setting out the maximum number of people the facility may hold.

6. DELIVERY AND ON-SITE SERVICES

6.1 Delivery of any services, such as food deliveries and on-site services are permitted, provided that such service does not occur within the curfew between the hours of 00h01 to 04h00, unless the service provider is in possession of a permit to perform the particular service within the mentioned period.

7. MOVEMENT OF PEOPLE / VISITORS

7.1 Despite the relaxations on the restrictions, the curfew remains in place between 00h01 and 04h00. As such, visitors should not be allowed to enter community schemes between the hours of 00h01 and 04h00, unless they are attending to a security or medical emergency.

8. Amidst the chaos, the entire world has been forced to make significant changes to the way that we live our lives and conduct our business. Community schemes are no exception. Real-life meetings have evolved into video conferences, even higher premiums are placed on increased security and improved access control and working remotely has become a brand-new business strategy. Many of these changes will likely persist post-pandemic, paving the way for a more efficient manner of conducting the business of a community scheme.

9. We encourage community schemes to embrace the positive changes borne from this disaster. In the words of Theodore Levitt, “*the future belongs to those people who see possibilities before they become obvious*”.

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