

# NAMA NEWS

December 2018



NATIONAL ASSOCIATION  
OF MANAGING AGENTS  
SHAPING OUR PROFESSION

## WHERE DOES MY SECTION STOP?

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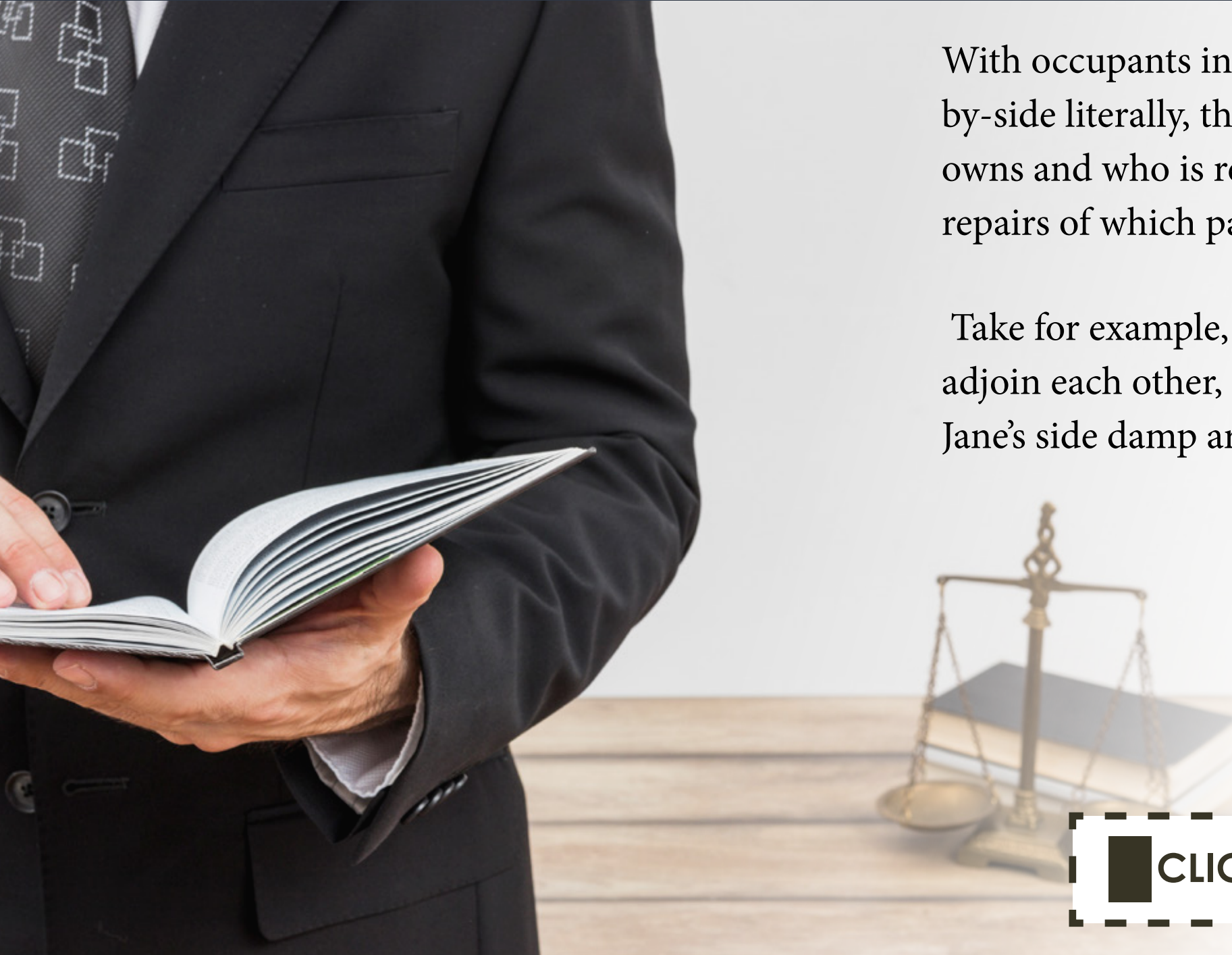


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# WHERE DOES MY SECTION **STOP?**

*By Alan Levy, AL Attorneys*





With occupants in Sectional Title Schemes living side-by-side literally, the question often arises as to who owns and who is responsible for maintenance and repairs of which parts of their adjoining sections.

Take for example, Tim and Jane's simplexes which adjoin each other, separated by a double brick wall. On Jane's side damp arises. The reason being a leaking air conditioner pipe on Tim's side.

The question also finds vertical application where occupants live on top of and below one another.

 **CLICK TO READ ARTICLE**

# FROM THE *Chairperson...*



Chantel van Heerden

It's fair to say that 2018 has been a difficult year on many fronts. We've had to deal with legislative challenges, political turmoil, a continuing risk of a ratings downgrade, devastating fires, and the worst drought South Africa has experienced in many years.

We however remain hopeful that 2019 will bring peaceful elections and political stability in this beautiful country of ours. We wish to remind all our members of the

NAMA National Conference to be held in Port Elizabeth from 18 to 20 September 2019.

Be sure to book your seat early to avoid disappointment.



On behalf of the Board of Directors and NAMA Staff we wish all our NAMA members and their families a happy and prosperous 2019.

We look forward to the challenges the New Year may bring and wish to assure our NAMA members of our continued commitment.

To all our advertisers and event sponsors, thank you for supporting our organisation and events through 2018.

As the festive season lies ahead, many of you will take to the roads to enjoy your well-deserved

rest. Please drive carefully and arrive at your destinations safely.

For those who are staying at home enjoy your well-deserved break. For those who will be working throughout the festive season work well and work hard.

*Chantel van Heerden*

NAMA National Chairperson

# NAMA COO YEAR-END REPORT

**South Africa has a population of 56,7 million of which 19% live in rural areas. Urbanisation is growing at an astronomical rate and it is anticipated that by 2030 almost 71,3 % of the country's population will be living in urban areas.**

 **CLICK TO READ ARTICLE**

# CSOS UPDATE

*By Marina Constat*

[CLICK TO READ FULL UPDATE!](#)

**During November 2018, the Community Schemes Ombud Service undertook a roadshow to address stakeholders in community schemes in respect of the recent developments relating to investments at VBS Bank.**

The roadshows were held in Cape Town, Port Elizabeth, Durban, Bloemfontein and Midrand. It is not surprising that these roadshows were of critical importance to convey facts to an industry hard pressed to find anything positive in the untimely 'disappearance' of 80 million rand from the CSOS coffers. What is

undoubtedly an advantage is that the majority of board members at the Ombud Service took decisive action against the Acting Ombud and Chief Financial officer, suspending them both upon learning of the illegal and unauthorised investment of surplus monies into VBS bank accounts.

By investing these funds into this bank, there was a breach of the Board's policy on investments, and as well as breach of Treasury Regulations and the PFMA (Public Finance Management Act).

# Whether you live in a Homeowners Association or a Body Corporate we have a solution for you.

Sectional Title Solutions is a solutions-driven consultancy business, focusing on delivering value-added products and services to Sectional Title Bodies Corporate and Homeowners Associations.

We aim to provide sustainable solutions that will benefit all unit owners and stakeholders, while reducing inefficient costs and generating much-needed revenue for Bodies Corporate and Homeowners Associations. Ultimately, we aim to ensure financial sustainability and protection of the unit's investment value for its owner.

## Our value-added solutions include:

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Our solutions-based approach, combined with our emphasis on a symbiotic working relationship with managing agents and their estates, is what adds real value to our clients.

Guided by this “win, win, win” philosophy, STS has partnered with several industry leaders as well as smaller niche specialist service providers, to provide our clients with the most effective value-added solutions, regardless of the size of the clients' unique project requirements.

Contact us on +27 11 977 1977 or [info@stsolutions.co.za](mailto:info@stsolutions.co.za) for more info.  
[www.stsolutions.co.za](http://www.stsolutions.co.za)

**Wishing you a happy holiday season! 🧩**  
**May it be wrapped up with cheer and filled 🧩**  
**with celebration for the New Year. 🧩**



SECTIONAL  
TITLE  
SOLUTIONS

# SWIMMING POOLS

**Standard/Prescribed Management Rules do not even speak to swimming pool behavior. Bodies Corporate with swimming pools will hopefully have their own revised swimming pool rules incorporated in their conduct rules to cater for the rules around their swimming pool.**

These rules should then be prominently displayed at the swimming pool and more importantly, enforced. A good idea is to even display and emergency services number in the event of a

Alarming is the number of people who let their children “go down to the pool” on common property without supervision, or, more often than not, inadequate supervision.



drowning victim needing urgent assistance who can still be saved. In a previous article, we provided a few safety guidelines around swimming pools with reference to national building regulations and standards.

A new draft update from the SA Bureau of Standards (SABS) published in the Government Gazette (July 2018) makes reference to every private swimming pool that can hold more than 30cm of water.

This therefore, in my opinion, includes larger inflatable type pools set up for home use, sometimes in exclusive use areas or, more alarmingly, on open common areas.

According to these draft rules, such pools should be surrounded not only by a child-proof fence but should also be fitted with a safety net or a safety cover to prevent children drowning. Even these are subject to certain standards.

**We can all draft rules, publish rules, display rules – BUT are they being adhered to and what are trustees in bodies corporate doing about it?**



# NAMA 2019 National Conference

**REGISTRATIONS OPEN FROM  
2 JANUARY 2019**

**ENQUIRIES:  
WWW.NAMA.ORG.ZA OR  
TEL: (012) 567-1556**

**18 - 20 SEPTEMBER 2019**

The Boardwalk Hotel,  
Port Elizabeth



**CLICK TO WATCH VIDEO**

# 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.

**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.**

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.

# RELEASED IN 2018



## 2016/2017 STATE OF TRANSFORMATION REPORT FOR THE SOUTH AFRICAN PROPERTY SECTOR.



# The Property Practitioners Bill

The Property Practitioners Bill introduced during May 2018 has seen many versions. Following public comment, the Department of Human Settlements via the EAAB provided an update during a stakeholder engagement. As and when further details become available NAMA will inform all its members.



[CLICK TO READ ARTICLE](#)



# NOTICE: *Office Close*

We have almost reached the end of  
yet another successful year!

**Our offices will close on 21 December  
2018 for the Festive Season and  
reopen on 2 January 2019.**





This magazine is designed & published in partnership by:

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S O L U T I O N S



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