

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

In this, the fifty-sixth of notes for your STSMA Reference Guide, Prescribed Conduct Rule 4 is discussed.

	<u>ANNEXURE 2 - CONDUCT RULES – PRESCRIBED CONDUCT RULE 4 – DAMAGE TO COMMON PROPERTY</u>	<u>REFERENCES & SEARCH WORDS</u>
PCR4(1)	<p>An owner is prohibited from defacing the common property in any way, for obvious reasons, as the common property belongs to all and they all have an interest therein that the common property’s (good) appearance is maintained.</p> <p>The owners and occupiers are therefore prohibited from marking, painting, driving nails, screws or other objects into, or otherwise damaging or defacing a structure that forms part of the common property. However, where it is necessary to make such a change to the common property, for whatever reason, written consent from the trustees must be obtained, beforehand.</p> <p>See PCR4(2) for an exception to this general rule.</p>	<p>No alterations to common property by owner/occupier unless written consent</p>
PCR4(2)	<p>PCR4(2) creates an exception to the general rule in PCR 4(1). It provides that an owner/occupier may install a locking or safety device (to protect against intruders, or a screen to prevent entry of animals or insects) without obtaining consent. The Rule provides however that the device or screen must be “soundly built” and must be “consistent with a design, colour, style and materials” approved in writing by the trustees. In other words, the owner/occupier may install the device or screen, but permission is required with regards to the aesthetic design thereof.</p>	<p>Exception to rule: Installation of security device or screen to prevent intruders</p>

PCR4(3)

The owner/occupier must keep the device installed under sub-rule (2) in good order and repair.

Maintenance of screen/security device

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