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There is a title deed condition in the seller's title deed in terms of which the homeowners association has to consent to the sale. What if the homeowners association is dysfunctional?

The seller will either have to obtain a court order to scrap the title deed condition, alternatively revive the homeowners association so that the latter can indeed give the required consent. Consent by all the other property owners in the development covered by the homeowners association is not good enough.

Volker Krüger