



## Sectional Title Living

**Living in a well-run sectional title development ensures the protection of homeowners, their lifestyle, and the value of their homes.**

- On purchasing unit new homeowners automatically become a member of the Body Corporate.
- A Managing Agent (Mafadi) is appointed to play the role of a dutiful assistant, taking their lead from the Trustees, to facilitate the smooth administration and financing of the Bridge Body Corporate.
- Trustees are typically appropriately experienced and committed homeowners elected by the Body Corporate members annually to oversee various aspects (portfolios) of the running of the estate.
- Annual general meetings are held to consider and approve budgets and financial statements.
- At these meetings levy payments are established to ensure the day-to-day operation of the Bridge City Estate and ongoing maintenance of the communal areas.
- Owners are responsible to meet rates and taxes and other municipal charges such as sewage connection and refuse removal for their individual unit, insurance for the contents of their home, and individual unit costs for electricity and water consumption.

# Advantages of Sectional Title Living

## Security

The Bridge will have high grade Clear-View security fencing, biometrics recognition at motor vehicle entrance, controlled access at pedestrian access gate with guard house and security personnel to ensure the security of homeowners.



## Maintenance Costs

Shared costs (via levies) of maintaining The Bridge will result in lower individual costs while ensuring the proper ongoing maintenance of common spaces and buildings and protecting the value of the estate.



## Convenient lock-and-go

Gated and controlled security enables homeowners to go on holiday with peace of mind.



## Community Living

Having your neighbours nearby in an estate development enables the advantages of community life



## New, Well-Built Homes

The buildings and units at The Bridge will be newly built, with high quality finishes and functional layouts.



## Recourse to Community Schemes Ombuds Services (CSOS)

Relevant legislation in the Sectional Titles Act and the Ombuds Service are aimed at ensuring the good governance of sectional title estates and afford homeowners with legislative protections.

