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PROSPERITY BUSINESS PARK BODY CORPORATE CONDUCT RULES

(Section 35 (2) (b) of the Sectional Title Act, 1986)

ANIMALS, REPTILES AND BIRDS

- (1.a) An owner or occupier of a section shall not, without the consent in writing of the trustees, which approval may not be unreasonably withheld, keep any animal, reptile or bird in a section or on the common property.
- (1.b) When granting such approval, the trustees may prescribe any reasonable condition.
- (1.c) The trustees may withdraw such approval in the event of any breach of any condition prescribed in terms of sub-rule (2).

REFUSE DISPOSAL

- 2. An owner or occupier of a section shall-
 - (i) maintain in a hygienic and dry condition, a receptacle for refuse within his section, his exclusive area or on such part of the common property as may be authorised by the trustees in writing;
 - (ii) ensure that before it is placed in such receptacle it is securely wrapped, or in the case of tins or other containers, completely drained;
 - (iii) for the purpose of having the refuse collected, place such receptacle within the area and at the time designated by the trustees;
 - (iv) when the refuse has been collected, promptly return such receptacle to his section or other area referred to in paragraph (i).

VEHICLES

- (3.a) No owner or occupier shall park or stand any vehicle upon the common property, (i.e. an area not designated as a parking bay), or permit or allow any vehicle to be parked or stood upon the common property, without the consent of the trustees in writing.
- (3.b) The trustees may cause to be removed or towed away, at the risk and expense of the owner of the vehicle, any vehicle parked, standing or abandoned on the common property without the trustees' consent.
- (3.c) Owners and occupiers of sections shall ensure that their vehicles, and the vehicles of their visitors, do not drip oil or brake fluid on to the common property or in any other way deface the common property.
- (3.d) No owner or occupier shall be permitted to effect major repairs to any vehicle on any portion of the common property, an exclusive use area or in a section.
- (3.e) The washing of vehicles inside the building is strictly prohibited, unless carried out in an area specifically designated for such purpose.
- (3.f) The Trustees shall have the right to remove any vehicle/canopy/boat/container, which is parked or placed by a tenant/occupier in contravention of the said rules, and recover the cost of such removal from the tenant/occupier.
- (3.g) The Trustees shall have the right to deny vehicles access to any tenant/occupier who contravenes the rules after having received a prior written warning by the Trustees/Managing Agent/Manager.

DAMAGE ALTERATIONS OR ADDITIONS TO THE COMMON PROPERTY

- (4.a) An owner or occupier of a section shall not mark, paint, drive nails or screws or the like into, or cause other damage, or alter, any part of the common property without first obtaining the written consent of the trustees. The common property shall specifically include such areas as service ducts, sprinkler systems, common services and ceiling installations. The trustees shall have the right to recover from an owner of a section any costs to repair damages caused by an owner or occupant.
- (4.b) Notwithstanding sub-rule (a), an owner or person authorised by him, may install
 - (i) any locking device, safety gate, burglar bars, intercom/alarm system or other safety device for the protection of his section; or
 - (ii) any screen or other device to prevent the entry of animals or insects:

Provided that the trustees have first approved in writing the nature and design of the device and the manner of its installation.

Certified a true copy of the original document.
 There is no indication that the original document
 has been amended in any way.

Date 23/05/2005
 Signature *[Signature]*
COMMISSIONER OF OATHS
 Michael Denis Addison CAIB (SA)
 Director Addlease (Pty) Ltd t/a Addsure
 A1 Centurion Business Park
 Bosmansdam Rd Milnerton Western Cape
 Reference no. 9/1/8/7 Cape Town

Should any owner or occupier fail to comply with the above, the trustees shall have the right to rectify any damage or remove and make good any non-authorized installation. The costs of the same shall be borne by the owner of the section.

(4.c) An owner of a section shall comply with Annexure A hereto in respect to any alteration or addition to a section, which is proposed.

APPEARANCE FROM OUTSIDE

5. The owner or occupier of a section shall not place or do anything on any part of the common property, including balconies, patios and stoeps which, in the discretion of the trustees, is aesthetically displeasing or undesirable when viewed from the outside of the section.

SIGNS AND NOTICES

(6.a) No owner or occupier of a section, shall place any sign, notice, billboard or advertisement of any kind whatsoever on any part of the common property or of a section, so as to be visible from outside the section, without the written consent of the Trustees first having been obtained. Signage will be governed by the standard design guidelines.

(6.b) The design, size and location of all signage requirements of the building shall be the responsibility of the trustees.

(6.c) The developer shall have the right to display, in consultation with the trustees, signage, billboards etc in order to effect the marketing of the scheme until such time as the last section is sold and transfer effected.

LITTERING

7. An owner or occupier of a section shall not deposit, throw, or permit or allow to be deposited or thrown, on the common property or out of the exterior of the building, any rubbish, including dirt, cigarette butts, food scraps or any other litter whatsoever. The trustees shall be entitled to impose a monetary fine payable by the owner of a section at their sole discretion.

LAUNDRY/SCREENING

8. An owner or occupier of a section shall not, without the consent in writing of the trustee, erect his own washing lines, nor hang any washing or laundry or erect a screen or any other items on any part of the building or the common property so as to be visible from outside the building or from any other sections.

STORAGE OF INFLAMMATORY MATERIAL AND OTHER DANGEROUS ACTS

(9.a) An owner or occupier shall not store any material, or do or permit or allow to be done, any other dangerous act in the building or on the common property which will or may increase the rate of the premium payable by the body corporate on any insurance policy without the written permission of the trustees.

(9.b) The trustees shall have the right to collect the increased premium payable from the owner of a section should the trustees agree to clause 9 (a).

LETTING OF UNITS

(10.a) All tenants of units and other persons granted rights of occupancy by any owner of the relevant unit are obliged to comply with these conduct rules, notwithstanding any provision to the contrary containing in any lease or any grant of rights of occupancy.

(10.b) The Trustees shall have the right to interview any prospective tenants and other persons that may be granted rights of occupancy by an owner in respect of the image and desirability of the proposed use of a section. The Trustees shall have the right to preclude the granting of such occupancy should they deem fit.

(10.c) The following uses are precluded and no owner of a section or any tenant shall allow such a section to be utilised for such purposes:-

Panelbeating, spraypainting, mechanical repairs to vehicles, engines or heavy machinery.

ERADICATION OF PESTS

11. An owner shall keep his section free of white ants, borer and other wood destroying insects and to this end shall permit the trustees, the managing agent, and their duly authorised agents or employees, to enter upon their section from time to time for the purpose of inspecting the section and taking such action as may be reasonably necessary to eradicate any such pests. The costs of the inspection, eradicating any such pests as may be found within the section, replacements of any woodwork or other material part of such section, which may be damaged by any such pests, shall be borne by the owner of the section concerned.

FIRE REGULATIONS

12. The owner of a section shall ensure that the applicable fire regulations have been complied with, with regard to any occupancy of a section.

The owner of a section shall submit a certificate confirming the inspection and servicing of all fire equipment located within a section to the Trustees on an annual basis.

PARKING

13. The developer shall have the right to allocate the common property parking bays. The allocation of the same shall be recorded on the parking layout plan. Such plan shall be tabled at the first general meeting for record purposes and shall be binding to all owners. The trustees shall thereafter have the right to amend the allocation of the common property parking bays by means of a special resolution of the owners.

LANDSCAPING

14. No owner or occupant of a section or their visitors shall be permitted to remove, place or plant any trees or shrubs on the common property or within an exclusive use area, without the written permission of the Trustees.

SECURITY/ACCESS CONTROL

(15.a) All owners of sections and their visitors, tenants and other persons granted the right of admission shall identify himself by means of an access control card. The trustees shall be entitled to charge a deposit and/or replacement fee in respect of access cards and remote control units.

(15.b) The trustees hereby reserve the right of admission. The trustees have the sole right to deny access to any person should they deem such action to be necessary to ensure the security and privacy of the owners of the sections and compliance with the said rules.

(15.c) All owners of sections shall ensure that the vehicles belonging to their visitors are identified to the security personnel and that a designated bay is available to accommodate the vehicle within the building.

(15.d) No owner of a section, his tenant or any person granted the right of admission shall be permitted to interfere with, alter or instruct the security system or personnel. The employment of the security system and personnel shall be the responsibility of the trustees/managing agent and/or supervisor and shall be employed as directed by the trustees.

CLEANING

(16.a) No owner of a section, his tenant or any other person granted the right of occupancy shall be permitted to instruct the cleaning personnel employed by the trustees. The supervision and direction of the cleaning personnel shall be the responsibility of the trustees/managing agent and/or supervisor.

(16.b) No member of the cleaning personnel employed by the trustees shall be required to clean or undertake any work within a section unless authorised to do so by a trustee/managing agent and/or supervisor.

(16.c) An owner of a section, his tenant and any other person granted the right of occupancy shall maintain the section in a clean and hygienic state at all times. Should an owner fail to do so the trustees shall inform the owner in writing that the section is to be cleaned within 24 hours of the date of the letter should an owner fail to take the corrective action the trustees shall have the right to gain access and carry out necessary cleaning hygiene requirements on behalf of the owner. The trustees shall have the right to recover the costs of the same from the owner of the section.

SUPERVISION

17. The trustees and or managing agent shall have the right to employ and delegate responsibility to a person or persons employed in a supervisory capacity in order to carry out the daily administration of the building. Such person or persons shall be referred to as the building supervisor and shall take instructions from and report to the trustees and or managing agent as required. The building supervisor shall have the authority to carry out all tasks as directed by the trustees.

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