

UCT Sectional Title Specialist Realtor Course

1. Applicable principles of South Africa law generally and particularly rights in real property

- Introduction
- Sources of Law
- Basic Concepts in Private Law
- Constitution of South Africa
- Definition of and types of Title to Land
- Ownership and Limited Real Rights
- Limitations on Ownership
- Protections of Ownership, Possession & Occupation
- Deeds of Registry System
- Transfer of Ownership and other Real Rights in Land
- Co-ownership
- Rules and decisions applicable in Sectional Title Schemes

2. Sectional title concepts examined

- Scheme
- Sectional Title Register
- Section
- Common Property
- Participation Quota
- Unit
- Exclusive Use
- Body Corporate
- Deals with Common Property
- Special Resolutions
- Unanimous Resolutions
- Trustees
- Rules

3. Description of sectional property in sale contracts, title deeds and use restrictions

- Unit
- Registered exclusive use rights
- Scheme extension rights
- Sales before the sectional plan is approved and/or the sectional title plan registered is not yet opened
- Title deeds and restrictions
- Recordal of mandatory membership of the body corporate, application of rules and liability for levies

8. Dealings with Common Property

- Introduction
- Maintenance of and repairs to sections and common property
- Changes to the common property
- Creation of limited real rights in the common property
- Alienation of ownership in common property
- Miscellaneous

7. Dealings with sections, units and exclusive use rights

- Introduction
- Sections
- Units
- Exclusive use rights in terms of section 27

6. Conveyancing processes

- General
- Transfer of units
- Notarial cessions
- Amendment of rules

5. Sales of sectional property

- Introduction
- Pre-sales; selling units and exclusive use rights off plan and before approval of the sectional plan
- Selling units and exclusive use rights after the register is opened and when the body corporate is operative
- Selling in future phases

4. Consumer protection provisions

- Residential Tenants
- Purchasers
- Body Corporate

