

# NAMA NEWS

MAY 2019



NATIONAL ASSOCIATION  
OF MANAGING AGENTS  
SHAPING OUR PROFESSION

## Procedure and proxies/ nominations regarding a representative at an AGM

CORPORATE MEMBERS



SECTIONAL  
TITLE  
SOLUTIONS





# CONTENTS

## Newsletter

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

Procedure and proxies/nominations regarding a representative at an AGM

By Des Polson, Du Plessis & Eksteen Attorneys

03

## Bulletin

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

Advertorials

04

NAMA National Conference 2019

09

UP Enterprises and NAMA Sectional Title

12

Management Course

NAMA Events

15

Click on the logo to visit the sponsor's website



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





# PROCEDURE AND PROXIES/ NOMINATIONS

regarding a representative at an AGM

By: Des Polson, Du Plessis & Eksteen Attorneys

**To bring the definition into perspective a proxy is the authority to represent someone else, especially in voting at a specific meeting. A synonym to use is a power of attorney.**

According to the Old Act, the Sectional Titles Act 95 of 1986 (STA) Rule 67, any member of a Scheme can appoint another member to represent them at the AGM. In terms of the STA the member who is appointed as a representative can represent any number of members, but as soon as the STA was amended it changed the perspective the way proxies are attended to.



**CLICK TO READ ARTICLE**

# NEDBANK PROVIDES REAL-TIME WORKING CAPITAL SOLUTIONS WITH GREAT BENEFITS



**Poovendran Naidoo**  
National Head: Transactional  
Banking, Global Trade and  
Investment Sales

**N**edbank is committed to providing innovative solutions such as Pay@, which allow clients, including NAMA members, to focus on their core business, confident that their financial goals are being met. This is according to Poovendran Naidoo, Nedbank National Head of Transactional Banking, Global Trade and Investment Sales.

'At Nedbank we believe that managing your working capital is crucial for your business to function seamlessly, especially in the property sector,' he adds.

To ensure this becomes reality, and in keeping with its innovation journey, Nedbank has joined up with payment partner Pay@ to produce an innovative SMS payment solution that enables payment through a payment link received by SMS.

**Nedbank has joined up with payment partner Pay@ to produce an innovative SMS payment solution ...**

As a managing agent you will be able to enjoy amazing benefits to help make your working capital work for you:

- Real-time validation of transactions, which eliminates unallocated payments in your backoffice.
- A single integration point for payment channels, making real-time integration or offline integration with real-time payment notifications possible.
- Prepopulated references that ensure accurate reconciliations.

- Reconciliation of all payments with a detailed report and daily bulk settlement.
- Enhanced short-term cashflow through effective cashflow management.
- Better client service through a simple, safe and convenient payment mechanism.
- An effective funds collection mechanism and better debtor management.

To find out more about **Nedbank's SMS payment solution** with Pay@ contact your transactional specialist or send an email to [business@nedbank.co.za](mailto:business@nedbank.co.za).

**see money differently**

**NEDBANK**



# Fast Tip Tuesday

## 2 Coats are Better than 1

For new surfaces only 1 coat of primer is required, but weathered prepared surfaces require 1-2 coats for treating the presence of rust or damp. Topcoats require a minimum of 2 coats. You can achieve good opacity and an aesthetically pleasing finish with the application of 1 coat, but the additional coat will add film build to ensure the products live up to the paint's life expectancy.

**MAKE IT BETTER**

**PROMINENT**  
PAINTS



# 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

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)



SECTIONAL  
TITLE  
SOLUTIONS





# TAKING THE HASSLE OUT OF MAINTAINING RESIDENT INFORMATION

Keeping owner and tenant contact information up to date is a required function in the successful management of any complex or estate. However, these details are all too often inaccurate or outdated, frustrating owners as much as it does estate management. **residentportal** has the solution, ensuring that complex management always has correct contact details of owners, by giving owners AND tenants the power to do this themselves in a secure, controlled and automated environment. All with the tightest security demanded by data protection legislation. Giving everyone peace of mind.

[READ MORE](#)



## PLANNING A “HOME” IMPROVEMENT ?

We offer full Project Management Services including :

**Tender Packs - Appointments - Contracts - Safety Compliance  
Guarantees - Performance - Dispute Resolution - Close Out**

**One Umbrella - One Agent**

**Specialising in Community Schemes/Body's Corporates/Retirement Homes  
Over 40 years of experience in Built Environment**



Barry Livsey



[www.buildconsult.co.za](http://www.buildconsult.co.za)

[info@buildconsult.co.za](mailto:info@buildconsult.co.za)

031-266 8640



29 On St James Guest Lodge



La Piazza, Plantations, Hillcrest





NATIONAL ASSOCIATION  
OF MANAGING AGENTS  
SHAPING OUR PROFESSION

# 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 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.

*Don't miss out!*

## REGISTER AS A FULL DELEGATE AND RECEIVE THE FOLLOWING:

- Opening reception
- Gala awards dinner
- Keynote speaker
- Breakaway sessions
- Motivational speaker
- All lunches and refreshment breaks



## NEW PARTICIPATING COMPANIES

### REGISTERED:

- Rubin Hire (Pty) Ltd
- Smart Water Use
- BCMTrac (Pty) Ltd
- Power Measurement & Distribution (Pty) Ltd
- Stratafin
- Urbanise.com (Pty) Ltd
- MidCity
- Alan Levy Attorneys
- FSPA Managers & Consultants cc
- Vision Property Management & Leasing (Pty) Ltd
- Glen Smit Property Administration
- NetVendor (Pty) Ltd
- Tertius Maree Associates



A photograph of four business professionals (three men and one woman) seated in a row, facing right. They are all smiling and looking towards the right. The man in the foreground is wearing a dark suit and tie, and is holding a pen over a notepad. The woman next to him is also smiling. The background is bright and out of focus.

# 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 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).



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.

---


**Course dates**

01 Jun-30 Apr 2020

**R25 000.00 per delegate (VAT incl.)**

Course fees include all course material and refreshments during contacts days.

---



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

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

16 July 2019 | **Breakfast Seminar**

2 November 2019 | **Intermediary Sectional Title Training Seminar, PTA**

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

## KWAZULU-NATAL REGION

17 May 2019 | **Breakfast Seminar**

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

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 [namakzn@nama.org.za](mailto:namakzn@nama.org.za)

# EVENTS



## GAUTENG WEST REGION

- 18 May 2019 | **Introductory Sectional Title Training Seminar, JHB**
- 12 July 2019 | **Social Event**
- 7 August 2019 | **Breakfast Seminar**
- 22 October 2019 | **Breakfast Seminar, Potchefstroom**
- 9 November 2019 | **Intermediary Sectional Title Training Seminar, JHB**

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

## GAUTENG EAST REGION

- 20 July 2019 | **Sectional Title Introductory Training Seminar, JHB**
- 1 August 2019 | **Breakfast Seminar**
- 30 November 2019 | **Intermediary Sectional Title Training Seminar, JHB**

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

## WESTERN CAPE REGION

- 3 August 2019 | **Sectional Title Introductory Training Seminar**
- 18 October 2019 | **Breakfast Seminar**
- 16 November 2019 | **Intermediary Sectional Title Training Seminar**
- 6 December 2019 | **Social Event**

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



# EVENTS



## EASTERN CAPE AND BORDER REGIONS

25 July 2019 | **Regional Meeting**

23 October 2019 | **Regional Meeting**

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

## FREE STATE REGION

25 May 2019 | **Introductory Sectional Title Training Seminar, Bloemfontein**

24 August 2019 | **Breakfast Seminar**

26 October 2019 | **Social Event**

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. 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](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: JUNE 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)