NAMA NEWS

September 2025

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Attorneys, Notaries & Conveyancers

SHORT-TERM LETTING IN SOUTH AFRICA: EVICTION RISKS AND INSURANCE CONSIDERATIONS

Short-term letting has become increasingly popular across South Africa, largely thanks to platforms like Airbnb and the growing demand for flexible accommodation options. For property owners, this can be an attractive way to maximise returns, while tenants see it as an affordable alternative to hotels. However, short-term letting comes with its own set of legal and financial risks, particularly when it comes to eviction and insurance cover.

The Legal Nature of Short-Term Letting

Short-term stays, whether through Airbnb or fixed-term lease agreements of one to three months, are still considered lease agreements under South African law. This means that both landlords and tenants are bound by the Rental Housing Act and, in cases of unlawful occupation, the Prevention of Illegal Eviction from and Unlawful Occupation of Land Act (PIE Act).

Even if the stay is only for a few days, once a person lawfully occupies a property with the landlord's consent, they gain certain legal rights as occupants. This is where things become tricky if they refuse to vacate the premises.

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INDUSTRY RELATED INFORMATION

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THE EVOLVING ROLE OF TRUSTEES IN COMMUNITY SCHEMES

Community living has become a defining feature of modern South Africa. From large estates to compact sectional title schemes, these communities bring people together around shared spaces, shared resources, and shared values. At the heart of it all lies a governance structure: trustees of sectional title schemes and directors of homeowners' associations.

For many years, trustees were regarded simply as volunteers helping to keep things running. But times have changed. Today's community schemes manage multi-million-rand budgets, maintain assets worth many times more, and operate in a regulatory environment that is becoming increasingly complex. The expectations placed on trustees have never been higher, and neither have the risks of getting it wrong.

Becoming a trustee is not just about helping out; it is about accepting a fiduciary duty. This means that every trustee is legally bound to act honestly, in good faith, and in the best interests of all members of the community. It's a high standard and one that requires commitment.

Trustees are expected to:

1. Manage scheme finances with accountability, prudence, and transparency
2. Maintain common property proactively, ensuring not just functionality but also the long-term value of the community's investment
3. Take decisions that serve the entire membership, even when those decisions are unpopular with some individuals

When trustees fall short by ignoring maintenance, making decisions for personal gain, or failing to follow proper processes, they expose not just the scheme, but also themselves personally, to liability. This is why trustees must take their role as seriously as any board member of a company would.

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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.

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PROMINENT PAINTS PROFESSIONAL TIPS:

BUILDING PROTECTION & INSURANCE—A WINNING PARTNERSHIP

When it comes to protecting property, paint is more than just colour—it's the first line of defence. A high-quality paint with a long-term warranty, like Prominent Paints Neuklad Range' with a 12–15 year film build warranty, does more than beautify; it forms thefoundation of your home's resilience and keeps you aligned with critical insurance requirements. South African insurers expect proactive maintenance, and your paint choice can make all the difference when it counts most.

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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?

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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

FROM WATER CRISIS TO WATER SMART: HOW STS IS HELPING COMMUNITY SCHEMES TAKE CONTROL

Securing reliable access to water is no longer optional - it's essential for the sustainability and cost-efficiency of community schemes. As a managing agent, you play a pivotal role in guiding your clients toward solutions that not only cut costs but also protect property values and ensure long-term resilience. In our latest blog, "From water crisis to water smart," we unpack how STS supports community schemes with expert water audits, legal compliance and tailor-made water management solutions that future-proof community scheme living.

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TRSS

TURNING RESOLUTIONS INTO REAL PROTECTION

Every decision made by trustees or managing agents impacts the safety of their community. Choosing TRSS as a security partner turns these resolutions into real protection. With trained guards, vigilant monitoring, and rapid response, children can play freely, families can relax, and residents can enjoy peace of mind. Prioritising security today builds a safer, more confident community tomorrow. By making the right decisions now, estates ensure that every resolution strengthens protection, fosters trust, and creates an environment where residents feel valued, secure, and able to thrive.

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netVendor

SA'S #1 METER DEAL!

Founded in 2004, NetVendor is a South African utility (water, electricity & gas) metering and monitoring company serving residential, commercial, and industrial properties across South Africa and Africa, with offices in Mauritius and Australia.

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TVDM CONSULTANTS

DECISIONS VERSUS RESOLUTIONS IN COMMUNITY SCHEMES

In this practical article, we will dive into the comparison of resolutions and decisions in community schemes (specifically bodies corporate and homeowners' associations).

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SECTIONAL TITLE TRAINING



Your Favourite Sectional Title Living Course: Nuts & Bolts is Here!

Managing a sectional title property doesn't have to be complicated. The Sectional Title Living: Nuts course makes it simple.

Why this course is a must:

• Learn at your own pace, anywhere
• Clear, practical content you can use immediately
• Free Enterprises@University of Pretoria Certificate of Completion 🎓
• Downloadable manual for ongoing reference
• Ideal for trustees, managing agents, property owners, tenants, or teams

Buy 5, Get 1 Free!

Upskill your team, save money, and get an extra seat at no cost.
Seats are limited, and this offer won't last. Don't wait!

Take control of your sectional title knowledge today and start managing with confidence!
Click on the button below to register or for more information.

REGISTER

UPCOMING EVENTS

NAMA ROADSHOWS



Save the Date: NAMA 2025 Compliance Roadshow – Final Stop in Polokwane

Polokwane, get ready. We are coming your way for the final leg of the 2025 NAMA Compliance Roadshow on 12 November 2025.

This free full-day event will bring together community scheme professionals, trustees and managing agents for practical workshops on key compliance topics. Attendees will gain valuable insights from industry experts, enjoy networking opportunities and connect with sponsors and exhibitors.

📅 **Date:** 12 November 2025
📍 **Location:** Polokwane (venue to be confirmed)

Save the date and be part of an inspiring day of learning and collaboration as we wrap up this year's Roadshow series.

Registration details will follow soon.

ENQUIRE

UPCOMING EVENTS



IDUAI 2025

International Day for the Universal Access to Information

Date: 29 September 2025
Location: The Riversands Hotel, Durban

The Information Regulator invites you to join us for the International Day for Universal Access to Information Symposium, marking 25 years of PAIA under the theme: "Reflecting on 25 years of the Access to Information Law and making it fit for purpose in the Digital Age.

REGISTER



CSOS 3RD ANNUAL INDABA

Save the Date: 3rd Annual CSOS Indaba 2025
Date: 23 – 24 October 2025
Venue: The Canvas, Riversands
Theme: Sustainable Governance – Shared Responsibility as the Cornerstone of Community Schemes

Mark your calendar and join stakeholders and industry leaders for this important gathering.

For enquiries, email enquiries@csos.org.za or visit www.csos.org.za.

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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. Secure your spot! Details are as follows:

🗓️ 10 October 2025
🕙 8:00
📍 Corporate Conference Centre,101 Edward Drive, Dowerglen, Edenvale

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

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