

(1) In respect of Financial Issues:

(c) We seek this order against the Body Corporate: costs of approx.. R30,000.00 for plumbing repairs done to the tenants Flat No. 36 (Stralenberg). This cost is not to be borne by the owners & tenants, but it is to be charged directly to Mr. Phillip Frost's personal account. The repairs are due to a past incident whereby a draw-cable was stuck in Mr. Frost's Flat 46, directly above Flat 36 due to his negligence.

(d) We seek this order for a period not less than 2 years to investigate possible shady fraudulent deals.

(2) In respect of Behavioural Issues:

(a) We seek this order against the behaviour of 1 gardener in the habit of being inebriated and urinating against the walls of the surrounding buildings in clear sight of children.

(d) We also seek this order against the previous members of the Body Corporate who insist on using Stralenberg's once beautiful gardens as a dumping place for all kinds of rubbish and builders rubble.

(4) In respect of Meetings:

(a) We seek this order to deal with specified business totally ignored in previous meetings.

(b) We seek this order due to the fact that previous meeting(s) were not validly convened.

(c) (i) & (ii) We seek this order as a resolution passed during was void or invalid.

(e) We seek this order as a decision to appoint Manna van Rensburg, a Domestic Violence proponent as new caretaker is void as this decision interferes with the rights of a tenant or group of owners and tenants. It is trite in Law that an individual whose modus operandi is Domestic Violence, should never hold positions of power such as ... Caretaker.

(5) In respect of Management Services:

(a) We seek this order to terminate the current abusive Management Agent.

(b) We seek this order to terminate the current abusive Management Agent.

(6) In respect of Works pertaining to Private/ Common Areas:

(a) We seek this order against several outstanding maintenance repairs not completed.

(b) (i) & (ii) We seek this order against several incomplete maintenance repairs ignored.

(c) (i) We seek this order against several outstanding maintenance repairs not completed.

(e) (iii) We seek this order to dispose of rubbish and junk in garden area.

(7) In respect of General and Other Issues:

(a) We seek an order for documents and information denied. This pertains to disappearance of old copper piping and possible other unauthorised commissions and unethical mark-ups.

(b) We seek an order insisting that the new Property Management Agent operates a Trust Account for Stralenberg Financials, a legal requirement which is not currently adhered to.

As per Clause 38, (3) (b) & (c)

The names of tenants materially affected in this application are as follows:

- 1) P.P. Mnguni Flat 12a Stralenberg Block ... regarding unethical behaviour having her tyres tampered with.
- 2) Deon van Eden was Flat 36 Stralenberg Block ... now moved into Flat 11, regarding the plumbing incident.
- 3) P. Ntando Flat 6 Patron House Block ... regarding roof leak spanning several years.
- 4) A.R. Stanford-Smyth Flat 3a Patron House Block ... regarding extreme abuse and threats, and including the unfinished proper installation of water-pipe connection to Geysers, creating huge delays in securing the Geysers cover boards. Promises to rectify matters have yet to materialise. This is another ongoing saga totally ignored, indicative of how they (Body Corporate members) operate.

As per Clause 38, (4)

We as aggrieved and concerned tenants, feel that our application qualifies for a discount or even a waiver of adjudication fees based on the personal actions of the 'wrongdoers', taking the Law into their own hands, taking advantage of the elderly, treating them with abuse, ignoring them, not addressing their legitimate complaints, risking the lives of the tenants (and visitors) by not complying with basic Safety Standards, manipulating the legal requirements of AGM meetings, denying access to information and maintenance tasks and associated costs, dealing with a Management Agent that does not address 'all' tenants problems, only her 'favourites', who are comfortable with the fact that the Stralenberg Financials ARE NOT HELD IN A TRUST ACCOUNT. We feel that the perpetrators of 'wrongdoings' should personally foot the adjudication bill.

All these tenants in this application were totally ignored, denied of their Scheme Rights, were ruled with fear, faced constant abuse, and were denied opportunities to address their 'Safety Concerns' during General and AGM meetings. Indeed numerous 'other' tenants had many complaints, especially about Safety Concerns, but were too scared to challenge the Body Corporate members who are a law unto themselves.

On that basis we respectfully request for the adjudication fees to be waived.

Thank you.



A. R. Stanford-Smyth/ Applicant acting on behalf of Concerned Tenants

Flat 3a Patron House

08 February/ 2021