## Paddocks Knowledge Maps (a) Appoint agents and employees. addocks (b) When essential, acquire and dispose of, let and hire units. (c) Acquire movable property for owners' use in connection with enjoyment or protection of common property. (d) Where practicable, establish and maintain common property lawns, gardens and recreation facilities. (e) On special resolution, borrow monies it needs to perform its functions or exercise its powers. **GENERAL** Section 4 (f) Secure repayment of monies it borrows and interest thereon by registering notarial bonds over unpaid contributions, levied or not, or by mortgaging its property. (a) Invest its money. (h) Agree to provide an owner or occupier with amenities or services; on special resolution, let part of the common property to an owner or occupier for less than 10 years. (i) Do all things reasonably necessary to enforce the rules and manage and administer the common property. (a) On unanimous resolution and in terms of a direction of owners, to alienate part or all of the common property or let it in terms of a registered lease. SECTIONAL TITLE (b) With written consent of all owners and bondholders, exercise or alienate a future development right. No owner **BODY CORPORATE** can withhold consent without good legal reason. **POWERS** (c) On unanimous resolution, extend the duration of an existing future development right. (d) & (2) With written authority from all owners, purchase land to extend the common property. (Under s 5(2), this land is registered in the body corporate's name and is considered to be owned in undivided shares by section owners.) **ADDITIONAL** Section 5 (e) On unanimous resolution, arrange for additional exclusive use areas to be included on the sectional plan. (f) On special resolution, agree to the cancellation of a registered exclusive use right. (g) On special resolution, enter into servitude agreement that burdens or benefits the land in the scheme. (h) On application by an owner and a special resolution, approve the extension of the floor area of a section. (i) Generally exercise any power and perform any function it has under the ST and STSM Acts. (1) When common property is expropriated, notice need only be served on the body corporate. It is automatically appointed as the owners' representative to employ experts, negotiate and settle the ON EXPROPRIATION compensation payable. OF COMMON **PROPERTY** (2) The trustees must give owners notice of the compensation received and pay it to them on Section 12 the basis of their quotas unless any owner objects, in which case the distribution must be approved by unanimous resolution or determined by the CSOS. Law in Simple Terms: Created by Graham Paddock in March 2021 - For more go to https://www.paddocks.co.za/ and www.https://club.paddocks.co.za/