

## Lock-down update – prohibition on use of Common Property

**Please note that a new directive has been issued severely restricting the use of common property during the lock down period. This will remain in effect until restrictions on the use of common areas are lifted, on or after 1 May.**

(The full directive is at <https://www.csos.org.za/wp-content/uploads/2020/04/AMENDMENT-COVID-19-DIRECTIVE-2-1.pdf>. If you do not have internet access and require a copy, please ask the Building Manager for one)

### **PLAN TO BE IMPLEMENTED BY COMMUNITY SCHEMES (summary of directive)**

- *[Residents] living in community schemes may only use the common property (such as the common driveway shared by all residents in the scheme or essential common property facilities such as the laundry room or the refuse removal area) insofar as access is for necessary and/or essential use.*
- *[The trustees] are required to publish a list of essential common property facilities necessary for use during this period and are further reminded that the fundamental purpose of a lockdown is to drastically reduce the movement of occupants in order to prevent the spread of the COVID-19 virus.*
- *[The trustees] are tasked with ensuring strict compliance with the Regulations insofar as the wearing of masks and gloves, sanitizing surface areas and keeping a 1-meter distance between individuals is required. [Trustees] must also ensure that only a limited number of individuals gather or utilise the shared essential common facilities at one time and may implement any other measures within the community scheme in order to ensure the safety of all the residents.*
- *[Residents] are not permitted to walk around or perform any sort of activity on the common property, unless classified as essential by the [trustees].*
- *Transgression of the Regulations may result in a fine or imprisonment as it is a criminal offence to breach these Regulations as stipulated in Section 11 of the Regulations issued in terms of Section 27(2) of the Disaster Management Act, 2002.*

### **LIST OF ESSENTIAL FACILITIES – ST MARTINI GARDENS**

Passages, stairways, lifts and the parking garages to enable residents and staff to enter, exit and move around the premises for the following purposes (in line with the regulations):

- in order to perform essential work, including building management, security and cleaning;
- to do essential shopping;
- to dispose of refuse, collect non-potable water or gain access to the laundry room.

Residents and staff may not gather in such areas and must maintain social distancing at all times.

Please note that high-touch areas of common property (handrails, lift buttons etc.) will be sanitised more often than usual, but residents must still take responsibility for their own hygiene, washing their hands frequently and using masks.

**SMG trustees**  
**24 April 2020**