

PERSONALISED LEGAL ASSISTANCE

Professional legal and property consulting

SONNENBERG & ASSOCIATES PROPERTY AND LEGAL ADVICE NEWSLETTER #84

1. Legal Quotes

"The wise know that foolish litigation is a rope of sand, which perishes in the twisting." [Ralph Waldo Emerson]

"Fools and obstinate men make rich lawyers." [Proverb]

"It is unfair to believe everything we hear about lawyers; some of it might not be true. " [Gerald Lieberman]

2. Legal short

Question: Why did God invent lawyers?

Answer: So that real estate agents would have someone to look down on.

3. Inspiring quotes

"You're braver than you believe, stronger than you seem, and smarter than you think." [A A Milne]

"When someone told me I lived in a fantasy world, I almost fell off my unicorn." [unknown]

"It doesn't matter if it's a relationship, a lifestyle, or a job. If it doesn't make you happy, let it go." [Debbie Shields]

4. Body corporates now able to disconnect electricity in cases of prolonged outstanding levies

In a watershed case in the South Gauteng High Court, **a court has ruled in favour of a body corporate seeking to recover long outstanding levies from an owner in the complex.**

Where the owner owed the body corporate almost R68 000.00 in arrear levies, **the court ordered the owners to pay the body corporate in full, failing which the body corporate could mandate contractors to terminate the electricity supply to the unit and restrict the water supply to six kilolitres a month.**

The court further authorised the body corporate, in the event of non-payment, to immediately issue a warrant of execution in respect of outstanding amounts.

This judgment is expected to revolutionise the approach to collecting arrear levies and utilities in sectional title schemes.

Note that a court order is required before any utilities can be disconnected or restricted.

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