

1. SIYINI ISIGUNGU ESENGAMELE EZOKUQASHISA KWAZULU NATAL?

Isigungu samalunga angekho ngaphansi kwamathathu kanti futhi angeqile emalungeni amahlanu esiqokwa uNgqongqoshe wezohulumeni basekhaya, wezezindlu nezindaba zomdabu ngomthetho wamashumi amahlanu wonyaka ka 1999 owengamele ezokuqashisa nemigomo yakhona (Rental Housing Act No. 50 of 1999). Lesisigungu sasungulelwa ukuxazulula izinkinga ezisuswa ukungahanjiswa kwezinto ngokomthetho phakathi kweziqashi nomasitende.

2. AMANDLA NEMISEBENZI YESIGUNGU

Ngokomthetho wamashumi amahlanu wonyaka ka 1999 owengamele ezokuqashisa nemigomo yakhona (Rental Housing Act No. 50 of 1999), isigungu esengamele ezokuqashisa sinamalungelo nezibopho ezilandelayo:-

- Ukwamukela kwezikhalo ezivela kwiziqashi noma komasitende
- Ukungenelela ekuxazululeni ukungezwani phakathi kweziqashi nomasitende.
- Ukuqinisekisa ukuthi wonke umuntu uhambisana nemithetho elwisana nokungaphathani ngendlela
- Ukudlulisela inkinga kunoma isiphi isigungu esisemthethweni nesingaphenya kabanzi ngalolodaba uma kusolakala ukuthi kwephulwe umthetho othize.
- Isigungu sinelungelo lokushaya umthetho wokuqeda nanoma yikuphi ukuhlukumezeka okuholela:-
 - Ekuhlaleni ngabaningi
 - Ukuhlala ngaphansi kwezimo ezingamukelekile
 - Ukukhokhiswa imali eyeqile

3. ONGAKWENZELWA YILESIGUNGU

- Ukwamukelwa nokuphenywa kwezikhalo
- Ukuxazululwa kwezinkinga ngokungenelela nokubizela abathintekayo esigcawini
- Izinhlelo zokufundisa iziqashi nomasitende ngamalungelo abo nokumele bakwenze
- Ukwelulekwa nokunikezwa kolwazi mayelana nokubhalwa kwezivumelwano nokuqashisa (lease

4. UKUPHATHA NGENDLELA ENGEKHO EMTHETHWENI

Ukuphatha ngendlela engekho emthethweni kusho noma yisiphi isenzo esijivaza amalungelo esiqashi noma umasitende. Kungaba okunye kwalokhu okulandelayo:-

- Ukushintsha izihluthulelo (okhiye)
- Idiphosi (deposits)
- Ukuphuka kwempahla
- Ukwenza izinguquko esakhiweni
- Ukukhishwa endlini
- Ukungena ngenkani noma ukuvimbela ukungena
- Imithetho yasendlini ehambisana nezimiso zeSectional Titles Act No. 95 of 1986
- Ukuchukuluzana
- Ukukhishwa kwamaphepha asho noma akhombise inani lemali umuntu ayikhokhile
- Amakomiti eziqashi
- Imisebenzi kaMasipala/usizo oluvela kuMasipala.
- Ukuhlala ngokucinana nokuphathelene nezempilo
- Imisebenzi yeziqashi
- Ukunakekelwa kwendwo (Maintenance)
- Umsebenzi wokulungisa nokuthuthukisa

5. UBANI ONGAFAKA IZIKHALAZO KWISIGUNGU?

Iziqashi, Omasitende, izigungu ezengamele izindawo eziqashisayo, Izinhlango zabaqashile kanye nabaphethe, izakhiwo eziqashisayo kanye nabanini bezindawo eziqashisayo esifundazweni sonke saKwaZulu-Natali.

6. UKUFAKA ISIKHALAZO

Izikhalo zingafakwa ngalendlela elandelayo:-

- Zingaposekwa emahhovisi esigungu sezokuqashisa
- Zingathunyelwa ngesikhahlemezi (Fax), kodwa kumele umuntu abe nobufakazi bokuthi isikhalo sakhe safinyelela ehovisi lesigungu
- Zingayiswa emahhovisi anikezela ngolwazi lwezokuqashisa angaphansi kolawulo loHulumeni wezasekhaya (Municipality) ongalapho uqashe ngakhona.
- Okanye ungazithela wena qobo emahhovisi esigungu.

7. UKUPHATHA NGOKUBANDLULULA

Uma umasitende ekhangisa ngendawo eqashisayo noma ekhuluma nomuntu odinga indawo, akumele abandlulule nanoma ngayiphi indlela, kubalwa:-

- Ubuzwe
- Ubulili
- Ukukhulelwa
- Umshado
- Ulimi
- Iminyaka yobudala
- Ukukhubazeka
- Inkolo
- Isiko
- Nemvelaphi

8. AMALUNGELO ESIQASHI

Isiqashi sinamalungelo alokhu okulandelayo:-

- Ukuba indlu yakhe ingaseshwa
- Ukuba isiqashi singaseshwa kanye nendawo yaso
- Ukuphucwa izimpahla ngaphandle kwemvume yenkantolo.
- Ukuthikamezwa kwelungelo lakhe lwempilo yangasese.

9. AMALUNGELO KAMASITENDE

Umasitende unelungelo lalokhu:-

- Ukuthola inkokhelo yokuhlala nanoma iyiphi enye inkokhelo esesivumelwaneni.
- Ukufuna izimali zokuhlala ezingakhokhwanga ngokuyalelwa isigungu sezokuqashisa noma yinkantolo.
- Ukuqeda isivumelwano sokuqasha ngendlela ehambisana nemigomo yezokuqasha nehalwe esivumelwaneni sokuqasha.
- Uma kuqedwa isivumelwano umasitende unelungelo lokuthi ayithole indlu isesimweni esihle emuva kokuthola umuyalelo wenkantolo.
- Umasitende unelungelo lokufuna inkokhelo ngempahla yakhe ephukile noma umonakalo owenzeke endlini noma egcekeni uma ngabe wenziwe isiqashi noma izivakashi zesiqashi.

AMAHHOVISI ANOLWAZI KOMASIPALA

- | | |
|---|---------------------------------------|
| 1. UMDONI - 039 974 1156 | 20. ENDUMENI - 034 212 2121 |
| 2. UMZUMBE - 039 972 0005 | 21. NQUTHU - 034 271 6100 / 61 |
| 3. IMPENDLE - 033 996 0771 | 22. ABAQULUSI - 034 982 2133 |
| 4. UBUHLEBEZWE - 039 834 7700 | 23. ULUNDI - 035 874 5157 / 5203 |
| 5. UMZIMKHULU - 039 259 5023 | 24. UPHONGOLO - 034 413 1223 |
| 6. GREATER KOKSTAD - 039 797 6600 | 25. EDUMBE - 034 995 1650 |
| 7. MKHAMBATHINI - 031 785 9300 | 26. MTHONJANENI - 035 450 2082 |
| 8. UMNGENI - 033 239 9200 | 27. MTUBATUBA - 035 550 0069 / 6416 |
| 9. MPOFANA - 033 263 1221 | 28. JOZINI - 035 575 1292 |
| 10. UMOVOTI - 033 413 9204 | 29. MANDENI - 032 456 8200 |
| 11. MSINGA - 033 493 0761/2 | 30. KWADUKUZA - 032 437 5057 / 6 |
| 12. OKHAHLAMBA - 036 448 8000 | 31. NKANDLA - 035 833 2049 / 63 |
| 13. ALFRED DUMA - 036 637 2231 | 32. RAY NKONYENI - 039 688 2000 |
| 14. MAPHUMULO - 032 481 4500 | 33. MSUNDUZI - 033 392 2284 |
| 15. NDWEDWE - 032 532 5061 | 34. MSHWATHI - 033 815 2249 |
| 16. UMUZIWABANTU - 039 433 1205 | 35. uMHLABUYALINGANA - 035 592 0665 |
| 17. NEWCASTLE - 034 328 3300 | 36. NONGOMA - 035 831 7500 |
| 18. BIG 5 HLABISA - 035 838 8500/
035 562 0040 | 37. DANNHAUSER - 034 621 2666 |
| 19. EMADLANGENI - 034 331 3041 | 38. CITY OF uMHLATHUZE - 035 907 5486 |
| | 39. uMFOLOZI - 035 580 4963 / 1421 |

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