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# BOUNDARY WALLS IN COMMUNITY SCHEMES

By: Marina Constas, BBM Attorneys

Typically, not much notice is paid by a prospective purchaser in a Community Scheme to the innocuous looking boundary wall surrounding his unit or free- standing home. There are way more exciting viewing delights, such as bathrooms, kitchens and sunken lounges. And yet, the humble boundary wall could land up costing the most money in repairs, maintenance and possible litigation claims. It is well worthwhile to observe the wall or fence with a great deal more circumspection.

**CLICK TO READ ARTICLE** 

# NEDBANK'S FULL RANGE OF BANKING SOLUTIONS UNLOCKS PROPERTY SECTOR POTENTIAL





**Jonathan Ridley**Nedbank Head: Business
Banking Investments and
Corporate Saver

edbank has an extensive package of solutions to ensure that entrepreneurs find innovative ways to manage cashflow effectively and optimise savings, especially so in the property sector which is expected to play a significant role in helping to grow South Africa's economy. While the recent political and economic events have inspired optimism in the country, there is a need to be circumspect and look for both growth enablers and savings through financial services offerings that gives one the edge, says Jonathan Ridley Nedbank Head: Business Banking Investments and Corporate Saver.

Ridley says the business sector must choose a bank that offers a package of solutions that is agile and meets their needs, ensuring that entrepreneurs find innovative ways to manage cashflow effectively and optimise savings. Nedbank, as a money expert, is confident that its solutions for the NAMA membership allows clients to focus on their business ...

NAMA has played a key role in educating its members on the regulations and terms and conditions that govern the property industry for over 40 years.

Nedbank is a supporter of the National Association of Managing Agent's goal to be recognised as an industry authority.

Given the complexities of the property sector, Nedbank, as a money expert, is confident that its solutions for the NAMA membership allows clients to focus on their business, assured that their financial goals are being met. Building, growing and sustaining a business is complex and challenging. We understand it takes dedication to maintain product and service excellence, manage an enterprise and still turn a profit. Having the right partner who understands your needs and can journey with you on these goals is critical, says Ridley.

In line with the full range of banking solutions and needs of NAMA members, Nedbank has a **Whole-View Business Banking<sup>TM</sup>** philosophy which compliments and addresses business needs by providing a birdseye view of your business and a different perspective on how your money needs to flow to match your goals.

For more information on how our package of solutions can help your business maximise savings and achieve your goals, please email business@nedbank.co.za.

see money differently

**NEDBANK** 

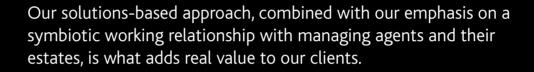
# Whether you live in a Homeowners Association or a Body Corporate we have a solution for you.

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:

- state of the art Fibre-To-The-Home solutions
- innovative arrear levy and project funding solutions
- cost-saving energy efficiency and solar solutions
- revenue generating outdoor media and advertising solutions
- legal and levy advisory services



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 for more info. www.stsolutions.co.za







# **FEATURES FOR UTILITY OPERATORS**





### **Revenue Collection**

Revenue collection through multiple channels and methods e.g. Smart Wallet, STS prepaid, Credit/Debit Card, FPOS, EFT



### Move-in, Move-out

Self-service for utility connections associated with move-in, move-out applications through the eServices storefront



# Advanced Tariff Engine

Customisable tariff engine including standard structures like Incline block, time-of-use, maximum demand, capacities etc. Support for variable and fixed charges



## **eServices Storefront**

eServices storefront for delivery of additional services to building tenants and residents



# Utility Meter Network Management

Remote meter configuration, AMR/AMI, network exception reporting, meter asset management



# Analytics & Reporting

Network reconciliation report, advanced analytics, consumption and exception reporting



## Communication Tools

Customisable alerts and reports through emails and SMS. Utility notifications, credit level low, balance update, alerts etc.



## **Serious Security**

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

**Contact info: Valerie Robinson** 

E - mail: valerie.robinson@urbanise.com

Mobile: 083 321 1018

# Need a portal for your complex?



# residentportal is an easy to use communications platform for your community.

Looking for an easy way to communicate with residents?

Need to share important information like rules and regulations, application forms and contacts?

Want to track requests for maintenance, payment approvals or general enquiries in one central place?

Tired of lost emails, requests for the same documents and contacts or just looking for a portal for residents?

PACKAGES			
Pro	Standard	Light	Free
This package includes:	Our most popular package includes a secure user area for residents. Residents can: In log requests In download documents In book facilities In everything from the light package	For complexes that don't require a secure user area, this package includes:  • the ability to share documents  • everything from the free package	The package includes a customisable landing page with
R699pm	R349pm	R99pm	Free



### **Managing Agents**

Need a solution for your complexes but want to keep your branding? **Come talk to us!**We can include your company name, logo, contact information and link from your existing website.

# residentportal

www.residentportal.co.za info@residentportal.co.za

# COMMUNITY SCHEMES OMBUD SERVICE

CLICK HERE TO READ THE LETTER
FROM NAMA TO THE OFFICE OF THE
COMMUNITY SCHEMES OMBUD SERVICE

CLICK HERE TO READ THE LETTER CSOS:
REGISTRATION AND PAYMENT OF LEVIES:
NOTICE OF NON-COMPLIANCE



Service Excellence, Transparency, Integrity Innovation, Fairness, Independence



WWW.csps.org.zn



# 2019 NAMA NATIONAL CONFERENCE 19-20 SEPTEMBER 2019

THE BOARDWALK HOTEL, PORT ELIZABETH

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 manging 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.

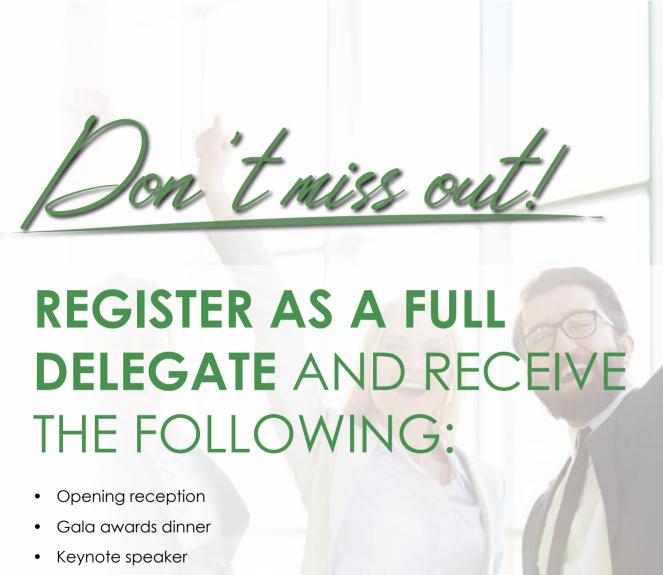


NAMA PROMOTES AND ADVANCES THE INTERESTS OF MANAGING AGENTS
AND COMMUNITY SCHEMES THROUGH EFFECTIVE TRAINING AND TO DEVELOP A
MUTUAL PLATFORM FOR ALL ROLE PLAYERS IN PROPERTY MANAGEMENT.

**KEYNOTE** 

SARAH HOFFMAN

# WWW.NAMACONFERENCE.CO.ZA



• Breakaway sessions

Motivational speaker

All lunches and refreshment breaks

# **NEW PARTICIPATING COMPANIES**

# **REGISTERED:**

- Pretor Group
- Pam Golding Property
- Kansai Plascon
- Prominent Paints
- Eagle Blue Management Agents
- Elmo Stuart Inc.
- Afrisec Strategic Solutions (Pty) Ltd
- AON South Africa (Pty) Ltd
- Whitfields
- Jack Allers
- Addsure
- iSmart Utility Metering (Pty) Ltd
- ICI Dulux
- Contour Technology (Pty) Ltd
- TAG (Pty) Ltd



# 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



# New Introductory Programme in Sectional Titles Management

5 CPD points from ECSA | 5 CPD points from SACNASP

Presented by the Department of Construction Economics, University of Pretoria in collaboration with the National Association of Managing Agents (NAMA).

**CLICK FOR COURSE OUTLINE** 





The Introductory Programme in Sectional Titles Management provides you with the opportunity to gain a solid foundation in all matters relating to sectional titles that will enable you to follow a career path in the sectional titles industry as portfolio manager.

The programme covers topical issues of sectional titles management, including the development of sectional titles schemes and the opening of sectional titles registers, relevant legal aspects such as the law of contract, administrative principles relating to sectional titles schemes, occupational health and safety, land use management, the dynamics of property

transactions, dispute resolution, the Sectional Titles Schemes Management Act, the Community Schemes Ombud Service Act and professional communication.



# 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 for more information



# **GAUTENG NORTH REGION**

30 July 2019 | Breakfast Seminar

2 November 2019 | Intermediary Sectional Title Training Seminar

For more information email Lizbé at namanorth@nama.org.za

# **KWAZULU-NATAL REGION**

27 July 2019 | Introductory Sectional Title Training Seminar

19 October 2019 | Introductory Sectional Title Training Seminar

20 November 2019 | Cocktail Event

23 November 2019 | Intermediary Sectional Title Training Seminar

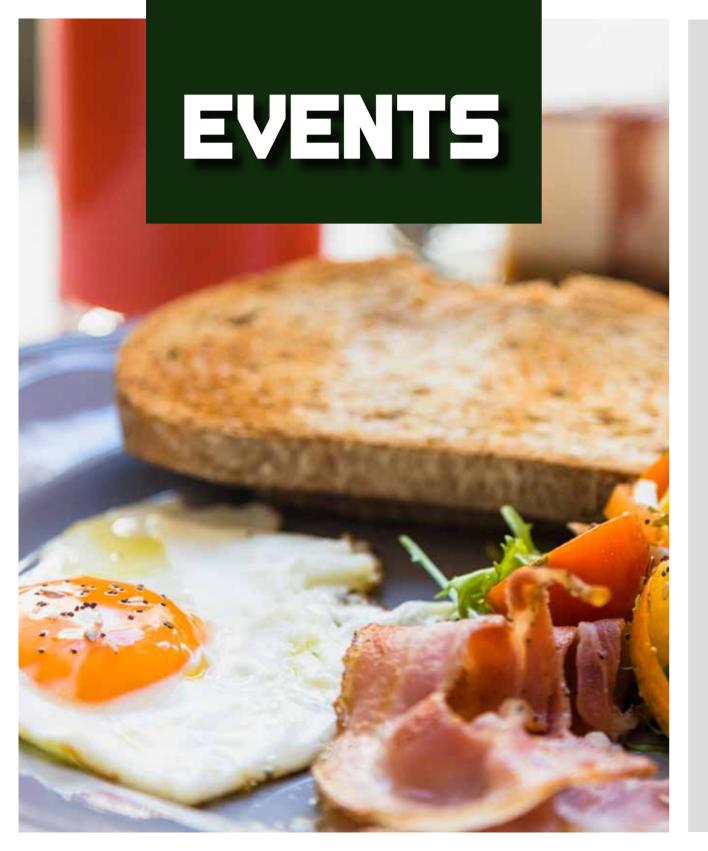
For more information email Vanida at <a href="mailto:namakzn@nama.org.za">namakzn@nama.org.za</a>

# **EASTERN CAPE AND BORDER REGIONS**

25 July 2019 | Regional Meeting

23 October 2019 | Regional Meeting

For more information email Lizbé at <u>namanorth@nama.org.za</u>



# **GAUTENG WEST REGION**

7 Augustus 2019 | **Breakfast Seminar**, **JHB** 

22 October 2019 | Breakfast Seminar, Potchefstroom

7 November 2019 | Intermediary Training, JHB

For more information email Nelia at <a href="mailto:namawest@nama.org.za">namawest@nama.org.za</a>

# **GAUTENG EAST REGION**

1 August 2019 | **Breakfast Seminar** 

30 November 2019 | Intermediary Sectional Title Training Seminar, JHB

For more information email Isabella at namaeast@nama.org.za

# **WESTERN CAPE REGION**

2 August 2019 | Sectional Title Introductory Training Seminar

16 November 2019 | Intermediary Sectional Title Training Seminar

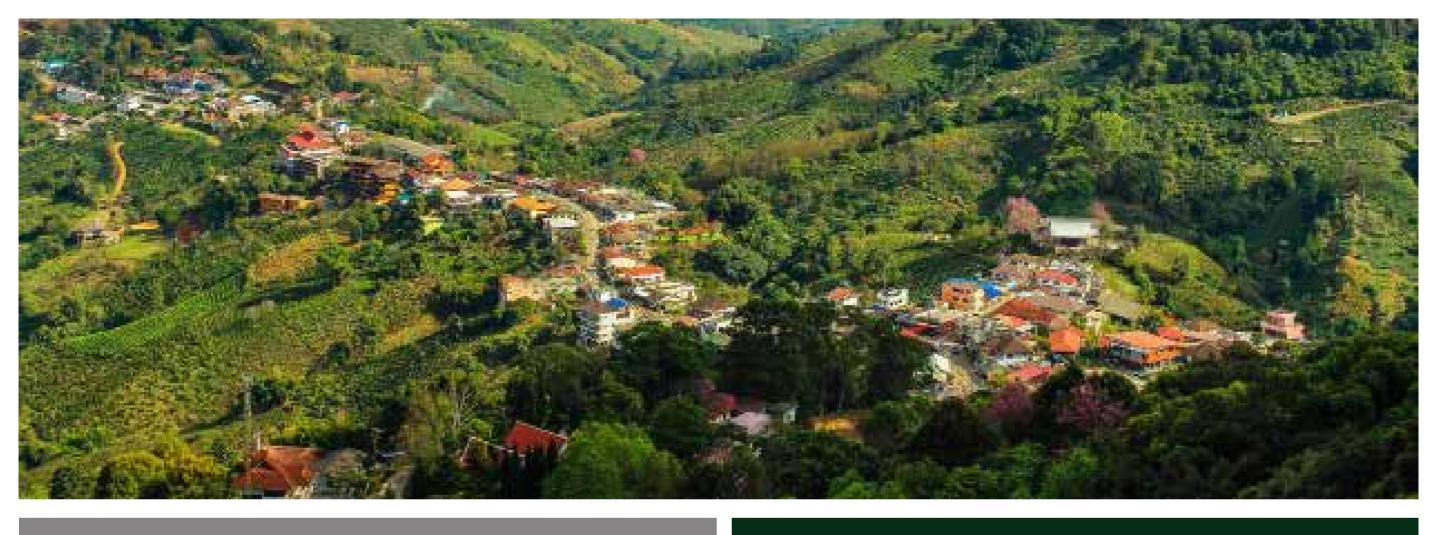
6 December 2019 | Social Event

For more information email Kate at <a href="mailto:namawc@nama.org.za">namawc@nama.org.za</a>

# FREE STATE REGION

24 August 2019 | **Breakfast Seminar** 

For more information email Isabella at 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. The newsletter is not a discussion platform. Any discussion regarding the published article must be forwarded directly to the author of the article.

**Publisher: NAMA** 

Contact person : Lizbé Venter

(namanews@nama.org.za)

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**NEXT ISSUE: JULY 2019** 



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