

# NAMA NEWS

APRIL 2019



NATIONAL ASSOCIATION  
OF MANAGING AGENTS  
SHAPING OUR PROFESSION

## Road Traffic Enforcement on Common Property

CORPORATE MEMBERS



SECTIONAL  
TITLE  
SOLUTIONS





# CONTENTS

**Newsletter** ([Click here](#) to go directly to Newsletter)

Road Traffic Enforcement on Common Property 03  
By Fausto Di Palma

**Bulletin** ([Click here](#) to go directly to Bulletin)

Advertorials 04  
NAMA National Report for April 2019 08  
NAMA National Conference 2019 09  
UP Enterprises and NAMA Sectional Title Course 11  
NAMA Events 14

Click on the logo to visit the sponsor's website



SA Plan [www.saplan.co.za](http://www.saplan.co.za)





# Road Traffic Enforcement on Common Property

By: Fausto Di Palma, *Sectional Title Solutions (Pty) Ltd*

**The question often arises whether the Body Corporate of a Sectional Title Scheme or the Home Owners Association of a property estate may implement and enforce speeding “rules” on the common property within the development.**

In this article, *Mount Edgecombe Country Club Estate Management Association Two (RF) NPC v Singh* (“the Singh case”) and the National Road Traffic Act (“the NRTA”) is addressed to answer the above question in relation to speeding on common property.



**CLICK TO READ ARTICLE**

**CLICK HERE TO READ: *The Supreme Court of Appeal of South Africa Judgement : Mount Edgecombe Country Club Estate Management Association II (RF) NPC vs Singh and others.***



# NEDBANK CORPORATE SAVER ALLOWS CLIENTS TO FOCUS ON THEIR BUSINESS



Simplicity, effectiveness and efficiency in the management of funds collected, invested and dispersed on behalf of body corporates and commercial property owners are of paramount importance to these entities and the interests of the residential property owners. In addition to this, the ability to integrate banking solutions into the latest fintech property administration systems is of high importance.

For more than four decades the National Association of Managing Agents (NAMA) has played a key role in educating its members on the regulations and terms and conditions that govern the property industry. Nedbank is committed to NAMA's goal to provide innovative solutions for its members and is confident that solutions such as our third-party funds administration platform, **Corporate Saver, allow clients, including NAMA members, to focus on their business knowing that their financial goals are being met.**

// Nedbank is committed to NAMA's goal to provide innovative solutions for its members... //

'Corporate Saver, which forms part of Nedbank's **Whole-view Business Banking™** offering to the property administration industry, provides all these solutions,' says Nedbank Head of Business Banking Investments and Corporate Saver, Jonathan Ridley.

'The platform enables quick and easy opening and closing of accounts managed by property administrators, and the effective management of these funds. It also provides integration capabilities into the various accounting and property administration software solutions,' he adds.

As a business member of NAMA and strong supporter of the industry, we would be pleased to engage with industry practitioners to understand how we can provide whole view banking solutions for your business.

To find out more about **Nedbank Corporate Saver** please contact your transactional specialist. For more information send an email to [business@nedbank.co.za](mailto:business@nedbank.co.za).

see money differently

**NEDBANK**

**Strataware is an online property management and accounting system used by professional Property Management Agencies managing Sectional Title Schemes and Home Owner Associations.**

**FEATURES FOR MANAGERS. WORK SMARTER ON THE GO**



**Ledger Accounting**

Set-up and report on multiple bank accounts, sub-accounts, investment and holding accounts.



**Extensive Reporting**

Comprehensive list of building and financial reports that are well presented and easy to understand.



**Powerful Invoicing**

Easily send 20 or 20,000 invoices in seconds. "Set-and-forget" features and advanced arrears functions.



**Meeting Management**

Exclusive partnership with Strata Vote delivers the industry's leading meeting and electronic voting solution.



**Communication Tools**

Emails, SMS and merged-templates in a customised document builder.



**Document Management**

Drag-and-drop documents into our integrated Document Management System and access all your documents securely in the cloud.



**Procurement**

The Procurement module manages RFQ's and Work Orders and is integrated to the AP, GL and Budgeting modules



**Budgeting**

Prepare budgets and estimate strata levies for multiple funds which links to the levy invoice system.



**QuickAP**

Process supplier invoices quickly or outsource the work to our QuickAP service which combines OCR, manual processing and machine learning.



**Serious Security**

Hosted on AWS, Urbanise Strata combines world-class hosting and application security including user-security and access controls.





# residentportal

## A HIDDEN GEM

Today's community schemes are increasingly reliant on online communication systems that manage all aspects of living in a sectional title complex or residential estate, and little-known **residentportal** is emerging as one of the most affordable, easy-to-use, yet robust solutions on the market.

Developed by Sandton-based software consulting and development company, Business Xponent Solutions (BXS), **residentportal** is one of the products emerging from the 20 years of experience in the software industry of its founder, Omar Kinnear. One of the original developers of the SARS eFiling platform, Kinnear brings to **residentportal** a wealth of knowledge of system performance and security.

[READ MORE](#)



For any paint related information or technical support on our product range please contact our customer care department on:  
**0861 77 66 46** or  
[customercare@prominentpaints.co.za](mailto:customercare@prominentpaints.co.za)

## SURFACTANT LEACHING

**DID YOU KNOW?** “**Surfactant leaching**” is best described as soapy, sticky or oily spots or perhaps glossy streaks that appear on newly painted surfaces, usually within the first few weeks after application. The leached material can vary in colour or appearance from almost clear (being detected as glossy patches on the painted surface) to whitish (translucent), to shades of tan, brown or orange. Surfactant leaching can occur on either interior painted surfaces such as a shower, bathroom, laundry and kitchen or on exterior painted surfaces such as under eaves, balconies, soffits and external walls.

**WHY?** Surfactants are ingredients within water based paints that are critical to the performance properties of the product. Paint characteristics such as colour, stability, flow and levelling are either influenced or controlled by surfactants. Surfactant leaching occurs when poor drying conditions cause the paint to dry too slowly, allowing the surfactants to rise to the surface of the paint film in concentrated amounts and thereby leaving oily or sticky deposits or residues on the painted surface. All water based latex paints will exhibit this tendency to some extent and the effect is more noticeable on dark colours such as browns or dark greens. Heavily tinted colours are more susceptible than pastel shades.

**HOW DOES IT OCCUR?** Areas of high humidity such as a bathroom or laundry can exhibit surfactant leaching given the right set of conditions. Surfactants usually evaporate readily from the paint film when the drying conditions are good or they are locked into the paint film. Poor drying conditions include cold substrates, cool air temperatures, high humidity and a lack of air circulation / ventilation or any combination of these. Surfactant leaching is often encountered when a newly painted room is not given sufficient time to dry thoroughly before it is subjected to adverse conditions that can trigger the effect. For example, if a freshly painted shower recess or bathroom is used too quickly, the steam and humidity can leach out the surfactants from the uncured paint film. Another example would be a freshly painted laundry with a tumble drier generating high levels of humidity within a small closed room could easily trigger surfactant leaching.

On newly painted exterior surfaces surfactant leaching can appear after light rain or overnight dew (condensation) especially under eaves or balcony soffits.

**SOLUTION:** Generally, the leached surfactant does not compromise the durability of the paint film, it just looks unsightly. On exterior surfaces, surfactant leaching will usually weather off over a short period (approximately a month) without the need for intervention. Rinsing with fresh water can help to wash it away. On interior surfaces, the leached material can be easily removed within a week (allow the paint film to fully cure and harden) by washing with a mild solution of Progold General Purpose Cleaner and a soft cloth or sponge, followed by a thorough rinse with clean water. Care must be exercised when washing to prevent damage to the soft or uncured paint film. Under severe conditions surfactant leaching may reappear once or twice until all the surfactant has been removed. The effect will be less noticeable each time and can be removed by washing in the same manner as prescribed above. On rare occasions, the leached material may stain the painted surface. This would require a repaint once the surface has been thoroughly washed and the paint film has cured.

**PREVENTION:** To prevent surfactant leaching, avoid painting exterior surfaces in the later hours of the day if cool, humid or damp conditions are expected in the evening or overnight. On exterior surfaces, surfactant leaching will usually weather off over a short period (approximately a month) without the need for intervention. Allow the fresh paint work in bathrooms, kitchens and laundries to fully cure and harden before washing or subjecting the paintwork to steam, condensation or high humidity. Avoid using the shower for several days until the painted surface is fully dry. As a general rule, an interior paint film will take approximately 7 days to fully cure, harden and become washable. It may take longer in adverse environmental conditions (high humidity, cold temperatures). Drying times can be influenced by weather conditions, especially colder conditions in winter. Remember when painting a floor during winter, the substrate temperature will also influence the drying time and recoating time.



NATIONAL ASSOCIATION  
OF MANAGING AGENTS  
SHAPING OUR PROFESSION

[CLICK HERE TO VIEW THE FULL  
NAMA National Report for April 2019](#)

# NAMA NATIONAL REPORT

*FOR APRIL 2019*







NATIONAL ASSOCIATION  
OF MANAGING AGENTS  
SHAPING OUR PROFESSION

# 2019 NAMA NATIONAL CONFERENCE 19-20 SEPTEMBER 2019 THE BOARDWALK HOTEL, PORT ELIZABETH



A  
**NEW  
DAWN**  
*The way forward*

The theme focuses on legislation training and the challenges faced within community scheme management. An exciting and captivating programme, presenting a line-up of professional speakers and breakaway sessions where managing agents, trustees and service providers will be trained and provided with plenty of networking opportunities.

**JOIN US** for the opening Cocktail Function followed by an Awards Gala Dinner where NAMA Members and industry role players will be acknowledged.

**DON'T MISS OUT!** Our members, associates and stakeholders are all invited and urged to participate.



**KEYNOTE  
SARAH HOFFMAN**

**REGISTER ONLINE\***

\*view all the conference documents and early bird discount

NAMA PROMOTES AND ADVANCES THE INTERESTS OF MANAGING AGENTS AND COMMUNITY SCHEMES THROUGH EFFECTIVE TRAINING AND TO DEVELOP A MUTUAL PLATFORM FOR ALL ROLE PLAYERS IN PROPERTY MANAGEMENT.



# PARTICIPATE AND JOIN US AT THE CONFERENCE BY:

- Sponsoring
- Exhibiting
- Placing of your company advertisement in the NAMA Conference Booklet
- Attending as a Full Delegate or a One Day Delegate

**[www.namaconference.co.za](http://www.namaconference.co.za)**



# New Introductory Programme

NAMA AND ENTERPRISES UNIVERSITY OF  
PRETORIA – ANNOUNCES NEW INTRODUCTORY  
PROGRAMME IN SECTIONAL TITLE MANAGEMENT

**NAMA believes that education is the best investment. It is also NAMA's mission to nurture growth in the industry and to adequately train professionals to effectively manage the affairs of community schemes.**

It is not only important that a community scheme employs the services of an accredited, well-trained and successful managing agent but that a managing agent company can employ a professional property manager.




Since the latter part of 2016 the NAMA Executive envisioned a joint collaboration with Enterprises University of Pretoria to develop a programme that will not only professionalise the industry but provide a career path for people working in the industry. It was further envisaged that this would move NAMA and the industry closer to widespread acceptance of community scheme management as a profession.

It is anticipated that this programme will improve standards of professional practices and enhance the reputation of the community scheme profession.

NAMA envisions that this programme will align the organisation with international standards and be at the forefront of endorsing and accrediting membership to the organisation in the future.

**We are delighted to announce that NAMA and the University of Pretoria, have completed the development of the 1st phase, being the introductory programme, of a three-year course in sectional title management.**





The NAMA Newsletter is distributed to an average of **70 000** readers every month!

**Advertise your business in  
the NEXT ISSUE!**

Full page Advertisement/Advertorial and website link for only R450,00 p/issue

Company logo and website link for only R200,00 p/issue

*\*Only 12 spaces available!*

**Contact Lizbé at [namanews@nama.org.za](mailto:namanews@nama.org.za) for more information**

# EVENTS



## GAUTENG NORTH REGION

**23 May 2019 | Breakfast Seminar**

**8 June 2019 | Sectional Title Introductory Training Seminar, Pretoria**

For more information email Lizbé at [namanorth@nama.org.za](mailto:namanorth@nama.org.za)

## KWAZULU-NATAL REGION

**11 May 2019 | Sectional Title Introductory Training Seminar**

**17 May 2019 | Breakfast Seminar**

**1 June 2019 | Sectional Title Introductory Training Seminar**

For more information email Vanida at [namakzn@nama.org.za](mailto:namakzn@nama.org.za)

## GAUTENG WEST REGION

**18 May 2019 | Sectional Title Introductory Training Seminar, Johannesburg**

For more information email Nelia at [namawest@nama.org.za](mailto:namawest@nama.org.za)





# EVENTS

## GAUTENG EAST REGION

**15 May 2019 | Breakfast Seminar**

**20 July 2019 | Sectional Title Introductory Training Seminar**

For more information email Isabella at [namaeast@nama.org.za](mailto:namaeast@nama.org.za)

## WESTERN CAPE REGION

**10 May 2019 | Breakfast Seminar**

**13 July 2019 | Sectional Title Introductory Training Seminar**

For more information email Kate at [namawc@nama.org.za](mailto:namawc@nama.org.za)

## EASTERN CAPE AND BORDER REGIONS

**17 April 2019 | Regional Meeting**

**25 July 2019 | Regional Meeting**

For more information email Lizbé at [namanorth@nama.org.za](mailto:namanorth@nama.org.za)

## FREE STATE REGION

**25 May 2019 | Breakfast Seminar**

**17 August 2019 | Sectional Title Introductory Training Seminar**

For more information email Isabella at [namaeast@nama.org.za](mailto:namaeast@nama.org.za)



Disclaimer : The opinion expressed in this Newsletter is not necessarily that of NAMA. The article pertaining to content is based on that of the writer and should only be used as such. The editor may elect to make amendments to the initial content but this should not be seen as an official opinion or correction of the content . The use of such information or advice is at the user's own risk and should not be considered as a formal opinion or be considered as legal advice or legal opinion of any kind. NAMA will not be held liable for any damages, losses or causes of actions of any nature whatsoever arising from the information or advice given.

**Publisher : NAMA**

**Contact person : Lizbé Venter  
([namanews@nama.org.za](mailto:namanews@nama.org.za))**

Copyright : NAMA – Nothing in this newsletter may be reproduced in whole or part without the written permission of the publishers.

**NEXT ISSUE: MAY 2019**





This magazine is designed & published in partnership by :

**GLOVENT**  
S O L U T I O N S



FOR ENQUIRIES:

[wilma@blackmarblemedia.co.za](mailto:wilma@blackmarblemedia.co.za)