

21 October 2022

EXTENDING THE SIZE OF A SECTIONAL TITLE UNIT

Sectional Title Scheme owners must take note that, through the correct channels and procedures, they are permitted to extend or otherwise amend the size of their units by for example enclosing a patio, adding a patio, adding a room etc.

The procedure would ordinarily be kickstarted by requesting the body corporate, through a Special Resolution, to allow the owner to extend or change a part of the common property and incorporate it into his or her existing section. Such application would also require the owner to obtain approved building plans from the municipality, as well as amended Sectional Title Plans from the Land Surveyor. The new Sectional Title Plans will need to be registered in the Deeds Office.

The amended Sectional Title Plan will display the new size of the particular unit and the amended participation quota which would also impact upon the owner's liability for levies payable to the body corporate. If the extension causes a deviation of more than 10% in the participation quota, then all mortgage bond holders in the Sectional Scheme would need to consent to the extension.

Please remember to consult with a conveyancing attorney for advice on the possible extension or amendment of a unit in a Sectional Title Scheme.