

Conduct Rules and Information

Sectional Title Schemes:

Sectional Title Schemes are controlled by statutory rules contained in the "Sectional Titles Act No. 95 of 1986" (as amended) and the regulations thereto. They are binding on owners, tenants, guests and contractors living or working on the premises.

What follows is a summary of these rules and they must always be read in conjunction with the Act and its amendments.

A. Owners and occupants conduct rules and information

1. Inspections:

On receiving notice from the Body Corporate an owner or occupant must allow a person who has been authorized in writing to enter such unit in order to carry out an inspection on pipes, cable wires and ducts. An inspection will only apply where the common property or adjoining unit is affected. In cases of emergency notice need not be given.

2. Courtesy:

Use of the common property is a right of residents and their guests providing due consideration is shown to others. This includes the conduct of domestic workers.

3. Housekeeping:

A section must be properly repaired and maintained and exclusive use areas kept in a neat and clean condition. Littering is not allowed under any circumstances.

4. Local Authority:

Where the Public or Local Authority orders that necessary work be done to a section or exclusive use area, the owner will be required to comply. All such costs will be for the responsibility of the owner.

5. Regulatory rules:

No laws, by-law, ordinance, proclamation or regulation may be contravened by any owners, tenants, their guests or domestic workers, e.g. excessive noise or smoke pollution.

6. Use of designated areas:

Sections or exclusive use areas may not be used:

- (a) for any other purpose than they are intended for, or
- (b) in such a manner that it causes a nuisance to others, or
- (c) for a purpose which may lead to the degrading of the complex

7. Alterations and extensions:

Any alterations which may cause structural damage to either the common property or exclusive use areas or to pedestrian and traffic roadways is not allowed. No structure or building improvements may be erected on the common property (inclusive of air space) without a special resolution of the members of the Body Corporate. If a structure or building improvements is to be made within an exclusive use area, the matter must be brought to the attention of the Trustees who may not withhold consent unreasonably. Direct application to the Nelson Mandela Metropolitan Municipality without prior approval of the Trustees is not an option.

8. Geysers:

The replacement or repair of hot water geysers for each unit will be the responsibility of each owner. This is irrespective of whether such geyser is situated on the common property. Excessive pulsing or overflow of the pressure valve resulting in water wastage will require prompt action.

9. Change of ownership:

In the event of change of ownership or mortgagee the Body Corporate must be timeously advised in writing.

10. Letting of units:

Owners are required to advise the Managing Agent in writing of any change in occupancy together with the names of the new tenants.

Tenants of units and other persons granted rights of occupancy by an owner of the relevant units are obliged to conform to the Conduct Rules, notwithstanding any provision to the contrary contained in any lease or grant of rights of occupancy granted by the owner or agent.