

TEN MOST FREQUENTLY ASKED QUESTIONS & ANSWERS

Q If I have a burglary and my goods are stolen am I covered by insurance?

A No. The property insurance does not cover your personal belongings.

Q Can the landlord or his agent enter my home whenever he pleases?

A No. Neither the landlord nor his agent may enter your home without your consent. You are however expected to provide reasonable access to your home for the purpose of inspection or repairs.

Q If I get permission to install a security gate, burglar guards or fitted carpets and do so, can I remove them when I vacate?

A No. Fixtures and fittings are permanent and become the property of the landlord, unless the landlord requires you to remove them and to reinstate the unit to its original condition, at your own cost.

Q Can I give notice from the 15th of a month until the 15th of the following month.

A No. Notice is given in "calendar" months; i.e. 1st to the end of the month.

Q Is there any law which exists to protect my rights?

A Yes. The Rental Housing Act which protects both yourself and the landlord from exploiting each other and against other forms of unfair practice.

Q What would happen to me if the unit is sold?

A If your home is sold, the new owner is bound to honour any rental agreement existing at the time of the sale.

Q Can I withhold rent if the landlord fails to carry out maintenance?

A No. The landlord is only obliged to carry out such repairs and maintenance that are not merely an inconvenience but that make it impossible for the use and enjoyment of your home.

Q What factors may cause the landlord to end my lease?

A • Termination of a fixed period lease • Late payment of rent • Disorderly conduct • Damage to the property • Any breach of the lease agreement.

Q Does the landlord have to give a reason for terminating my lease?

A No. The lease agreement allows a landlord to issue a notice to vacate without giving a reason, provided the correct notice is applied. In short, the landlord is saying "this is my property and I want it back please". Though this sounds harsh, and may be in certain instances, it is legal.

Q If I go on holiday, may I allow my family or friends to occupy my home?

A No. You may not assign your agreement nor sub-let without the consent of the landlord in writing.

YOUR SECURITY

DID YOU KNOW

- Most burglaries take place during the day.
- Statistics show that the majority of homes are burgled between 06h00 and 12h00.
- Crime statistics show that most illegal entries are made through windows.
- Garden tools are frequently used to force open doors and windows.
- Most burglars do not bring tools to the scene of the crime. The householder provides them with all that they need – keys under the mat, open doors and windows, ladders and garden tools from the shed.
- Most burglars live close to the scene of their crimes.
- Burglars are opportunists looking for a sign of an easy target.
- The average age of a burglar is 15 years.
- Any space through which a person's head will fit could give them access.
- Don't make it easy for burglars. Victims of crime not only lose property, they lose privacy, security and sometimes their lives!

THERE ARE SEVERAL SIMPLE STEPS YOU CAN TAKE TO FRUSTRATE THE ATTEMPTS OF WOULD-BE INTRUDERS WITHOUT SPENDING A FORTUNE.

- Don't display your name on the post box. Burglars can look up the telephone number and check if anyone is at home.
- Hedges, shrubs and plants should be kept to window sill height to prevent burglars working under cover.
- Good lighting can deter a thief. Outside light in especially bad areas should be kept on all night. Burglars dislike exposure to light.
- If your front and back doors are not secure, neither is your home.
- Emphasize the need for security with your domestic worker. Ensure that your domestic is trained properly regarding your security measures.
Change locks and alarm codes when your domestic worker leaves your employ. Never employ domestic workers off the street without references or obtaining identity numbers.
- Get a burglar alarm. Statistics show that you are less likely to be burgled if you have a reliable alarm.
- Always lock up when you go out – however brief. It only takes a few minutes for a burglar to break in.