

EUA Series

Schedule

10 August 2022 | Episode 1

The basics of an exclusive use area (EUA)



17 August 2022 | Episode 2

Different types of EUAs and their financial aspects



24 August 2022 | Episode 3

Practical examples of issues in EUAs and Q&A



24 August 2022 | Episode 3

Practical examples of issues in EUAs and Q&A



Good morning and welcome everyone to episode 3 of the EUA series.

Please make sure that you have your coffee on hand, your audio is muted, and you are ready for the final episode in this mini series – well let's see 😊

We will be recording this session and the recording will be made available on our websites after this event.



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MULTIPROF
PROPERTY INTELLIGENCE

ADDSURE
SECTIONAL TITLE INSURANCE SPECIALISTS

ZDFin

Introduction

Kyle Sorensen – Webinar host

Email: info@tvdmconsultants.com



Nicole Nel

Email: consulting@tvdmconsultants.com



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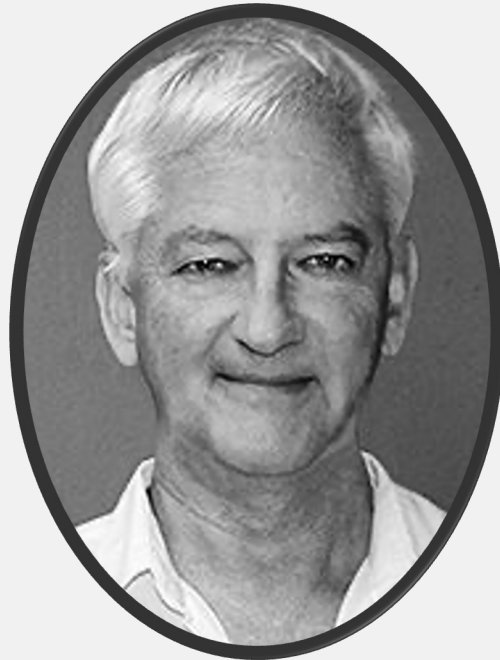
ZDFin

Speakers

Zerlinda



Abrie



Michael



Mike



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Introduction

Kyle Sorensen – Webinar host



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Introduction

Poll

Guess who the muddy person on the right is?

1. Kyle Sorensen
2. Zerlinda van der Merwe
3. Abri Snyman
4. Mike Addison
5. Michael Schaefer



Introduction

Poll

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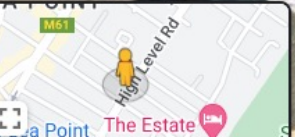




11 Duncan Rd
Cape Town, Western Cape

Google

Street View - Dec 2013



Google

Insurance for illegal extension - Sizeable enclosed terrace which will not obtain BC approval. Insurance co. is aware of the structure. Is there an obligation in terms of how BC to should address the insurance aspect and how?

CM



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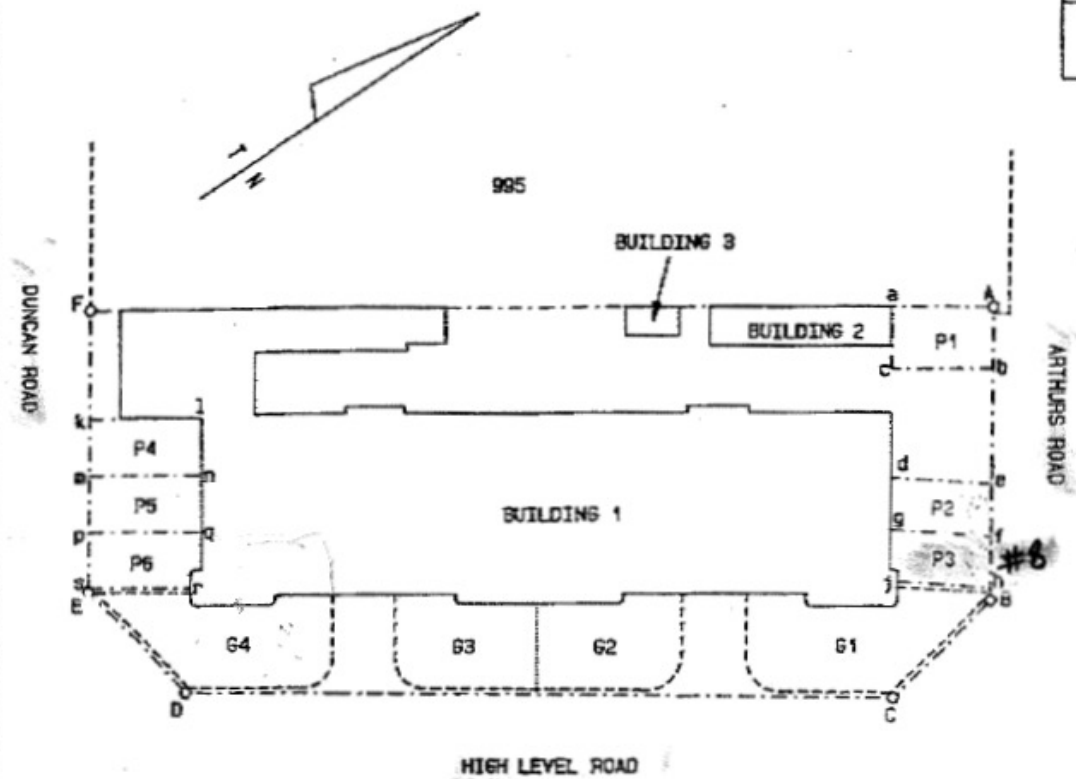


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Approved *[Signature]* 1994-06-01
for Surveyor General Date



DATA			
SIDES	METRES	DIRECTIONS	
P1	Ab	2.99	303 49 10
	bc	4.94	33 43 10
	ca	2.99	123 42 00
	aA	4.95	213 31 40
P2	ef	2.51	303 49 10
	fg	4.95	37 23 00
	de	4.95	216 59 30
P3	fh	2.50	303 49 10
	hj	4.55	37 42 00
	gf	4.95	217 23 00
P4	nm	5.30	33 16 10
	nk	2.71	123 49 50
	kl	5.31	213 07 40
P5	qp	5.31	33 07 40
	pr	2.71	123 49 50
	mn	5.30	213 16 10
P6	rs	4.87	33 10 50
	sp	2.72	123 49 50
	pq	5.31	213 07 40
CONNECTIONS			
sE	0.17	303 49 50	
hB	0.59	303 49 10	

EXCLUSIVE USE AREA No.	AREA (Square Metres)
P1	15
P2	12
P3	12
P4	14
P5	14
P6	14
G1	43
G2	29
G3	29
G4	45

LEGEND
P - PARKING
G - GARDEN

BEACON DESCRIPTIONS
a, A, d, j, l, r, E Wall corners.
b, c, e, f, g, h, k, m, n, p, q, s 12mm iron pegs.
B 15mm iron peg at wall corner

NOTES:
1. ——— denotes face of building.
2. - - - - denotes inner face of wall.
3. ——— denotes centre of wall.
4. - - - - denotes not physically defined.
5. All measurements are given in metres.
6. The figure ABCDEF represents Erf 1677 Sea Point East.

Professional Land Surveyor
GNC BEVAN
STERN & EKERMANS
40 BURG STREET
CAPE TOWN 8001
Ref: 1352/2ST

Signed *[Signature]*
Date 16/02/1994
SAVOY FLATS
DRAWING TITLE: LAYOUT OF EXCLUSIVE USE AREAS ON THE GROUND
Scale: 1/250

23.(4) A body corporate must prepare for each annual general meeting schedules showing estimates of -

- (a) the replacement value of the buildings and all improvements to the common property; and
- (b) the replacement value of each unit, excluding the member's interest in the land included in the scheme, the total of such values of all units being equal to the value referred to in sub-rule 4(a)



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Extract from ABC Insurance policy Schedule

<u>Sect No</u>	<u>Door No</u>	<u>Floor Area</u>	<u>P.Q.</u>	<u>Unit</u>	<u>Additions</u>	<u>Total Unit</u>		
				<u>Sum Insured</u>	<u>Improve</u>	<u>Sum Insured</u>		
2	1	64	7,3903	1 626 739		1 626 739	ABSA	Joe Famous
3	2	63	7,2748	1 601 321		1 601 321		AP Politition
4	7	63	7,2748	1 601 321		1 601 321	FNB	A Celebrity
5	8	64	7,3903	1 626 739		1 626 739		Joe Crook
10	3	67	7,7367	1 702 993		1 702 993		FR Zulu
11	4	67	7,7367	1 702 993		1 702 993		Rich Family Trust
12	9	68	7,8522	1 728 410	150 000	1 878 410		ABC Pty Ltd
13	10	66	7,6212	1 677 575	80 714	1 758 289		J Zuma
14	5	67	7,7367	1 702 993		1 702 993		C Ramaphosa
15	6	67	7,7367	1 702 993		1 702 993		J Walker
16	11	67	7,7367	1 702 993		1 702 993		Jan Smit
17	12	67	7,7367	1 702 993		1 702 993		MJ van Wyk
1	Door 4 / Gar1	14	1,6166	355 849		355 849		Rich Family Trust
6	Door 4 / Gar3	16	1,8476	406 685		406 685		Rich Family Trust
7	Door 1 / Gar2	16	1,8476	406 685		406 685		Joe Famous
8	Door 10 / Stor4	8	0,9238	203 342		203 342		FR Zulu
9	Door 12 / SQ1	8	0,9238	203 342		203 342		MJ van Wyk
18	Door 4 / SQ2	7	0,8083	177 925		177 925		Rich Family Trust
19	Door 8 / SQ3	7	0,8083	177 925		177 925		Joe Crook
		866	100,0000	22 011 814	230 714	22 242 528		

ESTIMATED REINSTATEMENT COST

Building	Area	Rate psm	Total
Flats	790 m ²	R15 000	R 11 850 000
Common Areas			R 988 000
Garages	46 m ²	R 4 000	R 184 000
Store Rooms	30 m ²	R 5 000	R 150 000
External Works			<u>R 500 000</u>
Sub Total			R 13 672 000

	<u>Square M</u>	<u>Rate</u>	<u>Residential</u>	<u>Garages</u>	<u>Storeroom</u>	<u>Common Prop</u>	<u>TOTAL</u>
12 Residential sections	790	16 500	13 035 000				13 035 000
7 Garage sections	46	4 400		202 400	-		202 400
Storerooms	30	5 500			165 000		165 000
Common Areas, gates, etc						1 636 800	1 636 800
EUA Wooden Deck						150 000	150 000
			13 035 000	202 400	165 000	1 786 800	15 189 200
Plus Professional Fees			2 578 331	40 035	32 637	353 430	3 004 433
Demolition Cost			943 061	14 643	11 937	129 272	1 098 914
Plus VAT			2 462 335	38 234	31 169	337 530	2 869 267
Base Sum			19 018 727	295 312	240 743	2 607 032	22 161 814
Add Additional Sum			80 714				80 714
Total Sum			19 099 441	295 312	240 743	2 607 032	22 242 528

For more about this Schedule

[CLICK HERE](#)

Total Sum to be Insured	22 242 528
Escalation Insurance	2 224 253
Escalation Redesign & construction	2 446 678

<u>Sect No</u>	<u>Door No</u>	<u>Floor Area</u>	<u>P.O.</u>	<u>Section</u>	<u>Additions</u>	<u>Total Section</u>	<u>Common</u>	<u>Total Unit</u>
				<u>Sum Insured</u>	<u>Improve</u>	<u>Sum Insured</u>	<u>Areas</u>	<u>Sum Insured</u>
2	1	64	7,3903	1 540 758		1 540 758	192 667	1 733 425
3	2	63	7,2748	1 516 683		1 516 683	189 657	1 706 340
4	7	63	7,2748	1 516 683		1 516 683	189 657	1 706 340
5	8	64	7,3903	1 540 758		1 540 758	192 667	1 733 425
10	3	67	7,7367	1 612 981		1 612 981	201 699	1 814 679
11	4	67	7,7367	1 612 981		1 612 981	201 699	1 814 679
12	9	68	7,8522	1 637 055		1 637 055	204 709	1 841 764
13	10	66	7,6212	1 588 906	80 714	1 669 620	198 688	1 868 309
14	5	67	7,7367	1 612 981		1 612 981	201 699	1 814 679
15	6	67	7,7367	1 612 981		1 612 981	201 699	1 814 679
16	11	67	7,7367	1 612 981		1 612 981	201 699	1 814 679
17	12	67	7,7367	1 612 981		1 612 981	201 699	1 814 679
		790	91,2240	19 018 727	80 714	19 099 441	2 378 239	21 477 680

1	Door 4 / Gar1	14	1,6166	89 878		89 878	42 146	132 024
6	Door 4 / Gar3	16	1,8476	102 717		102 717	48 167	150 884
7	Door 1 / Gar2	16	1,8476	102 717		102 717	48 167	150 884
		46	5,3118	295 312	-	295 312	138 480	433 792
8	Door 10 / Stor4	8	0,9238	64 198		64 198	24 083	88 282
9	Door 12 / SQ1	8	0,9238	64 198		64 198	24 083	88 282
18	Door 4 / SQ2	7	0,8083	56 173		56 173	21 073	77 246
19	Door 8 / SQ3	7	0,8083	56 173		56 173	21 073	77 246
		30	3,4642	240 743	0	240 743	90 313	331 056

Total	866	100,0000	19 554 782	80 714	19 635 496	2 607 032	22 242 528
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Sect No	Door No	Floor Area	P.Q.	Unit	Additions	Total Unit		
				Sum Insured	Improve	Sum Insured		
2	1	64	7,3903	1 626 739		1 626 739	ABSA	Joe Famous
3	2	63	7,2748	1 601 321		1 601 321		AP Politition
4	7	63	7,2748	1 601 321		1 601 321	FNB	A Celebrity
5	8	64	7,3903	1 626 739		1 626 739		Joe Crook
10	3	67	7,7367	1 702 993		1 702 993		FR Zulu
11	4	67	7,7367	1 702 993		1 702 993		Rich Family Trust
12	9	68	7,8522	1 728 410	150 000	1 878 410		ABC Pty Ltd
13	10	66	7,6212	1 677 575	80 714	1 758 289		J Zuma
14	5	67	7,7367	1 702 993		1 702 993		C Ramaphosa
15	6	67	7,7367	1 702 993		1 702 993		J Walker
16	11	67	7,7367	1 702 993		1 702 993		Jan Smit
17	12	67	7,7367	1 702 993		1 702 993		MJ van Wyk
1	Door 4 / Gar1	14	1,6166	355 849		355 849		Rich Family Trust
6	Door 4 / Gar3	16	1,8476	406 685		406 685		Rich Family Trust
7	Door 1 / Gar2	16	1,8476	406 685		406 685		Joe Famous
8	Door 10 / Stor4	8	0,9238	203 342		203 342		FR Zulu
9	Door 12 / SQ1	8	0,9238	203 342		203 342		MJ van Wyk
18	Door 4 / SQ2	7	0,8083	177 925		177 925		Rich Family Trust
19	Door 8 / SQ3	7	0,8083	177 925		177 925		Joe Crook
		866	100,0000	22 011 814	230 714	22 242 528		

Sect No	Door No	Floor Area	P.Q.	Section	Additions	Total Section	Common	Total Unit
				Sum Insured	Improve	Sum Insured	Areas	Sum Insured
2	1	64	7,3903	1 540 758		1 540 758	192 667	1 733 425
3	2	63	7,2748	1 516 683		1 516 683	189 657	1 706 340
4	7	63	7,2748	1 516 683		1 516 683	189 657	1 706 340
5	8	64	7,3903	1 540 758		1 540 758	192 667	1 733 425
10	3	67	7,7367	1 612 981		1 612 981	201 699	1 814 679
11	4	67	7,7367	1 612 981		1 612 981	201 699	1 814 679
12	9	68	7,8522	1 637 055		1 637 055	204 709	1 841 764
13	10	66	7,6212	1 588 906	80 714	1 669 620	198 688	1 868 309
14	5	67	7,7367	1 612 981		1 612 981	201 699	1 814 679
15	6	67	7,7367	1 612 981		1 612 981	201 699	1 814 679
16	11	67	7,7367	1 612 981		1 612 981	201 699	1 814 679
17	12	67	7,7367	1 612 981		1 612 981	201 699	1 814 679
		790	91,2240	19 018 727	80 714	19 099 441	2 378 239	21 477 680

1	Door 4 / Gar1	14	1,6166	89 878		89 878	42 146	132 024
6	Door 4 / Gar3	16	1,8476	102 717		102 717	48 167	150 884
7	Door 1 / Gar2	16	1,8476	102 717		102 717	48 167	150 884
		46	5,3118	295 312	-	295 312	138 480	433 792
8	Door 10 / Stor4	8	0,9238	64 198		64 198	24 083	88 282
9	Door 12 / SQ1	8	0,9238	64 198		64 198	24 083	88 282
18	Door 4 / SQ2	7	0,8083	56 173		56 173	21 073	77 246
19	Door 8 / SQ3	7	0,8083	56 173		56 173	21 073	77 246
		30	3,4642	240 743	0	240 743	90 313	331 056

Total		866	100,0000	19 554 782	80 714	19 635 496	2 607 032	22 242 528
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How does one go about creating an EUA for solar panels on a roof?

SM





Mike Addison

To Emmy Myburgh

Cc Brian Addison

 You forwarded this message on 31/05/22 14:49.

[Click here to download pictures.](#) To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

Following my pervious e-mail I have increased the capacity of the backup battery attached to our system to a 10kwh battery. The associated costs for insurance purposes are therefore as follows:

1. Equipment installed on the roof and value thereof. **9 Panels and mounting structure – R35 719.00**
2. Equipment installed within the unit and value thereof. **Inverter, battery mounting and protection – R103 560.70**

Is it possible to please have this changed on the insurance schedule? Please confirm that these components are covered by the insurance as well as what the additional insurance premiums will be.

Thanks

	Square M	Rate	Residential	Common ptty	TOTAL
42 Residential sections	5,859	9,337	54,704,916		54,704,916
Common Areas, gates, etc				11,577,993	11,577,993
EUA sect 31 (solar panels)				35,719	35,719
			54,704,916	11,613,712	66,318,628
Plus VAT	15%		8,205,737	1,742,057	9,947,794
Plus Professional Fees	10%		6,291,065	1,335,577	7,626,642
Demolition Costs	3%		1,887,320	400,673	2,287,993
Base Sum			71,089,038	15,092,019	86,181,057
Add Additional Sum			103,560		103,560
Total Sum			71,192,598	15,092,019	86,284,617

For more about this schedule

[CLICK HERE](#)

Total Sum to be Insured	86,284,617
Escalation Insurance	8,628,462
Escalation Redesign & construction	9,491,308

Sect No	Door No	Floor Area	P.Q.	Section	Additions	Total Section	Common	Total Unit
				Sum Insured	Improve	Sum Insured	Areas	Sum Insured
Residential sections								
1	1	144	2.4578	1,747,196		1,747,196	370,925	2,118,121
2	2	139	2.3724	1,686,529		1,686,529	358,046	2,044,575
3	3	127	2.1676	1,540,930		1,540,930	327,135	1,868,065
4	4	139	2.3724	1,686,529		1,686,529	358,046	2,044,575
5	5	143	2.4407	1,735,063		1,735,063	368,349	2,103,412
6	6	142	2.4236	1,722,929		1,722,929	365,773	2,088,703
7	7	127	2.1676	1,540,930		1,540,930	327,135	1,868,065
8	8	142	2.4236	1,722,929		1,722,929	365,773	2,088,703
9	9	157	2.6796	1,904,929		1,904,929	404,412	2,309,341
10	10	127	2.1676	1,540,930		1,540,930	327,135	1,868,065
11	11	139	2.3724	1,686,529		1,686,529	358,046	2,044,575
12	12	127	2.1676	1,540,930		1,540,930	327,135	1,868,065
13	13	127	2.1676	1,540,930		1,540,930	327,135	1,868,065
14	14	151	2.5772	1,832,129		1,832,129	388,956	2,221,085
15	15	127	2.1676	1,540,930		1,540,930	327,135	1,868,065
16	16	127	2.1676	1,540,930		1,540,930	327,135	1,868,065
17	17	139	2.3724	1,686,529		1,686,529	358,046	2,044,575
18	18	155	2.6455	1,880,662		1,880,662	399,260	2,279,922
19	19	157	2.6796	1,904,929		1,904,929	404,412	2,309,341
20	20	146	2.4919	1,771,463		1,771,463	376,077	2,147,540
21	21	154	2.6284	1,868,529		1,868,529	396,684	2,265,213
22	22	138	2.3554	1,674,396		1,674,396	355,470	2,029,866
23	23	142	2.4236	1,722,929		1,722,929	365,773	2,088,703
24	24	152	2.5943	1,844,262		1,844,262	391,532	2,235,795
25	25	127	2.1676	1,540,930		1,540,930	327,135	1,868,065
26	26	142	2.4236	1,722,929		1,722,929	365,773	2,088,703
27	27	127	2.1676	1,540,930		1,540,930	327,135	1,868,065
28	28	127	2.1676	1,540,930		1,540,930	327,135	1,868,065
29	29	157	2.6796	1,904,929		1,904,929	404,412	2,309,341
30	30	127	2.1676	1,540,930		1,540,930	327,135	1,868,065
31	31	158	2.6967	1,917,062	103,560	2,020,622	406,987	2,427,610
32	32	154	2.6284	1,868,529		1,868,529	396,684	2,265,213
33	33	142	2.4236	1,722,929		1,722,929	365,773	2,088,703

What is the exact process one follows and costs involved in regularizing de facto EUAs?

(asked a few times)



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What is the exact process one follows, and costs involved in regularizing de facto EUAs?





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ZDFin

What is the exact process one follows and costs involved in regularizing de facto EUAs?

Following this, here is a more direct example – CR

CP garages with a semi bathroom / toilet / geyser in each but de facto EUAs

Would the outside of these gargages (roof) become EUA and thus enjoyer responsibility?



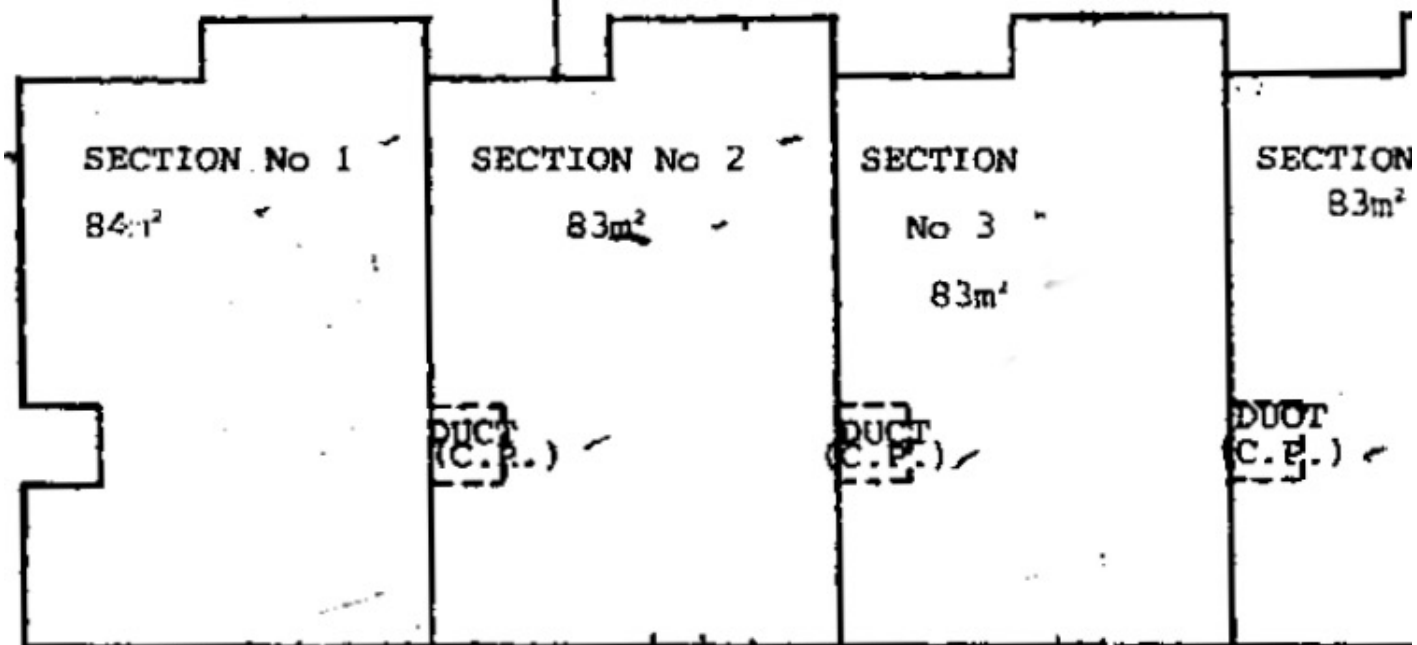
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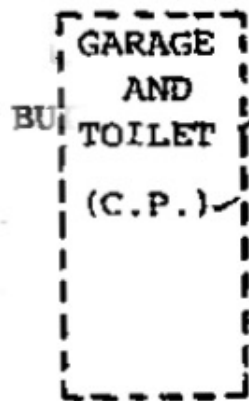


BUILDING 2

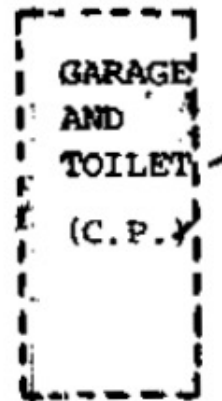
A



BUILDING 4



BUILDING 5



BUILDING 6



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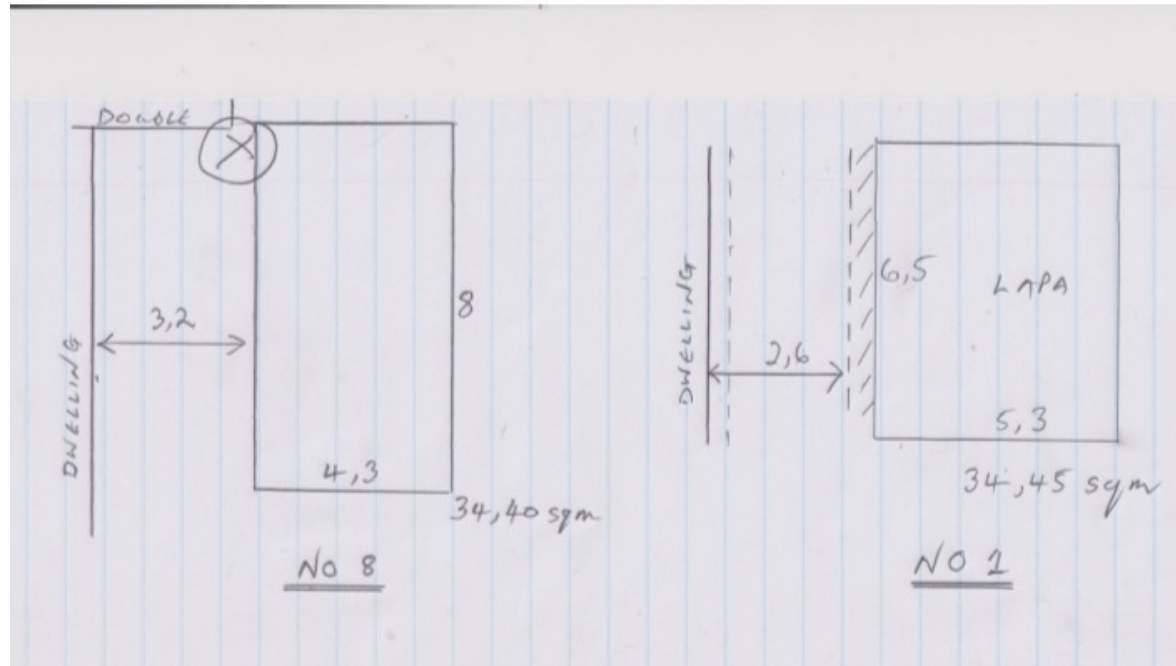


ZDFin

Is it necessary to get plans for a thatch lapa in a EUA. Will the BC plans need updating?

JB





If the structure is existing, upon sale of the property and no heritage approval or plans exists for this structure, should this be corrected before the sale can take place?

LR



How long are municipally approved plans valid for?

ES



Can EUAs be prescribed?

In other words...if someone has had use of common property for 31 years.....can they claim ownership?

N.O.



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If there is an attempt to regularise EUA contributions, how far back can the EUA levy be billed?

AS



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We have our EUA levies for EUA gardens charged on per m/2 - derived from budget costs related to the maintenance costs of the areas including gardener salaries, equipment and irrigation etc. Are the trustees rightful on this way of calculating the levy.

Can the trustees levy the owner of a developer right an "EUA Levy" for the costs related for maintenance and cleaning of the "open area"?

G

(perhaps discuss maintaining versus cleaning – garden services?)



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What about certain owners and trustees hijacking "EUAs" that are not registered anywhere? I'm talking about garages and carports that are CP but these have been claimed.

N.O. (initials by the way....not "No")



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Do EUA rules which confer EU rights need to apply equally to all owners like other rules?

Is there a law that makes EUA inequality a transitional arrangement?

If not, would lease agreements be the answer?

LK



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Are vertical surfaces like window frames part of the EUA if the rule says the EUA 'abuts' the section.

Views on Regulation 5(1)(m) of the STA?

LK and CR



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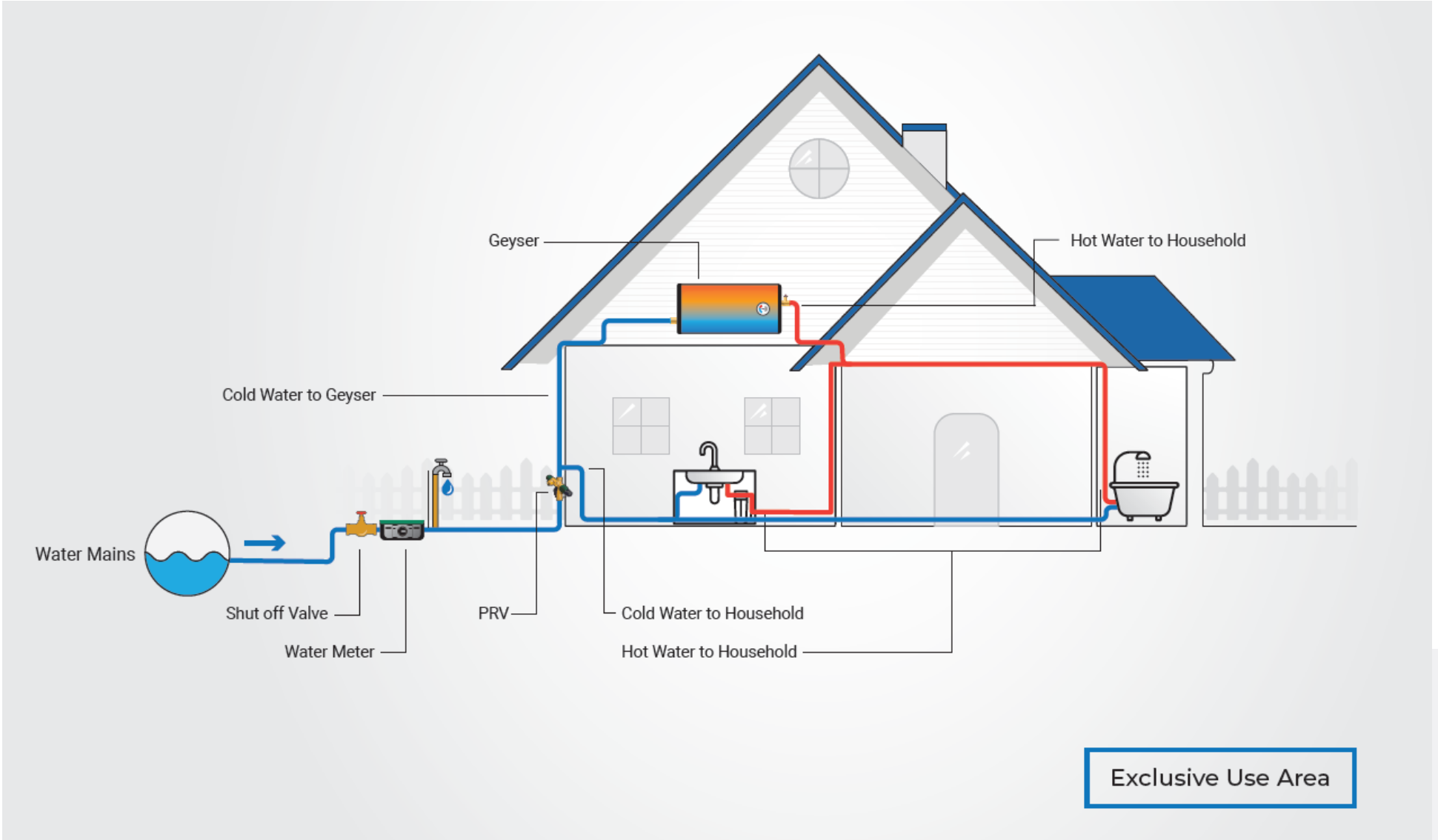


The light shining onto common property question.....drilling deeper

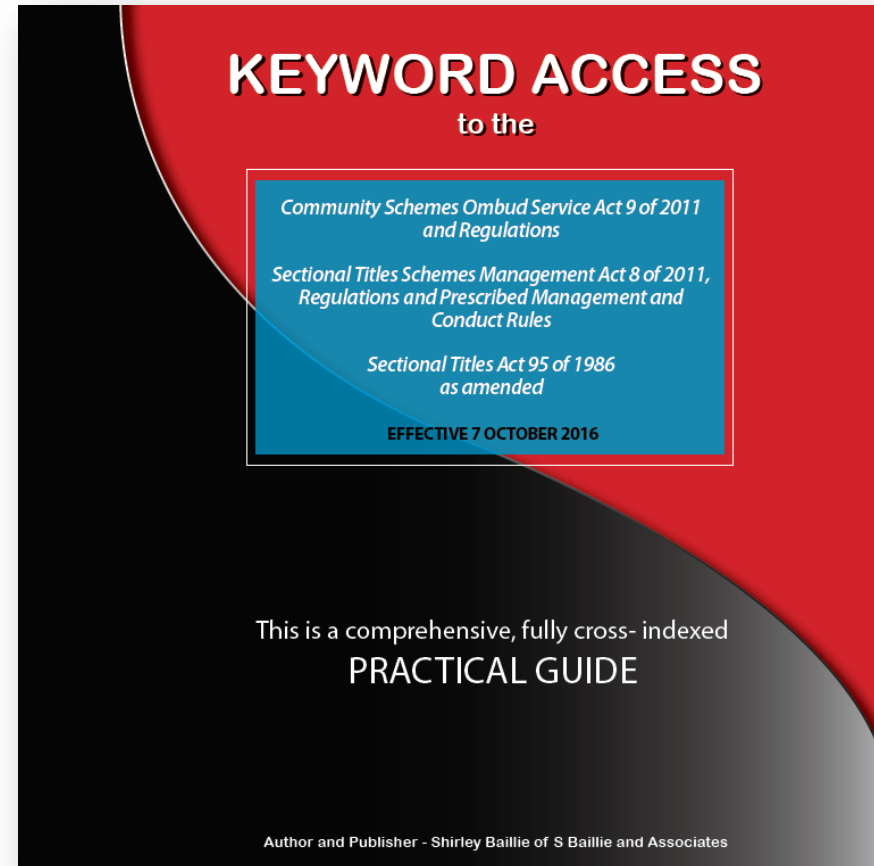
DL and CR



Many questions and discussion on this diagram



Today's Prize



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MULTIPROF
PROPERTY INTELLIGENCE



Z&A Fin

Reminders

Next Week 30 August

Episode 4

3 September – Edenvale

Physical “Pearls of Wisdom Seminar”

Contact mike@addsure.co.za

20 September – Pretoria

Physical – “Lets get Physical” seminar

Contact jennie@multiprofdevelopment.co.za

22 September – TVDM Consultants

September webinar

Contact info@tvdmconsultants.com



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SECTIONAL TITLE INSURANCE SPECIALISTS

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