

SECTIONAL TITLE SCHEME MANAGEMENT / CONSULTING / TRAINING

Dear Trustees & Bodies Corporate,

The management of sectional title schemes under the Sectional Title Act No. 95 of 1986, "the Act", is an increasingly complex task, requiring specialist knowledge. Connecta Realty would like to take this opportunity of introducing their professional services to your body corporate.

Our mission is to ensure all bodies corporate function harmoniously and effectively, creating a safe, happy and financially sound living environment and continually uplift the perceptions and understanding among owners of the provisions and content of "the Act". Support and guide trustees toward strategic, informed and smart decision-making. Facilitate coexistence, expose predictable problems timorously and generally raise the bar on sectional title scheme management.

We pledge to deliver an exceptional & unsurpassed personal level of service at all times. Respond immediately to requests and instructions from trustees / bodies corporate. Adopt a zero tolerance policy on levy arrears. Provide accurate insight and expertise on common scheme problems and continually convey useful information to bodies corporate thus ensuring harmony, cohesiveness and understanding among all owners. Motivate and constantly create enthusiasm. Be pro-active!

We believe that sectional title education is paramount, and that it plays a crucial and vital role in the propensity for sustained success, in both the financial and harmonious living aspects, of each and every sectional title scheme / body corporate.

In this regard we are incredibly proud to be able to provide the sectional title community with regular presentations of our very own four-hour introductory training seminar entitled "Sectional Title For Dummies".

The majority of the day-to-day problems surrounding the complexities of Sectional Title are fabricated directly from, and as a result of, the dissemination of incorrect hearsay and bad advice, stemming from a poor, and frequently incorrect, interpretation of the most basic provisions of the Sectional Title Act No.95 of 1986.

Sectional Title For Dummies is specifically designed to address these everyday myths and common misconceptions and will suitably put the basic principles and fundamental mechanics of Sectional Title into clear perspective.

Topics and terms & concepts discussed include; Section Plans, Bodies Corporate, Rules, Participation Quotas / Adjusted Values, Levies & Levy Obligations, Occupants (Owners & Tenants), Common Property, Exclusive Use Areas, AGM Requirements, Scheme Insurance, Trustees, Annual Budgeting, Scheme Finances (Reserve Funds), Financial Statements, Quorums, Special & Unanimous Resolutions and Levy Clearance Certificates.

Your alternative to nightmare scheme management!

This training seminar will benefit everyone involved with Sectional Title, as well as those who have future plans which include a potential encounter with Sectional Title i.e. Estate Agents (Selling & Rental), Owners, Tenants, Trustees, Buyers, Sellers, Caretakers / Supervisors, Investors and Loan Consultants etc.

Sectional Title For Dummies is run monthly to cater for a mixed general audience, but special group presentations, ideal for trustees and body corporate members (owners) etc, can be arranged on request and in the comfort of their own establishment or venue.

For a copy of the latest general audience booking form, visit the "Downloads" page of our website at www.connecta-realty.co.za or for further details / enquiries regarding a special group delivery of this training presentation email info@connecta-realty.co.za or alternatively call (031) 337-7760.

Our specialised services include the following:

- **Sectional Title Management**

Management packages designed and adapted to suit the individual and specific needs of all sectional title schemes.

- **Sectional Title Consulting / Mediation / Adjudication**

A professional, qualified and independent specialist sectional title consultant is available to assist and guide Trustees & Bodies Corporate on all sectional title related matters, procedures, dispute resolutions and to attend Trustee & General Meetings in an impartial advisory capacity.

- **Occupant Management / Control**

A personal detail & record keeping management service in respect of a scheme's occupants (owners & tenants). Statistical Details & Updated Monthly Reports to Trustees / Bodies Corporate which affords control and effective "crowd" management.

- **Sectional Title Training / Trustee Training**

Please visit the "Downloads" & "Training" pages of our website for further information.

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Member of the National Association of Managing Agents (NAMA)

Member of the Institute of Estate Agents of South Africa (IEASA)

EAAB Fidelity Fund Certificate No. 2009201105

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Certificate – Sectional Title Scheme Management – University of Cape Town & Paddocks
Certificate – Advanced Sectional Title Scheme Management – University of Cape Town & Paddocks
Certificate – Specialist Sectional Title Realtor (Distinction) – University of Cape Town & Paddocks