



**ADJUDICATION ORDER IN TERMS OF SECTION 54 OF THE
COMMUNITY SCHEMES OMBUD SERVICE ACT, 2011**

REFERENCE NO: CSOS 407/GP/18

In the matter between:

PRESTIGE PARK AFTREE-OORD BODY CORPORATE

APPLICANT

and

ANNETTE STUTTERHEIM

RESPONDENT

Prior to the commencement of the adjudication hearing on 20 September 2018 the parties entered into settlement negotiations and concluded a settlement agreement, which they have consented to being made an adjudication order, as follows:

Background

1. The respondent is the registered owner of Unit 13, being Flat 201, in the sectional title complex known as Prestige Park Aftree-Oord Body Corporate, which is situated at 314 Scheiding Street, Berea, Pretoria, Tshwane, Gauteng.

Proposed amendment of conduct rule 7

2. The applicant is by no later than the annual general meeting that follows the annual general meeting to be held on 4 October 2018 to present a resolution proposing that conduct rule 7 of the applicant's conduct rules be amended to state that the deposit payable in terms of conduct rule 7 (the deposit) is a refundable deposit.

The deposit

3. The applicant is in its next monthly levy statement to the respondent to:
 - 3.1. reverse the amount of R5 000.00 that is reflected as a deposit;
 - 3.2. apply the respondent's credit balance as part of the deposit; and
 - 3.3. reverse the interest accumulated to date against the deposit.
4. The respondent is to pay the balance of the deposit by 25 September 2018.

Full and final settlement

5. This order is in full and final settlement of the dispute between the parties in terms of CSOS case reference number 407/GP/18.

DATED AT JOHANNESBURG ON 20 SEPTEMBER 2018



TREVOR BAILEY
ADJUDICATOR

PrestigeParkBC.Stutterheim.407.18