

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



Bonus episode

31 August 2022 | Episode 4



Continuation of Episode 3

Good morning and welcome everyone to episode 4 of the EUA series.

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

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



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ZDFin

Introduction

Kyle Sorensen – Webinar host

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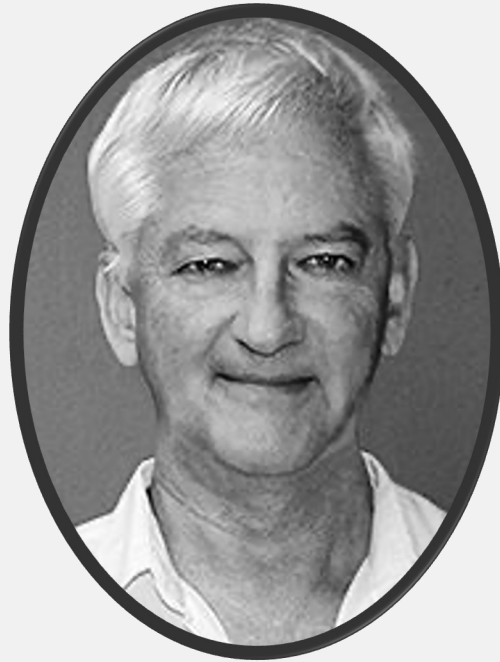


Speakers

Zerlinda



Abrie



Vincent



Mike



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Poll 1

How many people attended 1, 2, 3, 4 of the webinars in the series?



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Poll 2

Learnt something new or confirmed something you knew?



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At what stage would an awning need municipal plans / approval? AM



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



Smoking on common property - can one restrict or prohibit this (to owners, residents, visitors, contractors, estate agents) as well as those walking on the street. It's a far stretch I know but there is someone who is battling with lung disease and wants smokers to refrain from smoking in the units below, on their balconies, in their gardens, at the staircase and even in the street.

SL



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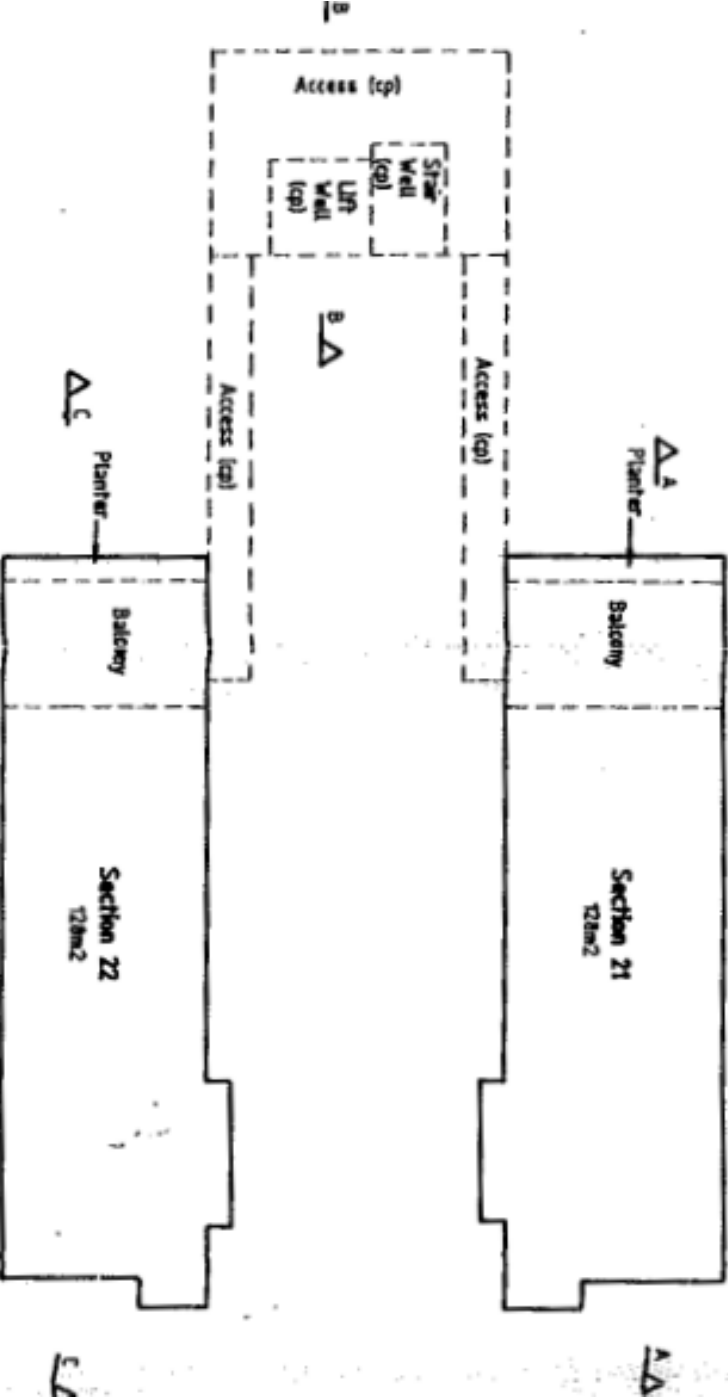


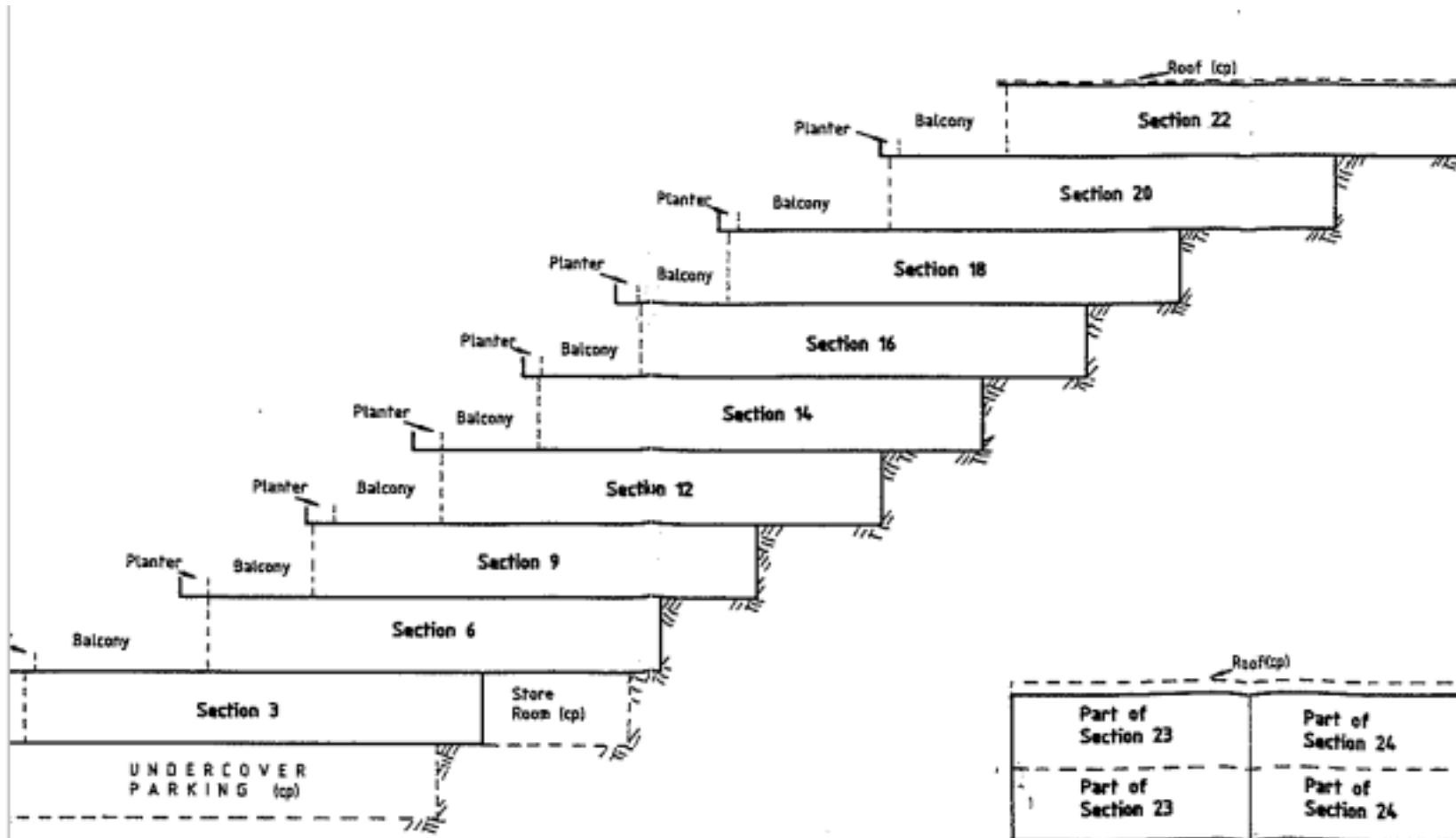
ZDFin

Kindly help explain the delineated lines on the balcony's – We are sure the balcony's form part of the section but do require confirmation as the delineated lines must speak to some form of BC involvement/common property of the balcony.

Does this mean that the maintenance and repair including waterproofing etc falls onto the BC? or the owner?
If it is common property, the BC would be solely liable and will not be able to claim the funds back from the owner of the section? or would they?

NB





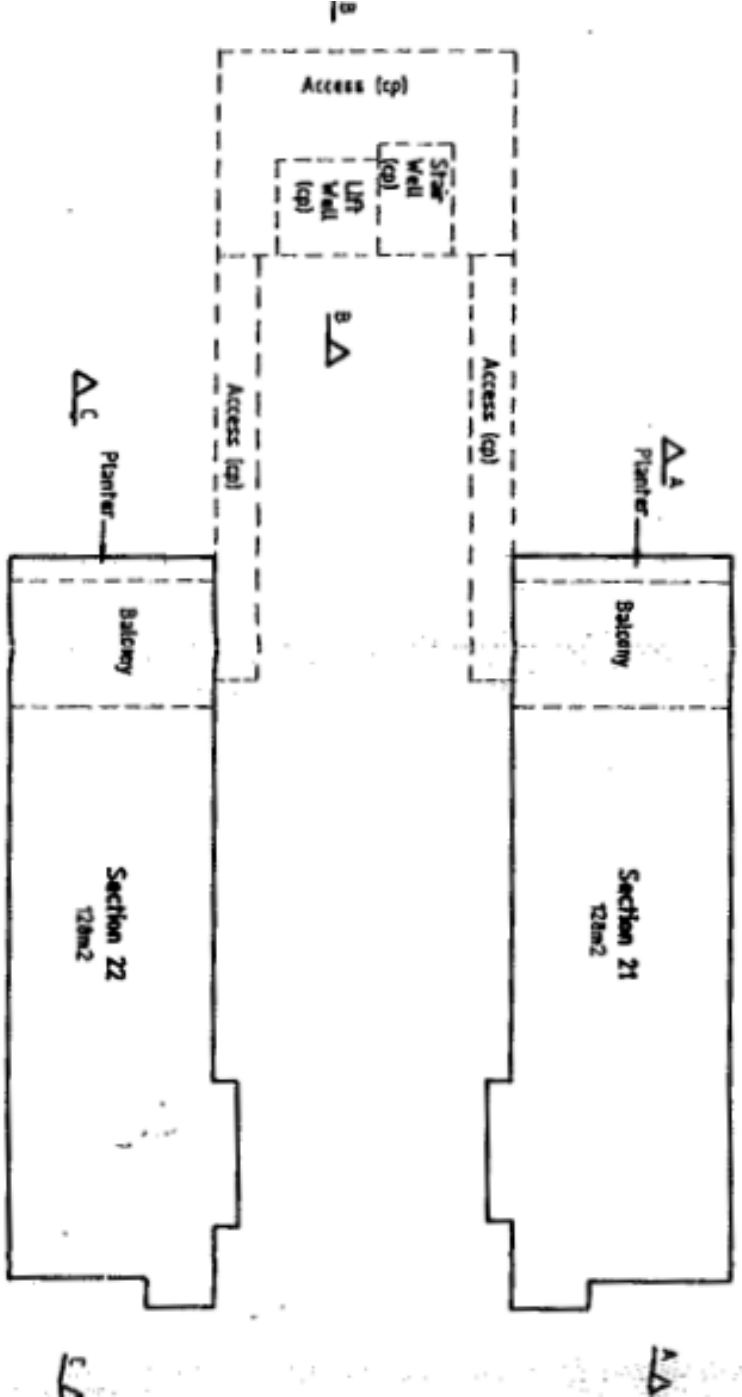
**BUILDING 1
CROSS SECTION CC**

**BUILDING 2
CROSS SECTION DD**

Kindly help explain the delineated lines on the balcony's – We are sure the balcony's form part of the section but do require confirmation as the delineated lines must speak to some form of BC involvement/common property of the balcony.

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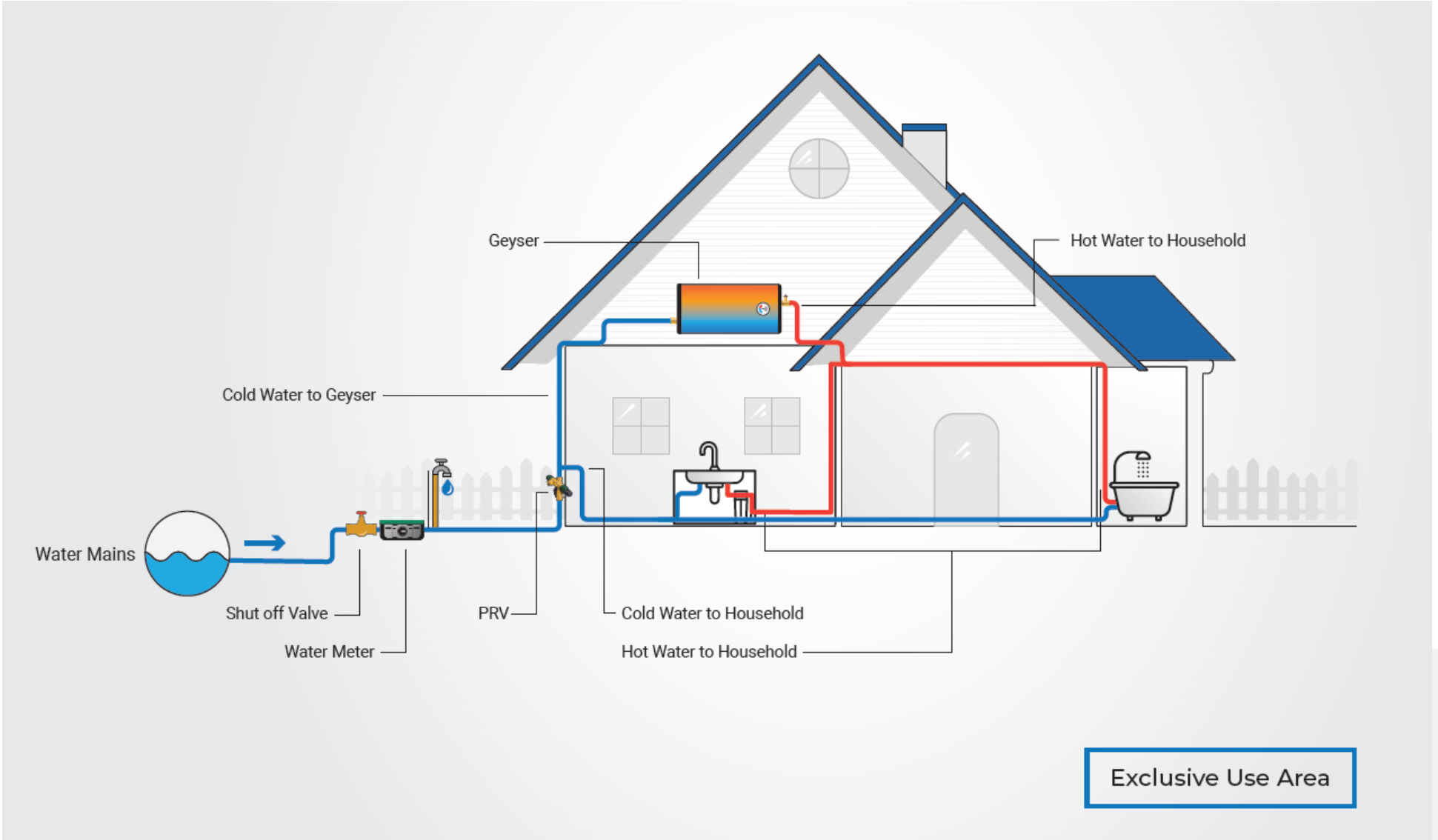


The light shining onto common property question.....drilling deeper

DL and CR



Many questions and discussion on this diagram



There is no formal indication of EUA by way of rules/schedule allocated to the units there is only the PQ schedule on the plans.

If the lines show common property, but, as per attached possibly point to de facto EUA should it not be formalized in the conduct rules of the sectional title?

If this is the case of de facto but there are no rules formalized where does that leave the BC? NB



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EXCLUSIVE USE AREAS: THE PROCESS

The decision to register EUAs or not?

What type of EUA to register?

Rule based EUA

The plan example

The pitfalls of undocumented additions

Cost and time-frame

The
decision to
register
EUA or
not?

Why?

Pro's and cons

What type
of EUA to
register?

Registered EUA

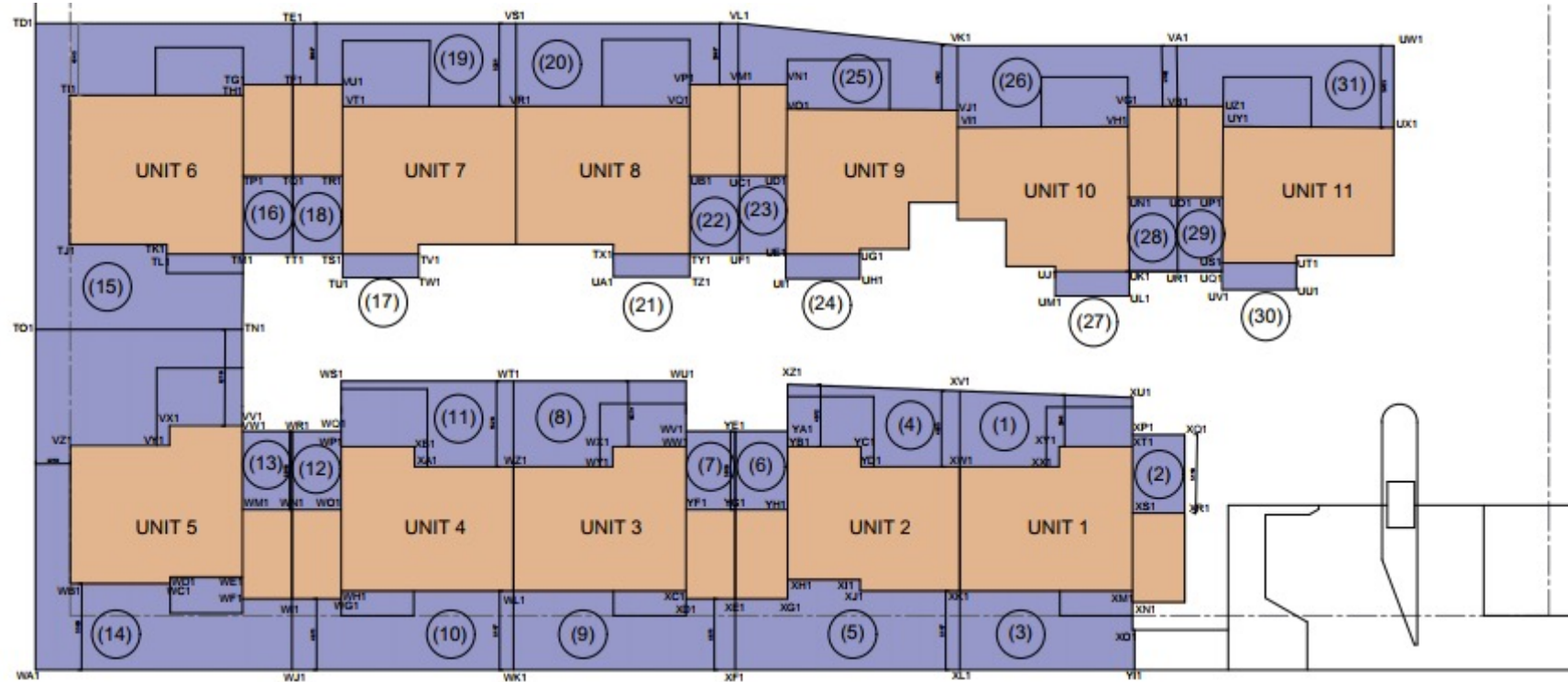
Rule based EUA

Rule based EUA

EUA plans: In terms of section 10(8) of the STSMA, these rules will include a layout plan to scale, on which it is clearly indicated, the locality of the distinctively numbered exclusive use areas, and the purpose for which these exclusive use areas may be used. A schedule will also be included, indicating to which owner the exclusive use area is allocated.

Conduct or Management Rules?

Example of EUA Plan

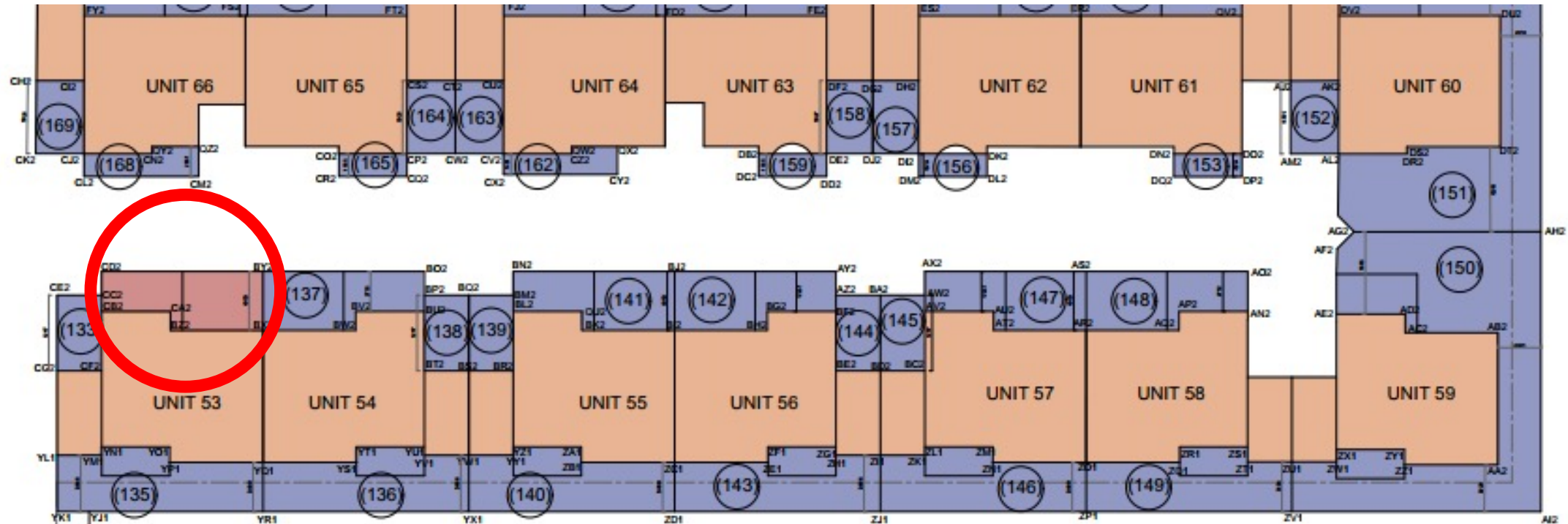


SCHEDULE KEY

- RULE BASED EXCLUSIVE USE AREA
- UNIT (SECTIONAL)
- TO BE ADDED TO SECTION
- COMMON PROPERTY

(15)	20.7m ²
(16)	UNIT 14 (Carport) RU1, RT1, RS1, RW1, 32.3m ²
(17)	UNIT 14 (Garden area) OQ1, OP1, RX1, RV1, RY1, RZ1, SA1, SB1, SC1, SD1, SE1, SF1, S1, RR1, RQ1, 140.0m ²
(18)	UNIT 15 (Garden area) OR1, OF1, OG1, OH1, OI1, OJ1, OK1, OL1, OM1, ON1, OO1, OP1, OQ1, 150.2m ²
(19)	UNIT 15 (Carport) RM1, RN1, RP1, ON1, 18.1m ²
(20)	UNIT 16 (Carport) RN1, RO1, RI1, PR1, 18.1m ²
(21)	UNIT 16 (Front garden area) RI1, RJ1, RK1, RL1, 7.8m ²
(22)	UNIT 16 (Back garden area) OF1, OV1, OU1, OT1, OS1, OG , 52.2m ²
(23)	UNIT 17 (Back garden area) OV1, PD1, PC1, PB1, PA1, QZ1, OU1, 69.2m ²
(24)	UNIT 17 (Front garden area) RE1, RF1, RH1, RG1, 7.8m ²
(25)	UNIT 18 (Carport) RA1, RB1, RD1, RC1, 18.1m ²
(26)	UNIT 18 (Front garden area) QW1, QX1, QY1, QZ1, 7.8m ²
(27)	UNIT 18 (Back garden area) PD1, PM1, PN1, PO1, PP1, PC1, 71.7m ²
(28)	UNIT 19 (Back garden area) PM1, PV1, PW1, PX1, PY1, PN1, 71.7m ²
(29)	UNIT 19 (Front garden area) QS1, QT1, QU1, QV1, 7.8m ²
(30)	UNIT 19 (Carport) QM1, QN1, QO1, QR1, 17.1m ²
(31)	UNIT 20 (Carport) QN1, QO1, QP1, QQ1, 17.1m ²
(32)	UNIT 20 (Front garden area) QI1, QJ1, QK1, QL1, 7.8m ²
(33)	UNIT 20 (Back garden area) PV1, QC1, QB1, QA1, PZ1, PW1, 55.6m ²
(34)	UNIT 1 (Front garden area) XV1, XW1, XX1, XY1, XT1, XU1, 45.9m ²
(35)	UNIT 1 (Carport) XP1, XQ1, XR1, XS1, 18.1m ²
(36)	UNIT 1 (Back garden area) XK1, XM1, XO1, YI1, XL1, 56.5m ²
(37)	UNIT 2 (Front garden area) XZ1, XV1, XW1, YD1, YC1, YB1, 50.6m ²
(38)	UNIT 2 (Back garden area) XE1, XG1, XH1, XI1, XJ1, XK1, XL1, XF1, 76.1m ²
(39)	UNIT 3 (Front garden area)
(40)	UNIT 3 (Back garden area)
(41)	UNIT 4 (Front garden area)
(42)	UNIT 4 (Back garden area)
(43)	UNIT 5 (Front garden area)
(44)	UNIT 5 (Back garden area)
(45)	UNIT 6 (Front garden area)
(46)	UNIT 6 (Back garden area)
(47)	UNIT 7 (Front garden area)
(48)	UNIT 7 (Back garden area)
(49)	UNIT 8 (Front garden area)
(50)	UNIT 8 (Back garden area)
(51)	UNIT 9 (Front garden area)
(52)	UNIT 9 (Back garden area)
(53)	UNIT 10 (Front garden area)
(54)	UNIT 10 (Back garden area)

The pitfalls of undocumented additions



(71)	UNIT 27 (Carport) LB1, LC1, LF1, KX1, 17.8m ²	(72)	UNIT 28 (Carport) LC1, LD1, LE1, LF1, 17.8m ²	(122)	UNIT 49 (Front garden area) CN1, CR1, CO1, CP1, 8.0m ²	(180)	UNIT 70 (Back garden area) FB2, FA2, EZ2, EW2, EV2, FC2, 39.4m ²
(22)	UNIT 8 (Carport) UB1, UC1, UF1, TY1, 18.1m ²	(73)	UNIT 28 (Front garden area) LE1, LH1, LI1, LG1, 8.0m ²	(123)	UNIT 49 (Back garden area) AB1, DP1, DO1, DO1, DR1, DS1, CL1, CU1, 110.7m ²	(181)	UNIT 71 (Carport) HJ2, HH2, HF2, HE2 18.1m ²
(23)	UNIT 9 (Carport) UC1, UD1, UE1, UF1, 18.1m ²	(74)	UNIT 28 (Back garden area) HZ1, IF1, KN1, KO1, KP1, KO1, 68.3m ²	(124)	UNIT 50 (Back garden area) DP1, DH1, DJ1, DM1, DN1, DO1, 94.6m ²	(182)	UNIT 71 (Back garden area) EW2, EX2, EY2, EQ2, EQ2, EV2, 39.5m ²
(24)	UNIT 9 (Front garden area) UE1, UG1, UH1, UI1, 8.2m ²	(75)	UNIT 29 (Back garden area) IF1, IK1, KK1, KL1, KM1, KN1, 66.7m ²	(125)	UNIT 50 (Front garden area) CS1, CT1, CU1, CV1, 8.1m ²	(183)	UNIT 72 (Back garden area) EQ2, EN2, EM2, EL2, DY2, EP2, 38.9m ²
(25)	UNIT 9 (Back garden area) VL1, VK1, VJ1, VO1, VN1, VM1, 63.9m ²	(76)	UNIT 29 (Front garden area) LJ1, LM1, LL1, LK1, 8.3m ²	(126)	UNIT 50 (Carport) CW1, CX1, DA1, CT1, 28.5m ²	(184)	UNIT 71 (Front garden area) HJ2, HN2, HL2, HK2, HG2, 41.5m ²

Cost and time-frame

Reminders

3 September – Edenvale This Saturday

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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