

NAMA NEWS

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SBL

Dedicated to Excellence
SBL Incorporated
Attorneys, Notaries & Conveyancers

Co-authored by SBL Incorporated and TPN Credit Bureau

THINK BEFORE YOU POST: SOCIAL MEDIA AND DEFAMATION IN COMMUNITY SCHEMES

Social media has become a powerful platform for communication, connection, and community engagement. However, when misused, especially within the context of managing community schemes, it can lead to serious legal consequences. The recent High Court ruling of *Francois Jurie Nicolaas Harman v Pieter Hendrik Strydom* (285/2024) [2025] ZASCA 108 on social media defamation is a timely reminder that freedom of expression has boundaries, particularly when it infringes on the rights and reputations of others.

In this article, we explore how easily property owners, tenants, trustees, and managing agents can fall into the trap of online defamation when attempting to expose alleged wrongdoing. Unfortunately, this often results in unintended legal trouble for the person posting.

Freedom of Expression and Its Limits in South Africa

All South Africans enjoy the right to freedom of expression under Section 16 of the Constitution. However, this right is not absolute. Section 16(2) explicitly excludes speech that amounts to incitement of violence, propaganda for war, or advocacy of hatred, especially when it constitutes hate speech.

The Promotion of Equality and Prevention of Unfair Discrimination Act (PEPUDA) further defines hate speech and protects individuals against unfair discrimination, including on public platforms.

In the context of social media, the line between expressing dissatisfaction and committing defamation can easily be crossed, often unintentionally.

[READ MORE](#)



HOW GENERATIVE AI IS RESHAPING COMMUNITY SCHEME MANAGEMENT, AND WHAT IT MEANS

BY PROFESSOR GRAHAM PADDOCK

Modern generative artificial intelligence is not just another technology trend. It represents the culmination of decades of digital transformation: the internet's capacity to aggregate information, the exponential growth of computer memory and processing power, and the capacity of large language models (LLMs) to find patterns in "big data." These developments are now fundamentally changing how community scheme management operates and what stakeholders expect.

What AI Brings to the Table

Building on a digital foundation that began in the mid-1980s with accounting software and word processors — and which has since progressed through cloud-based management platforms widely adopted during the Covid-19 lockdowns — AI now delivers capabilities that seemed out of reach just a few years ago:

- Document Analysis: Lightning-fast summarisation of AGM packs and financial statements.
- Anomaly Detection: Automated identification of budget irregularities and payment pattern issues.
- Predictive Insights: Analysis of historical data to uncover likely future trends.
- Plain English Interfaces: Complex financial statements, legal documents, and technical reports can now be interpreted and explained in ordinary language, in writing or speech.

The result? Trustees and owners can interrogate levy schedules, analyse spending patterns, and understand governance documents before setting foot in a meeting.

[READ MORE](#)

2025/2026 Stakeholder
Satisfaction 2 Min Survey Q2



Have Your Say – PPRA Stakeholder Survey

The PPRA is running a survey to assess the impact of its webinars and the quality of its services. Your feedback will help improve stakeholder engagement and meet industry needs. Scan the code to have your say!

The survey closes on 5 September 2025 – don't miss the chance to contribute!

NAMA NATIONAL SERVICE PROVIDERS



BUILDING VS HOME CONTENTS

Understanding the difference between these cover types, Insurance can be confusing, we know... But not when you're with the king of insurance! Case in point? We've created this super handy summary to help you understand the difference between buildings insurance and home contents insurance.

Did you know: You don't have to take the building insurance offered to you by your bank when you buy a house.

[READ MORE](#)

IS YOUR COMPLEX'S RETAINING WALL COVERED?

Following the recent heavy rainfall, one of our clients experienced a collapsed retaining wall within their complex. While a claim was submitted, the insurer unfortunately declined it—simply because the retaining wall wasn't specified on the policy.

Do you have a retaining wall in your complex?

[READ MORE](#)

PROMINENT PAINTS: EMPOWERING TRUSTEES WITH CONFIDENCE AND COLOUR

Why Prominent Paints is a Partner in Property Stewardship

When managing and maintaining a building, every decision counts, especially those impacting long-term durability and appearance. Trustees often juggle tight budgets, compliance, and resident expectations. At Prominent Paints, we simplify this process with trusted advice, technical support, and paint systems tailored for South African buildings.

[READ MORE](#)

THE ULTIMATE END-TO-END RENTAL MANAGEMENT ECOSYSTEM

WeconnectU has launched a complete rental management ecosystem that streamlines property operations in South Africa. By integrating leasing, inspections, maintenance, financials, and compliance into one platform, it reduces errors, improves efficiency, and provides full visibility for managers and investors. With secure trust account integration and zero transactional fees, it offers a scalable solution for profitable, hassle-free property management.

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INDUSTRY RELATED INFORMATION



SECTIONAL
TITLE
SOLUTIONS

POWERING PEACE OF MIND - HOW SOLAR TRANSFORMS COMMUNITY SCHEMES

Managing Agents play a vital role in helping their clients unlock real savings and energy resilience, delivering both peace of mind and financial sustainability. At the Reside Awards 2025, 304 On Main, a 162-unit scheme, was recognised for demonstrating how solar and battery solutions can achieve energy independence, meaningful monthly savings and long-term stability. The success of 304 On Main shows that solar is not only viable for residential schemes, but also practical and achievable. With the right legal frameworks, funding options and expert support, shifting power builds lasting resilience into community living - ensuring predictable tariffs, consistent savings and reliable power. All delivered with no upfront cost.

[READ MORE](#)



BEING AN EFFECTIVE TRUSTEE - HOW TRSS HELPS YOU FULFILL YOUR DUTY

Serving as a trustee is a position of great responsibility. Whether you're managing a residential estate, a commercial property, or a community trust, your role is to ensure the well-being, safety, and prosperity of the assets and people under your care.

But in an ever-changing world - where crime, vandalism, and security breaches are constant risks - being an effective trustee goes beyond financial stewardship and governance. It requires proactive risk management, strategic partnerships, and trustworthy service providers. That's where TRSS comes in.

[READ MORE](#)



HOW TO BE AN EFFECTIVE TRUSTEE? Guidelines for community scheme living in South Africa

Being an effective trustee requires more than just a title. It demands commitment, integrity, and a clear understanding of your fiduciary duties. Key responsibilities include acting honestly and in good faith, avoiding conflicts of interest, and staying informed about the affairs of the community scheme. By fulfilling these duties diligently, trustees help ensure smooth governance, protect the interests of all members, and minimize personal liability. This practical guide highlights how trustees can navigate their legal obligations while contributing positively to their communities.

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INDUSTRY RELATED INFORMATION



ENSURE YOUR BUILDING MEETS ENERGY PERFORMANCE REGULATIONS

As a managing agent, ensuring your buildings comply with the latest regulations is paramount. With the December 7, 2025 deadline for Energy Performance Certificate (EPC) compliance fast approaching, now is the time to act.

Konta provides comprehensive solutions to help you navigate the EPC process seamlessly. We specialize in:

- Expert Guidance: Understanding the requirements for your specific buildings, as outlined in the Energy Performance Certificate Regulation promulgated on December 8, 2020, and amended on November 24, 2022.
- Efficient Process: Streamlined data submission and assessment, in accordance with SANS 1544:2014 and SANS 10400 XA:2021 standards.
- Compliance Assurance: Obtaining your official Energy Performance Certificate, which indicates how much energy is being used to operate a building and is valid for five (5) years.

Why EPCs Matter:

Beyond regulatory compliance, an EPC helps you understand and improve your building's energy efficiency, leading to potential cost savings and a reduced environmental footprint. The SANEDI (South African National Energy Development Institute) website (epc.sanedi.org.za) provides further details on the importance and legal requirements of EPCs in South Africa.

Partner with Konta Today!

Don't wait until the last minute. Contact Konta to ensure your properties are compliant and energy-efficient.

Contact Us:

info@konta.co.za

074 743 7788

READ MORE

WEBSITE

INDUSTRY RELATED INFORMATION



ROOF AND WALL MAINTENANCE - WHY NOW IS THE IDEAL TIME

Why maintenance matters: Roofs and walls protect properties from the elements, but issues like waterproofing failures, structural damage, cracked paint, mold, and plaster deterioration can lead to costly repairs, health hazards, decreased property value, and insurance disputes if not addressed early.

Dry season advantages: Stable weather allows for better quality repair work, including stripping, treating, sealing, waterproofing, and fully resolving damp issues before the rainy season.

MRS services:

- Tender assistance – managing the entire tender process from scope development to contractor vetting.
- Skilled in-house teams – roof repairs, waterproofing, damp detection/treatment, painting, and structural repairs.
- Expert project oversight – full project management with quality control reports.
- Additional info: They offer free quotations and flexible payment plans.

It's essentially an awareness and service offer, encouraging property managers and bodies corporate to act now for preventive maintenance.

[READ MORE](#)

Co-authored by SBL Incorporated and TPN Credit Bureau

WHEN THE BODY CORPORATE COMES KNOCKING: WHAT ARE YOUR RIGHTS AND THEIR DUTIES?

- What exactly does a body corporate do in a sectional title scheme?
- Can homeowners question how levies are calculated and spent?
- What is a special levy and when can it be charged?
- How are trustees kept accountable (and what if they abuse their power)?
- Why are reserve funds important, and can you challenge excessive levies?
- What types of insurance must a body corporate have in place?
- How can homeowners protect themselves and avoid disputes?

If you're living in or buying into a sectional title scheme, this is a must-listen!

Click below to listen to the full interview

[LISTEN](#)

SECTIONAL TITLE TRAINING



NUTS-AND-BOLTS
SECTIONAL TITLE LIVING ONLINE
SHORT COURSE



Register Now!
WHY YOU SHOULD REGISTER?

- Presented by the Enterprises University of Pretoria
- Self-paced course
- Certificate of Completion
- Downloadable manual
- Achievement Sticker

 keitu@nama.org.za
Email us for more info.

 **ENTERPRISES**
University of Pretoria

Calling all trustees, managing agents, portfolio administrators, and support staff in the sectional title industry!

The world of sectional title is complex and constantly evolving. Staying informed and equipped is key to working confidently and effectively.

That is why the **Sectional Title Living course** is essential for anyone looking to strengthen their skills and knowledge.

What you will learn:

- How to build a solid understanding of the legal and operational framework of sectional title schemes
- How to master governance, meetings, and scheme administration
- Clarify roles and responsibilities to reduce risk and avoid costly mistakes
- How to keep up to date with compliance and best practices

By understanding the fundamentals, you will work more efficiently, support your clients effectively, and stay ahead of challenges.

Do not wait for issues to arise before realizing the value of training. Invest in your knowledge today.

REGISTER

UPCOMING EVENTS

NAMA ROADSHOWS



The Bloemfontein Roadshow is happening soon, and you don't want to miss it!

Join us on 10 September 2025 at the Protea Hotel Willow Lake in Bloemfontein for a full day of expert-led workshops designed to equip you with the latest knowledge in community scheme compliance. The programme includes practical topics such as water challenges in schemes, resolutions and decisions in sectional title, adding value as a community manager, understanding third-party liabilities, and unpacking CSOS practice directives. This event is free to attend and includes refreshments and lunch, giving you the perfect opportunity to learn, network, and engage with sponsors and exhibitors throughout the day.

Sponsors and delegates alike will benefit from sharing knowledge, building connections, and increasing their organisation's visibility in the industry. Secure your spot now to be part of this valuable event – spaces are limited, so register today!

[Sponsor/Exhibitor Registration Form](#)

[Delegate Registration Form](#)

REGISTER

UPCOMING EVENTS



NAMA GAUTENG NORTH: LAWN BOWLS DAY

Don't miss out on an exciting Bowls Day! Join us for a friendly competition, networking, and prizes for the best-dressed team, winning team, and more. Register today! Details are as follows:

📅 3 October 2025

🕒 13:00

📍 Wingate Park Country Club

[REGISTER](#)



NAMA GAUTENG SOUTH EVENT

Join us for an insightful event with expert sessions on water challenges, debt recovery, electricity disconnections, and the CSOS practice directives. Enjoy networking opportunities, breakfast, and lucky draws. Secure your spot! Details are as follows:

📅 10 October 2025

🕒 8:00

📍 TBC

[REGISTER](#)



NAMA GAUTENG NORTH EVENT

Join us as we unpack water challenges, social media etiquette, fraud prevention, and the CSOS practice directives while networking.

Details are as follows:

📅 15 November 2025

🕒 8:00

📍 CSIR Convention Centre, Pretoria

[REGISTER](#)