

NAMA NEWS

SEPTEMBER 2019



NATIONAL ASSOCIATION
OF MANAGING AGENTS
SHAPING OUR PROFESSION

Rental Attachment for Non-payment of Contributions

CORPORATE MEMBERS



SECTIONAL
TITLE
SOLUTIONS



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RENTAL ATTACHMENT FOR NON-PAYMENT OF CONTRIBUTIONS

By Izak du Pisanie - Loock Du Pisanie Inc. Attorneys

In many Bodies Corporate investor owners rent their sections to tenants and comply with their payment obligations towards the Local Municipality and Bond holders but fail to pay their contributions to the Body Corporate. The Body Corporate may either recover the arrear contributions by issuing a summons against the owner concerned or by an application to the ombud (the Community Schemes Ombud Service (CSOS)).

CLICK TO READ ARTICLE

NEDBANK SOLUTIONS CAN UNLOCK POTENTIAL IN THE PROPERTY SECTOR



Poovendran Naidoo
Nedbank, Executive Head:
Product and Interactions

Nedbank is ready to help clients take advantage of the recent interest rate cut by investing in the property sector.

On 18 July **the Reserve Bank reduced the repo rate by 25 basis points to 6,5%**. It was the first time since March 2018 that this rate has been cut. Changes to the repo rate affect the prime lending rate, which has dropped to 10% from 10,25%.

The property sector is expected to play a significant role in helping to grow South Africa's economy, and the cut in interest rate will help in this regard. However, investors must be circumspect and look for both growth enablers and savings through financial services offerings that give them an edge, says Poovendran Naidoo, Executive Head of Product and Interactions at Nedbank.

Naidoo goes on to say that it is crucial for businesses to choose a bank that offers a package of solutions

Nedbank, as a money expert, is confident that its solutions for NAMA members allow them to focus on their business and have peace of mind that their financial goals are being met.

that is agile and meets their needs, ensuring that entrepreneurs find innovative ways to manage cashflow effectively, optimise savings and leverage growth opportunities.

Nedbank offers a number of solutions for businesses in the property sector, including members of the National Association of Managing Agents (NAMA). For four decades NAMA has played a key role in educating its members on the regulations and legislation that govern the property sector. Nedbank

supports NAMA's goal of being recognised as sector authority.

Nedbank, as a money expert, is confident that its solutions for NAMA members allow them to focus on their business and have peace of mind that their financial goals are being met.

Building, growing and sustaining a business in any industry is complicated 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 that understands your needs and can support you on your journey towards achieving these goals is critical, says Naidoo.

For more information on how **Nedbank Business Banking** can partner with you in reaching your property goals, please send an email to 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:

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- 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.

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SECTIONAL
TITLE
SOLUTIONS

Urbanise Community is a web system and have a mobile app.

The system has some a powerful marketing and communication tools for property managers, committee/trustee members, property owners and tenants, a maintenance ticketing, SMS, Lobby screen and a digital noticeboard system.



COMMUNITY APP FEATURES. A BETTER WAY TO WORK TOGETHER.



Building Web Sites

CMS-enabled web site with Overview page, Gallery, Business Directory and What's On page



Members-only Section

Different access levels for committees, owners, tenants, strata and building managers which can be customised for each property



Real-time Financials

Graphical reports showing Cash at Bank, Annual Budget, P&L, Balance Sheet, GL, AP Ledger and Levy Collections



Online Approvals

Committees can approve invoices online based on approval rules and can see all supporting files such as invoices and work orders



Levy Statements

Owners can view their statements in real-time, including invoices and receipts and pay online via a credit card gateway*



Service Requests

Owners and tenants can lodge maintenance or service requests with their manager & track the progress of these requests



Document Library

View important community and apartment documents securely in the cloud and set viewing permissions for different users



Communication Tools

Managers can send out Community Notices, Events, SMS and post comments on the Wall or the building's Lobby screen



Your Look. Your Feel.

Create your own branding, colour schemes, headers and footers to suit your community or business



Serious Security

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

Bringing your estate the wonders of Fibre!

When we bring you Fibre, we don't just bring the world fastest Internet delivery technology, we bring you everything that comes along with that technology!

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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.

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Gauteng North

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Ryse Managing Agents

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Farrington Properties (Pty) Ltd

Western Cape

Inspired Management (Pty) Ltd

Gauteng East

CONT.

WELCOME

New Members



COMPANY NAME	REGION
Standard Bank Insurance Brokers (Pty) Ltd	Corporate Members
Vox Telecom	Corporate Members
Santam Limited	Corporate Members



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.





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