

**STBB’s REFERENCE GUIDE TO THE SECTIONAL TITLES SCHEMES MANAGEMENT ACT  
For Managing Agents, Trustees, Owners and Property Practitioners**

*In this, the fiftieth set of notes for your STSMA Reference Guide, Prescribed Management Rule 29 is discussed.*

	<b><u>PRESCRIBED MANAGEMENT RULE 29 – PHYSICAL MANAGEMENT – IMPROVEMENTS TO THE COMMON PROPERTY</u></b>	<b><u>REFERENCES &amp; SEARCH WORDS</u></b>
<b>PMR 29(1)</b>	<p>Alterations/improvements are <i>not</i> reasonably necessary</p> <p>Unanimous resolution is required.</p>	<p>Alterations not to common property</p> <p>Unanimous resolution</p>
<b>PMR 29(2)</b>	<p>Alterations/improvements <i>are</i> reasonably necessary and may be effected if: All owners receive 30 days’ notice thereof. The notices must indicate:</p> <ul style="list-style-type: none"> <li>• estimated costs associated with the proposed alterations or improvements;</li> <li>• details of how it will be financed, including if it will involve a special contribution or loan; and</li> <li>• a motivation for need of the alterations or improvements and drawings of the proposed alterations or improvements.</li> </ul> <p>However, if during the 30 day period any member makes a written request to discuss the proposal, the proposal may not be implemented unless it is approved, with or without amendment, by a special resolution adopted at a general meeting.</p>	<p>Alterations that are necessary</p> <p>Procedure and notice requirements</p> <p>Special resolution</p>

**PMR 29(3)**

*Meters (not prepaid)*

The trustees must, on a resolution of members:

- a) install and maintain separate meters to measure the supply of electricity, water, gas or the supply of any other service to sections, exclusive use areas and the common property;
- b) recover the cost of supplies to the sections in accordance with the meter readings.

Installing meters

Procedure and notice requirements

**PMR 29(4) and (5)**

*Prepaid meters for water and electricity*

Separate pre-payment meters may be installed on the common property, on the authority of a special resolution, to control the supply of water or electricity to a section or exclusive use area.

In order to obtain the approval, both owners and occupiers of sections must be given at least 60 days' notice of the proposed resolution with details of all costs associated with the installation of the pre-payment system and its estimated effect on the cost of the services over the next three years.

If such a pre-paid metering system is installed, the trustees, on behalf of the body corporate, must ensure that the system does not infringe on the constitutional rights of occupiers of sections to access basic services.

Owners who lease units to tenants are further responsible to ensure that the prepaid system does not infringe the rights of the tenants in terms of the Rental Housing Act, or any other law.

Prepaid meters

Procedure and notice requirements

Constitutional considerations

Tenants' rights

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