

PERSPECTIVES BODY CORPORATE
(SS 302 /2004; 28/2005; 351/2005)

***Policy on remote control devices for entry to and exit from parking areas within
Perspectives building***

Purpose:

To facilitate as well as regulate the provision of remote control devices for vehicular entry to, and exit from, the entrances to and exits from Perspectives parking areas

Defined terms:

- “*PCR*”: Perspectives Conduct Rule as approved at the 2021 AGM/SGM
- “*parking bay*”: an exclusive use area of the common property designated as such in terms of the registered sectional plans, read together with PCR 21 as well as the architect’s layout plans “A” and allocation schedule “B” which form part of PCR 21
- “*remote control device*”: an electronic device designed to open and close the Roeland Street roller doors and Commercial Street gate
- “*replacement remote control device*”: a substitute for a remote control device activated on the electronic access control system
- “*new remote control device*”: a remote control device not previously activated on the electronic access control system
- “*additional remote control device*”: any remote control device in excess of one remote control device issued per one parking bay
- “*remote control device register*”: a register kept in electronic format in which each remote control device which has been provided is recorded as against a parking bay by means of a unique number assigned to such remote control device

Context:

- The original decision by the developer was to allow for one remote control device per one parking bay
- A subsequent decision by trustees was to allow an additional remote control device for some parking bays which could accommodate an additional vehicle
- At that time no policy was adopted to determine which parking bays could reasonably accommodate an additional vehicle without creating difficulties in respect of security, safety or obstruction of important access points
- Since then, some owners have requested additional remote control devices for various reasons and a policy has become necessary
- At the 2021 AGM, trustees were directed to adopt a policy in respect of additional remote control devices
- This policy replaces any previously adopted procedures and practices in respect of the issuing of remote control devices

Principles:

There needs to be a balancing of competing considerations, being security, safety and obstruction on the one hand versus user convenience on the other hand

The following rules need to be considered:

- PCR 3 on 'vehicles', together with directives issued by trustees
- PCR 4.5 on 'obstructions' on/to parts of common property
- PCR 10 on 'security', together with directives issued by trustees
- PCR 21, together with layout plan "A"

Policy:

- An owner shall be entitled to one remote control device per each parking bay
- Only an owner, or his/her/its specifically authorised agent, may make application for the provision of a remote control device
- Each remote control device shall be numbered, recorded in the remote control device register and be activated on the electronic access control system by the managing agent
- An owner, or his/her/its specifically authorised agent, shall be required to report the circumstances of any missing, lost or stolen remote control devices to the managing agent immediately on discovery of the situation
- Replacement remote control devices may be obtained only after de-activation of the remote control device which is to be substituted on the electronic access control system
- The then/current price (unit cost + administrative fee) of a new remote control device shall be paid for in full before the new remote control device is activated on the electronic access control system
- The provision of an additional remote control device may be authorised by trustees only after consideration of the particular circumstances involved, in particular the issues of security, safety and obstruction
- In light of the scheme's interest in the issues of security, safety and obstruction and observance of applicable rules, an application for an additional remote control device must motivate a reasonable need for such
- Trustees may use their discretion to refuse, approve or approve subject to conditions an application for an additional remote control device
- Trustees shall keep in mind the relevant legislative framework, rules, directives and overall requirements of the scheme as a whole in the reasonable exercise of their discretion
- No application may be unreasonably refused

Procedure:

- An application for a remote control device is to be made to the managing agent by electronic mail by using a copy of the annexed form "P2"
- An application for an additional remote control device shall be decided on by trustees who shall give reasons for a refusal
- The managing agent shall communicate the outcome of an application for a remote control device to the applicant by electronic mail
- The owner concerned, or his/her/its specifically authorised agent, shall then pay the required price as directed by the managing agent before the new remote control device is activated on the access control system

Annexure:

Application form "P2"

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Application form "P2": REMOTE CONTROL DEVICE

Owner:

Applicant:

Section or apartment number:

Parking number:

This application is for -

a new remote control device (do not have one for that parking bay)

YES / NO

a replacement remote control device (missing / lost / stolen)

YES / NO

an additional remote control device (need another one)

YES / NO

Explanation / motivation: *(if more space is required, please submit an additional page)*

Email address:

Date:

Signature:

Managing agent notes

Decision taken on:

APPROVAL

APPROVAL SUBJECT TO CONDITIONS
conditions

REJECTION
reason/s for rejection

Remote control device number:

Price of remote control device:

Date of issue:

Date of hand-over: