

House Rules

Be considerate to your neighbours.

Respect the privacy and property of your neighbours. Do not disturb your neighbours either late at night or early in the morning as they are entitled to peace and quiet. Make sure your children do not disturb other tenants

Entertaining friends and having parties.

Tenants are welcome to entertain friends. However remember that your party may disturb your neighbours, so please be considerate. Parties must finish prior to 10 pm in multi-storey buildings and prior to 12pm in townhouse complexes.

Visitors are not allowed into the building or complex after 10pm at night

(or the later time specified on the back of these rules) unless accompanied by a tenant or given access by a tenant. Visitors must comply with any requirements of security, including signing of a visitors register.

Tenants are responsible for cleaning in and around their unit.

Take all garbage to the disposal area and don't litter. Jika Properties is responsible for cleaning the common areas. Tenants who fail to clean up and/or who leave a mess in common areas will be warned and may be evicted.

Hang up laundry to dry in designated facilities.

Try to keep common areas free from laundry. If you use your balcony to dry laundry, this must be kept out of sight and may not detract from the appearance of the building.

Each tenant's lease specifies the maximum number of people who may occupy a unit.

No tenant is allowed to have more than the agreed number of people living in a unit.

Parking Bays are reserved for tenants who pay to make use of parking facilities.

Visitors may only park in designated visitors parking bays. Cars parked illegally will be wheel clamped or towed away and will only be released on payment of an administration fee at the office of the managing agent.

Restricted use of parking facilities.

Vehicles damaged or not in working order may not be repaired or stored in the parking facilities. Tenants are also responsible to ensure their vehicles do not leave oil or brake fluid marks on the common property.

Appearance from outside.

The occupier of a flat shall not place or do anything to any part of the common property including balconies, patios, stoeps or gardens which is aesthetically displeasing or detracts from the appearance of the building or complex

No pets are allowed in Jika Properties' Buildings.

Please refer any complaints to the Building Manager or Call Centre

Key Telephone Numbers

Contact	Tel.No
Building Name	
Fire Department	10177
Ambulance	10177
Flying Squad	10111
Maintenance	0800 222-054
Rental Enquiries	0800 222-054
Complaints	0800 222-054
Account Enquiries	Refer to Managing Agent
Managing Agent	
Managing Agent Tel	
Building Manager	
Caretaker	



SAFETY & EMERGENCIES

Everyone is responsible for general safety and security. Please keep security doors into common areas locked at all times for your own and your neighbour's protection. If you notice any suspicious behavior or feel uneasy about any strangers in the building, please contact Security or your Building Manager.



In the event of a fire, evacuate the building as quickly as possible. Should you notice a fire or excessive smoke report it to the Building Caretaker immediately. Keep calm and only use the fire exits and emergency stairs, not the lifts. If in doubt as to whether the fire department has been called, call them immediately.

Firefighting equipment is provided in all buildings. These are in key places throughout the building, and are there for your safety. Please report any missing or damaged fire equipment, and notify the Building Manager if you notice anyone tampering with equipment. It is an offence to damage or interfere with the fire equipment, and tenants doing so will be evicted.

No flammable material such as paraffin, petrol, fuel or solvent is allowed to be used or stored in Jika Properties' buildings. Paraffin stoves may not be used in the building, nor may fires be lit except in designated areas where fires are permitted (e.g. braaing areas).

CALL CENTRE

Maintenance problems or complaints

A Call Centre operates from 8am to 6 pm daily for tenants to report maintenance issues or raise any complaints with regards to the building or your apartment. Please ensure that you obtain a reference number to follow up on any matters logged.

Leaking pipes or electrical problems?

Electrical shorts and smoke from wires may cause fire or electric shocks. Leaking pipes damage the building, and may add significantly to your water bill. Please report both electrical sparking and leaking pipes to the Maintenance Call Centre immediately.

NOTICE

Breaches or contraventions of these House Rules may result in you being charged a financial penalty in terms of your lease agreement.

Furthermore such breaches or contraventions of House Rules represent a breach of the lease agreement and entitle the Landlord to cancel the lease agreement forthwith.

House and Safety Rules

*Living apart is easy,
Living together is the real challenge*



JikaProperties
A Better Life For All