

- Abahlali abangekho-mthethweni abathi baqalisa ukuhlala phambi kowo-1 Matshi 2006 bayakuthi bathathelwe ingqalelo ukuba bafumane indawo yokuhlala ngokusemthethweni, ngokuxhomekeke kumgaqo-nkqubo weBhunga.
- Ukuba awunalo naliphina ilungelo, kufuneka uyishiyile indawo leyo yokuhlala.

INDLELA YOKUHLALA ENGAMKELEKANGA NEZENZO EZINGEKHO-MTHETHWENI

Ziphathe ngendlela eyamkelekileyo kwaye ngokwenza njalo uyakuthi uligcine ikhaya lakho.

- Lowo uqeshiselweyo (ithinenti) nabo bonke abahlala kuloo ndlu abavumelekanga ukuba bathengise, babonelele, bagcine, bafumane okanye bahambise naliphina uhlobo lotywala okanye uhlobo lwesiyobisi ukususela ngaphakathi okanye ngaphandle kwezakhiwo.
- Lowo uqeshiselweyo okanye nabani na ohlala kuloo ndlu kufuneka abe zange agwetywe ngaso nasiphina isenzo esingekho-mthethweni athe wasenza ngeli thuba ahlala kwizakhiwo apho kuquka ukuthengisa ngokungekho-mthethweni, ukusebenzisa okanye ukubanaso nasiphina uhlobo lwesibham, isiqhushumbisi, igesi enobungozi yokulawula ihlokoondiba labantu okanye isixhobo esinobungozi, okanye nasiphina isigwebo esiphathelene nobundlobongela.
- Indlela yokuziphatha engamkelekanga ekhankanywe ngentla apha, iyakuthi ikhokelele ekugxothweni kwakho.

UKWAPHULA ISIVUMELWANO SAKHO SOQESHISELWANO

Hlala uthobele isivumelwano sakho soqeshiselwano, ngokwenza oko uyakuthi uligcine ikhaya lakho.

Ukuba uye wasilela ukuthobela nayo nayiphina imiqathango elandelayo yesivumelwano soqeshiselwano, oko kungabangela ukuba uphulukane nekhaya lakho.

- Umlinganiselo womvuzo ohlanganisiweyo walowo uqeshiselweyo kunye neqabane lakhe kufuneka ungekho ngaphezulu kwe-R10 000 ngenyanga.
- Indawo leyo yokuhlala akufunekanga ukuba ishiywe yodwa ngulowo uqeshiselweyo nabo bahlala kuyo ababhalisiweyo.

- Abo baqeshiselweyo okanye abalingane babo abanakho ukuba ngabanini bepropati okanye inxal'enye yabanini bepropati.
- Abo baqeshiselweyo okanye abalingane babo akufunekanga ukuba babengabaxhamli besibonelelo sezindlu okanye naliphina uhlobo lwesibonelelo soncedo.
- Abo baqeshiselweyo okanye abalingane babo akufunekanga ukuba babe baqeshiselwe kwenye indawo.
- Umsebenzi onganobungozi (onjengokukhanda izithuthi okanye ukuzipeyinta ngokutsha) awuvumelekanga.
- Urhwebo olungakho-mthethweni/elingagunyaziswanga aluvumelekanga.
- Ukonakalisa ngabom isakheko sendawo leyo yokuhlala okanye isenzo sokungayikhathaleli, oko kungabangela ukuba ugxothwe.
- Sisenzo solwaphulo-mthetho ukunikezela ngengcaciso ebusuxoki, oko kungabangela ukuba kurhoxiswe/ kupheliswe isivumelwano soqeshiselwano.
- Ukuba unayo nayiphina imibuzo ngokuphathelele noku kungentla, nceda undwendwele i-ofisi yezezindlu ekufutshane nawe.

IZAKHEKO EZINGEKHO-MTHETHWENI/ EZINGAGUNYAZISWANGA

Ukuba ufuna ukugxumeka ixhobongwane/ityotyombe ngemva kweyadi yakho, nceda ufumane imvume phambi kokuba wenze oko kwi-ofisi yezezindlu ekufutshane nawe.

- Ukuba isakheko eso siye samiselwa ngaphandle kokuba kuqale kufumaneke imvume, siyakuthi sidilizwe.
- Kuyakuthi kuvumeleke kuphela izakheko ezithe zakhiwe ngezixhobo zexeshana.
- Imvume inganikezelwe kwizakheko eziyakuthi zakhiwe apho zilungiselelwe ukuhlala amalungu osapho kuphela.
- Ukuba kuye kwanikezelwa imvume yesakheko esingalungiselelwanga indawo yokuhlala, kufuneka sisetyenziselwe kuphela loo njongo yaso.
- Abo baqeshiselwe banga isicelo sokufakelelwa umbane owuthengayo phambi kokuba uwusebenzise (umbane wekhadi) kwisakheko eso.
- Ukuba uye wasilela ukuthobela oku kungentla, oku kungabangela ukuba uthatyathelwe amanyathelo omthetho.

LEASE AGREEMENT CONTRAVENTIONS THAT COULD COST YOU YOUR HOME/TENANCY

UKWAPHULWA KWEMIGAQO YESIVUMELWANO SENGQESHISO OKUNOKUKHOKHELELA EKUPHULUKANENI NEKHAYA LAKHO/NENDAWO OYIQESHILEYO



CITY OF CAPE TOWN | ISIXEKO SASEKAPA | STAD KAAPSTAD

THIS CITY WORKS FOR YOU

AVOID LOSING YOUR HOME

The City of Cape Town is a caring city and would like you to keep your home. To live in one of the City's rental dwellings you had to sign a lease agreement. This agreement describes the roles and responsibilities of the tenant and the City as the landlord.

The lease agreement contains a number of clauses, and if any of these clauses is breached, particularly the ones highlighted in red below, the City is entitled to take action against you.

DEBT MANAGEMENT

Pay your rent and keep your home.

- There are seven steps in the debt management process, and the City allows for 30 days between each process.
- Paying of and/or making an arrangement to pay off outstanding debt will keep the City from taking the next step in the debt management process.
- **Failure to pay or make arrangements may result in the loss of your home.**
- If your household income is less than R3 000 per month, you may qualify for an indigent relief grant.
- Visit your nearest housing office for further information/assistance.

UNLAWFUL OCCUPATION

Unlawful occupants are persons who have been living in Council dwellings without Council's permission.

- Unlawful occupants who moved in before 1 March 2006 will be considered for legal occupancy of the dwelling, subject to Council policy.
- **If you do not qualify, you will have to vacate the dwelling.**

ANTI-SOCIAL BEHAVIOUR AND ILLEGAL ACTIVITIES

Behave in a responsible manner and you will keep your home.

- The tenant and all occupants are not allowed to sell, supply, store, possess or distribute any liquor or narcotic substances on/from the premises.
- The tenant or any other occupant should not have been convicted of any criminal offence committed on the premises involving the unlawful selling, using or possessing of any

firearm, ammunition, teargas or dangerous weapon, or any other offence involving violence.

- **Misconduct in terms of the above could lead to your eviction.**

CONTRAVENING YOUR LEASE AGREEMENT

Stick to your lease agreement and keep your home.

- **Failure to adhere to any of the following conditions of the lease agreement could result in you losing your home.**
- The maximum joint income of the tenant and his/her partner may not be more than R10 000 per month.
- The dwelling should not be abandoned by the registered tenant and occupants.
- Tenants and/or their spouses cannot be property owners or part property owners.
- Tenants and/or their spouses must not have been beneficiaries of a housing subsidy and/or other subsidy.
- Tenants and/or their spouses may not have another tenancy elsewhere.
- Operating game/gambling machines and pool tables is not allowed.
- Noxious activity (such as panel-beating/spray-painting) is not permitted.
- Unauthorised trading from the premises is prohibited.
- Deliberate structural damage to the dwelling and/or serious neglect of the premises will result in eviction.
- It is an offence to provide false information, proof of which will result in termination of the lease agreement.
- If you have any queries regarding the above please visit your local housing office.

UNAUTHORISED/ILLEGAL STRUCTURES

If you want to put up an informal structure in your backyard, please obtain permission beforehand from your local housing office.

- If a structure is put up **without prior permission, it will be demolished.**
- Only structures constructed of temporary materials will be allowed.
- Permission may be granted for structures to be erected for residential purposes but only for family members.
- If permission is granted for a structure to be erected for non-residential purposes, it can only be used for this purpose.

- Tenants may apply for the installation of a pre-paid electricity meter in the structure.
- **Failure to adhere to the above could result in legal action being taken against you**

LUMKELA UKUPHULUKANA NEKHAYA LAKHO

IsiXeko saseKapa sisixeko esikhathalayo kwaye sithanda ukuba uligcine ikhaya lakho. Ukuze uhlale kwiindawo zokuhlala zesiXeko ezirentelwayo kufuneka utyikityo isivumelwano soqeshiselwano. Esi sivumelwano siye sicacise inxaxheba noxanduva alowo uqeshiselweyo nesiXeko esingumnikazi womhlaba.

Isivumelwano soqeshiselwano siqulathe uthotho lwamasolotya omthetho, kwaye ukuba naliphina kuwo lamasalotya oluthe lophulwa, ingakumbi la athe aphawulwa ngombhalo obomvu ngezantsi apha, isiXeko sinelungelo sokuthabatha amanyathelo ajoliswe kulowo uthe wophula loo masolotya.

ULAWULO LWAMATYALA

Hlawula irenti yakho ngokwenza njalo uyakube ugcine ikhaya lakho.

- Kwinkqubo yolawulo lwamatyala kukho amanyathelo/amanqwanqwa asixhenxe, kwakhona isiXeko siye sivumele iintsuku ezingama-30 phakathi kwenkqubo nganye.
- Ukuhlawula okanye ukwenza amalungiselela okuhlawula ityala ekufaneleke ukuba lihlawulwe, oko kuyakuthi kubangele isiXeko ukuba singathabathi inyathelo elilandelayo ngokwenkqubo yolawulo lwamatyala.
- **Ukuba uye wasilela ukuhlawula okanye ukwenza amalungiselela okuhlawula, oko kuyakuthi kubangele ukuba uphulukane nekhaya lakho.**
- Ukuba umvuzo wekhaya lakho ungaphantsi kwama-R3 000 ngenyanga, unganelungelo lokufumana isibonelelo-soncedo sabo bangathathi-ntweni.
- Ndwendwela i-ofisi yezezindlu ekufutshane nawe ukuze ufumane enye ingcaciso okanye uncedo.

UKUHLALA NGOKUNGEKHO-MTHETHWENI

Abahlali abangekho-mthethweni ngabo bantu bahlala kwizindlu zokuhlala zeBhunga ngaphandle kwemvume yeBhunga.