

JOSHCO
INCWADI YOKUQEQESHA ABAQESHI



a world class African city



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UYAKWAMUKELA:

Le ncwajana yenziwe njengomhlahlandlela ongabhekisa kuwo ekuqaleni, phakathi nasekupheleni kwesikhathi sakho sokuqasha. Iqukethe ulwazi olubalulekile mayelana nokuba Isiqashi sase-JOSHCO; izibopho zakho kanye nalezo zoMninindawo. Ngaphezu kwalokho, uzothola ulwazi oluhlobene kodwa olungacini nje; indlela yokukhokha irenti yakho; ungayibika kanjani imibuzo yesondlo kanye nemithetho yasekhaya.

SICELA UGCINE LE NCWADI YESANDLA ENDAWENI EPHEPHILE UKUZE ISETSHENZISWE ESIKHATHINI ESIZAYO!

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MAYELANA NO

JOSHCO

LEARN MORE

MAYELANA NO-JOSHCO

I-JOSHCO yasungulwa ngoNdasas wezi-2004 yiDolobha laseGoli (CoJ) ngenhloso yokuhlinzeka nokuphatha izindlu eziqashisayo zomphakathi nezingabizi ezihlinzeka ngamazanga ahlukene ehlo lemindeni **(R1 850 kuya ku-R22 000 ngenyanga)**, ikakhulukazi labo abahola kancane, njengoba ingxenye yesu lokusetshenziswa kweDolobha lokuqeda ukusilela emuva kwezindlu.

Ibhizinisi eliwumgogodla we-JOSHCO lihlanganisa ukuthuthukiswa kwezindlu zomphakathi nezokuqashisa; ukuguqulwa kanye nokulungiswa kwezinye zezindlu eziqashisayo ezingaphansi kweDolobha;

ukuthuthukiswa kwamahostela kanye nokuhlinzeka kwamasu okushintsha lapho kudingeka khona.

Ukuba khona kukaJOSHCO kuyingxenye ebalulekile yemizamo yokuqeda ukusilela emuva kwezindlu eDolobheni laseGoli. I-JOSHCO iyinhlango yomkhandlu ephethwe yibhodi elizimele futhi ingumthuthukisi kanye ne-ajenti eqashisayo. I-JOSHCO iyinhlango ebhalisiwe ye-Social Housing Institution futhi igunyazwe yi-Social Housing Regulatory Authority (SHRA).



“JOSHCO IS COMMITTED TO BUILDING PLACES WHERE PEOPLE LOVE TO LIVE”

Ukuhlala endaweni yase-JOSHCO kusho ukuhlala endaweni ekahle, ephethwe kahle, ephephile nehlanzekile. Abaqashi base-JOSHCO abafanelekile bakhokha irenti ngesikhathi, babheke indawo abahlala kuyo futhi bahlala nomakhelwane babo ngokuzwana.

ISIVUMELWANO SAKHO SOKUQASHISA

Ukusayina isivumelwano sakho sokuqashisa kuyisici esibalulekile njengoba kuyisinyathelo esisemthethweni sokuthatha indawo yokuqasha. Isivumelwano sisebenza isikhathi esiyiminyaka emi-2 futhi singavuselelwa ngokusekelwe endleleni oyiphatha ngayo i-akhawunti yakho kanye nokuthi uyayithobela yini imigomo yesivumelwano sokuqashisa. Isivumelwano sokuqashisa sihlanganisa izibopho ze-JOSHCO njengomnikazi wendawo kanye nezibopho zakho njengomqashi. Kufanele uqinisekise ukuthi uyafunda futhi uyasiqonda isivumelwano sakho sokuqashisa ngaphambi kokusisayina futhi, uxoxe nganoma yimiphi imibuzo ongase ube nayo ne-JOSHCO noma ummeleli wayo ofanelekile.

Uzothola ikhophi yesivumelwano sakho sokuqashisa ukuze ukwazi ukubhekisela kuso noma nini. I-JOSHCO ihlinzeka ngoqeqesho ngezivumelwano zokuqashisa. Lezi zingacelwa umqashi uma kunesidingo.

Bobabili i-JOSHCO kanye nesiqashi, babophekile ngokomthetho ukuhambisana nemibandela yesivumelwano sokuqashisa. Umphathi Wezakhiwo uqapha ukuziphatha kwesiqashi ngokwemibandela Yesivumelwano Sokuqashisa, kufanele uqinisekise ukuthi uyaziqonda izigaba zeSivumelwano Sokuqashisa, ungathintana noSupervisor Wendawo ukuze akucacisele. Bonke abathintekayo baneghaza kanye nezibopho ngokwesivumelwano sokuqashisa, amalungelo nemisebenzi yabo bobabili umqashi kanye ne-JOSHCO njengoba umnikhaya echazwe ebhukwana.



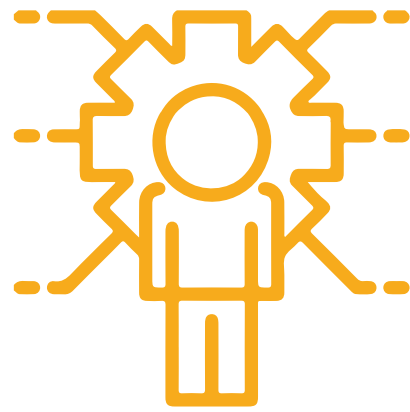
KUDINGEKA UKUTHI USAYINE ISIMEMEZELO ESISHO UKUTHI UYAKUQONDA OKUQUKETHWE YISIVUMELWANO SAKHO SOKUQASHISA

Uma ukwiyunithi yokuqasha ye-JOSHCO, amaqembu amabili ayabandakanyeka:

Wena (isiqashi) oqashisa iyunithi ngokwesivumelwano nomnikazi wendawo, futhi umnikazi weyunithi.

Umpathi Wezakhiwo umele Umninindlu, uma ukhuluma nanoma yiliphi ilungu labasebenzi base-JOSHCO, kuba kuhle njengokusebenzelana nomnikazi wendawo.

- Isivumelwano sokuqashisa siyinkontileka esemthethweni ephoqelelwa ngokomthetho phakathi komnikazi wendawo (JOSHCO) kanye nomqashi.
- Isivumelwano sokuqashisa siqukethe uhlu lwezibopho kanye nezibopho zomqashisi kanye nomnikazi wendawo.
- Isivumelwano sokuqashisa sivikela amalungelo akho njengomqashi kanye nalawo omnikazi wendawo, okungu-JOSHCO. Sibopha wena nomnikazi wendawo ngokusemthethweni.
- Kuphela ngemva kokusayinwa kwesivumelwano sokuqashisa lapho isiqashi siyovunyelwa ukuba singene endaweni yakhe esakhiweni somnikazi wendawo.
- Uma wena nomnikazi wendawo ninokungaboni ngaso linye, isivumelwano sokuqashisa singesinye sezincwadi okufanele zifundwe njengoba sichaza okwavunyelwana ngaso ngesikhathi ninquma ukuhlala esakhiweni.



IZINDABA ZABASEBENZI BAKA-JOSHCO

Umlawuli Wokuqashisa: Abaphathi Bokuqashisa bangabasebenzi ozoqala uhlangane nabo e-JOSHCO. Bagedela isicelo sakho futhi basayine isivumelwano sakho sokuqashisa. Abaphathi Bokuqashisa bagcwalisa amayunithi angenamuntu futhi banesibopho sanoma yiziphi izichibiyelo zesivumelwano sokuqashisa kanye nokuqedwa kwesivumelwano sokuqashisa. Ungathintana nomnyango oqashisayo nge-imeyili ku-leasing@joshco.co.za noma ucele uMphathi Wezakhiwo endaweni ohlala kuyo ukuthi akuthintele.

Umphathi Wokuqashisa: Umphathi Wokuqashisa: Umphathi Wokuqashisa wengamela yonke imisebenzi yokuphatha ukuqashisa

Umphathi Wezakhiwo: Othintana naye nsuku zonke uzoba uMphathi Wezindlu manje osebizwa ngokuthi Umphathi Wezakhiwo. Iningi labaphathi bezakhiwo bahlala kule ndawo ukuze kube lula. Umphathi Wezakhiwo zakho ngumuntu ozoxhumana naye uma unezinkinga eziphathelele nokuphepha kwakho, ukuhlanzeka kweprojekthi, ukuphepha nokuvikeleka kanye nemibuzo yokulungisa. Baphatha usuku nosuku ukuphathwa kwendawo. Baqinisekisa ukuthotshelwa kwemithetho yasekhaya futhi baqinisekise ukuthi izinkonzo ezinjengokuhlaza, ukulima, ukuvikeleka, ukulungisa nokunakekela zilethwa ngendlela egculisayo.

Xhumana Nomphathi Wezakhiwo mayelana nezindaba ezifana nalezi:

- Ukubika ukungalandelwa kanye nokwepulwa kwemithetho yeNdlu
- Ukusingathwa Kwemisebenzi Yezenhlalakahle, Abaqashi kudingeka bagcwalise isivumelwano somsebenzi ngokwemibandela Yemithetho Yezindlu kanye Nemithethonqubo ye-COVID 19.
- Ukucela ifomu lokushintsha kubaqashi abangase badinge ukuthi kwenziwe izinguquko kuyunithi njengokushayisa izindonga noma ukudweba, njll.
- Nokho, abaqashi banqatshelwe ukukhipha noma ukushintsha isakhiwo sikaJoshco (isb., ukususwa kwekhabethe elifakiwe).
- Ukuhambisa i-afidavithi ebhaliwe uma isiqashi sinquma ukuthi ngeke sihlale kuyunithi
- ngaphezu kwezinsuku ezingama-21 zilandelana.
- Ukuze uthole usizo lokuqonda ukuthi zisetshenziswa kanjani izingidi zeminyango, ikhadi likagesi, ulayini wepayipi lendle, izinsimbi zamafasitela nokunye ukufakwa ebholidini ukuze kugwenywe ukukhokhiswa umonakalo.

Umpathi Wephothifoliyo: Umpathi wephothifoliyo ngamunye uphatha iqembu lamaprojekthi (abizwa ngokuthi iphothifoliyo), bonke abaphathi beNdawo kuphrojekthi yakho/isakhiwo sombiko kumphathi wephothifoliyo, oqinisekisa ukuthi izinsizakalo zinikezwa ngokwezindinganiso ze-JOSHCO. Abaphathi bephothifoliyo baphinde basebenze nabaqashi ukuxazulula izinkinga abaphathi bezakhiwo abangakwazi ukuzixazulula.

Ukuze ufinyelele kuMphathi Wephothifoliyo yakho nge-imeyili sebenzisa: complaints@Joshco.co.za Sicela uqinisekise ukuthi kuboniswana noSupervisor Wezakhiwo ukuze kuxazululwe umbuzo wakho ngaphambi kokuwudlulisela kuMenenja Yephothifoliyo. Umpathi Wephothifoliyo angase adinge ukuthi unikeze ubufakazi bokuthi uye wathintana noSupervisor Wezakhiwo kuqala.

Umlawuli Wezikweletu: Umlawuli Wezikweletu unesibopho sokuqinisekisa ukuthi indawo eqashisayo ihlala ikhokhwa ngesikhathi futhi abaqashi abakweletwa ngesikweletu. Ungathintana nomlawuli wakho wezikweletu ngesitatimende sakho sanyanga zonke nanoma yimiphi imibuzo ehlobene nesitatimende nge-imeyili ku-revenue@joshco.co.za

Security information: Izikhulu zezokuphepha zinomthwalo wemfanelo wokuqinisekisa ukuphepha ezakhiweni zakwa-Joshco Abaqashi bayelulekwa ukuba bagweme ukusabalalisa izindawo zokusebenzela zokuvikela noma “ukuzonda” nezikhulu zonogada lapho besemsebenzini.

Ukuze ubike noma yiziphi izenzo ezingekho emthethweni ezingahle zephule ukuphepha kwakho nokuphila kahle endaweni, abaqashi bangathintana naBaqondisi Bezokuphepha kule imeyili elandelayo: ss@Joshco.co.za



IDIPHOSI

Ngaphambi kokuba usayine isivumelwano sakho sokuqashisa, kuzodingeka ukhokhe idiphozithi elingana nokuqasha kwakho izinyanga ezimbili. Ingxenye eyodwa izoya ekuqashisweni kwenyanga yakho yokuqala kanti enye izogcinwa ku-akhawunti enenzalo. Idiphozithi ingase isetshenziselwe ukuvala noma yimuphi umonakalo ongase uvele ngesikhathi sokuqashisa nanoma imaphi amanani asele ekunqanyulweni kwesivumelwano sokuqashisa.

Uma kwenzeka wena noma obondliwa nguwe edala noma yimuphi umonakalo endaweni ngesikhathi sokuqashisa kwakho, i-JOSHCO inegunya lokufuna izindleko zokulungisa ediphozithi yakho lapho ushiya iyunithi.

Ngokufanayo, i-JOSHCO ingase idonse noma imaphi amanani asele ekweletwayo ekupheleni kwesikhathi sokuqashisa. Uma kwenzeka kungekho monakalo, uzobuyiselwa imali nge-EFT. Uma ukhokha irenti yakho njengoba kudingekile futhi ugcina iyunithi yakho isesimweni esihle, uzokwazi ukuphinda ufune idiphozithi yakho lapho ushiya iyunithi.

Isikhathi Sokubuyisela:

I-JOSHCO Ingakubuyisela imali yakho odiphozithe ngayo kungakapheli izinsuku eziyishumi nane(14) uma ulethe yonke imningwane yamaphepha akho ngokuphelele futhi kutholakale ukuthi konobudedengu mayelana negumbi lakho.

Khumbula ukugcina iyunithi yakho isesimweni esihle. Uzocelwa ukuthi unikeze i-JOSHCO ubufakazi bemininingwane yasebhangwe ukuze uthole imbuyiselo yediphozithi.



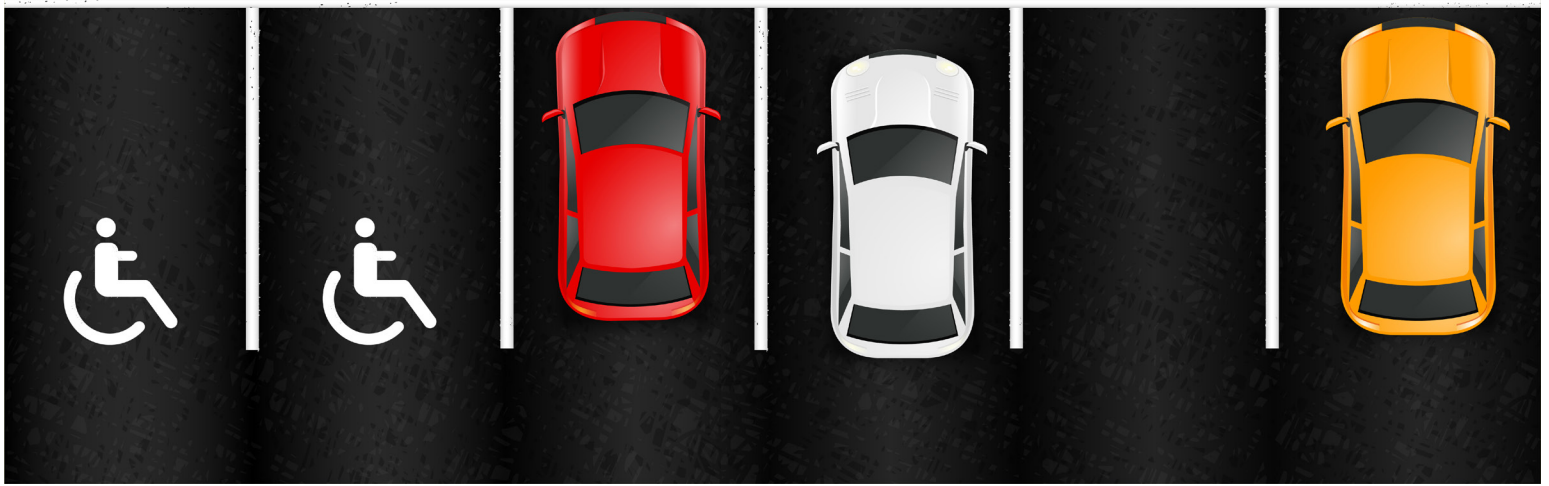
UKUNGENA

Unelungelo lokungena eyunithi yakho ngokushesha nje lapho lezi zinqubo ezilandelayo seziqediwe:

- I-JOSHCO isivumile isicelo sakho.
- Usuyikhokhile idiphozithi yakho kanye nerenti yenyanga yokuqala.
- Unefomu lokukhetha iyunithi.
- Usayine isivumelwano sokuqashisa.
- Uyitholile incwadi oyinikeza uSupervisor/unogada wendawo kanye nomazisi wakho kanye isivumelwano sokuqashisa.
- Uhambele ukuqeqeshwa futhi wasayina isimemezelo sokuqeqeshwa. Noma uthole imanuwali yokuqeqesha.

Uma ungena, uzocelwa ukuthi ugcwalise uhlu lwezingqinamba.

- Le nqubo ibala noma imaphi amaphutha kuyunithi.
- Uhlu lwama-srag luqinisekisa ukuthi amaphutha ayalungiswa futhi ngeke uthweswe icala ngokubangela lezi zinkinga.
- Uma ungaluqedi uhla lwama-srag, ungaba necala lawo wonke amaphutha lapho uphuma, ngisho lezo okungenzeka ukuthi ziye zabonakala ngenkathi uthuthela kuyunithi.
- Sicela ugcizelele ukuthi Umphathi Wezakhiwo ugcwalise nawe uhlu lwezingqinamba.



UKUPAKA

Sicela wazi ukuthi isivumelwano sokuqashisa indawo yokupaka sihlukile esivumelwaneni sakho sokuhlala. Ungase wenqatshelwe isicelo sesivumelwano sokuqashisa indawo yokupaka uma unqatshelwe imigomo yesivumelwano sokuhlala endaweni yakho uma isiqashi sinentshisekelo esivumelwaneni sokuqashisa ukupaka, umqashi angase azise umnyango wokuqashisa. Imali yokupaka izokhokhiswa esitatimendeni sakho sanyanga zonke.

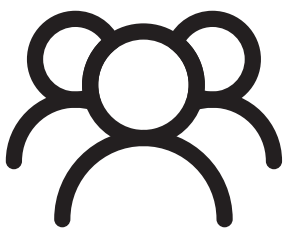
Izimoto kufanele zihlangabezane nemibandela elandelayo:

- Ilayisensi futhi ihlelekile.
- I-Joshco parking disc izovezwa kwi-windscreen.
- Abaqashi kufanele bapake endaweni emisiwe yokupaka.
- Izimoto ezingakulungele ukuba semgwaqweni zizoboshelwa futhi zidonswe ngezindleko zomnikazi.

ISIBOPHO SOMQAKISHI

- Njengomqashi, unelungelo lokuhlala kule ndawo ngokuqhubekayo, inqobo nje uma uhlangabezana nezibopho zakho njengoba kushiwo esivumelwaneni sokuqashisa. Hlala esakhiweni esinakekelwa kahle, endaweni enokuthula.
- Njengomuntu oqashile, uyavuma ukuthi uzoyikhokha irenti yakho ngosuku lokuqala noma ngaphambi kwalokho njengoba kushiwo esivumelwaneni sakho sokuqashisa; Zithathele wena iyunithi, kanye nalabo bantu abahlala nawe, ingeqi isibalo esiphezulu sabantu abavunyelwe esivumelwaneni sakho sokuqashisa.

Inombolo enkulu yabantu abadala abavunyelwe ukuhlala eyunithi yile:



- Igumbi 2
- IBachelor 2
- 1 Igumbi Lokulala 3
- 2 Igumbi Lokulala 4
- 3 Igumbi Lokulala 6

Qaphela: Izingane ezineminyaka engaphezu kuka-18 zibhekwa njengabantu abadala.

Ukuminyana Akukho Emthethweni - I-JOSHCO inesandla esiqinile ekumitheni futhi ngeke ingabaze ukukunikeza isaziso sokuphuma endaweni uma uminyana noma udiliza iyunithi.

I-Subletting - Yilapho umuntu osayine isivumelwano sokuqashisa seyunithi ethile, eyiqashisa komunye umuntu. Esakho isivumelwano sokuqashisa sizonqanyulwa uma utholakala ukuthi wenza i-subletting.

Ukuhlola Ukuthobelana - I-JOSHCO izokwenza ukuhlola okungahleliwe ukuze kuqinisekiswa ukuthotshelwa kwemibandela yesivumelwano sakho sokuqashisa. Kuzodingeka ukuthi uvumele ukufinyelela komele i-JOSHCO ukuze ahlole iyunithi yakho ngezikhathi ezifanele.

ISIBOPHO SIKAJOSHCO

U-JOSHCO uyavuma ukuthi:

- Nikeza isevisi ephethwe kahle nephumelelayo kubaqashi bethu.
- Qiniseka ukuthi uthola iyunithi okuhlala kuyo, ehlanzekile nesezingeni elihle.
- Qinisekisa ukuthi ingaphandle lesakhiwo ligcinwe kahle futhi lisesimweni esihle.
- Khokha zonke izindleko zikamasipala ezihlanganisa amanzi, ugesi, ukuqoqwa kukadoti kanye nendle; (okusebenzisa kwakho siqu okwe-akhawunti yakho)
- Khokhela umshwalense wendawo yesakhiwo. (lokhu akubandakanyi umshwalense wakho siqu impahla)

Khokhela izinsizakalo ezidingekayo ukuze uphathe isakhiwo ngempumelelo:

- Izinsizakalo zokuhlaza
- Amasevisi ezokuphepha
- Izinkonzo zasengadini
- Ukulungiswa nokulungiswa kwezinto ezicisha umlilo
- Ukulungisa nokunakekela



UKUKHOKHA INDLELA YAKHO

Ukuqasha kwakho kwenza i-JOSHCO ikwazi ukukhokhela izinkonzo eziqinisekisa ukuthi izakhiwo ziphephile, zihlanzekile, futhi zinakekelwa kahle.

Kufanele ukhokhe irenti yakho ngaphambi noma ngomhlaka-1 wenyanga ngayinye.

AKUKHO OKUPHUMILE KULO MTHETHO!

IZINKETHO ZOKUKHOKHA OKUQASHISWA:

- I-debit order
- Imali efakwa ku-akhawunti yasebhange ka-JOSHCO
- Ukudlulisa izimali ngogesi
- Ukudonswa komholo
- I-Easy Pay
- Iphothali Yomqashi
 - Isitatimende sakho sanyanga zonke sihlizeka ngemininingwane ye-akhawunti yasebhange ye-JOSHCO. Noma ngabe iyiphi indlela oyikhethayo, kubalulekile ukucaphuna inombolo yakho yesithenjwa ehlukele.
 - Indlela engcono kakhulu yokukhokha iwukuba yidebhithi oda njengoba indawo yakho yokuhlala izophuma ngokuzenzakalelayo ku-akhawunti yakho yasebhange naku-akhawunti yasebhange ka-JOSHCO ngosuku okuvunyelwene ngalo.
 - Ukuqashwa kwanyanga zonke kuzokwenyuka minyaka yonke ngomhla ka-1 kuJulayi wonyaka ngamunye, (ngaphandle uma kukhulunywe ngenye indlela Umnikazi Wendawo) inqobo nje uma isivumelwano sokuqashisa sesifinyelele ukugubha iminyaka eyi-12, ngenani elincane lokukhuphuka lonyaka njengoba lichazwe kushejuli 1 ye- isivumelwano sokuqashisa.

ABAQASHILE BAXWAYISWA UKUTHI ANGAYIKHOKHELI IMALI KUNOMA YILUPHI I-JOSHCO OFFICAL, U-JOSHCO WAMUKELA KUPHELA IZINKOKHELO NGQO KU-AKHAWUNTI YAYO YASEBHANGE.



KWENZEKANI UMA NGINGAYIKHOKHELI I-RENT YAMI?

- Ukukhokha irenti yakho kubaluleke kakhulu. Uma ungayikhokhi irenti yakho, i-JOSHCO ingase ikuthathele izinyathelo zomthetho futhi inganqamula isivumelwano sakho sokuqashisa.
- Uma ungayikhokhi irenti yakho noma wenze uhlelo lokukhokha, kuzodingeka uphume eyuniti yakho kungakapheli amahora angama-48.
- Idiphozithi yakho izophucwa (ngokuphelele noma ingxenywe), kunoma iyiphi isikweletu esisilele emuva noma umonakalo.
- Ungase ube nezimpahla zakho ezihambayo “zinamathiselwe u-sheriff”, okusho ukuthi izimpahla ezinenani lesamba osikweletayo zingathathwa ukuze ukhokhe i-JOSHCO.
- Ungase ufakwe ohlwini lwabavinjelwe ku-ITC, i-credit bureau yaseNingizimu Afrika, okungase kuphazamise ikhono lakho lokuqasha enye indlela indawo yokuhlala, ukuboleka imali noma ukuthola isikweletu ngokuzayo.
- Kufanele uthinte ngokushesha isilawuli sethu sezikweletu uma unenkinga ekwenzeni izinkokhelo zakho zanyanga zonke: revenue@joshco.co.za / 011 406 7300

Ezinye izindleko zikhokhiswe ngu-JOSHCO:

Ngaphandle kwerenti yakho zanyanga zonke, i-JOSHCO izokukhokhisa ngokupaka;

- Inzalo kuma-akhawunti adlulelwe yisikhathi;
- Amanzi asekelwe ekusetshenzisweni okuboniswa ukufundwa kwamamitha kanye
- Ugesi, ngokusekelwe ekusetshenzisweni ngamamitha, ngaphandle uma unemitha ekhokhelwa kuqala.



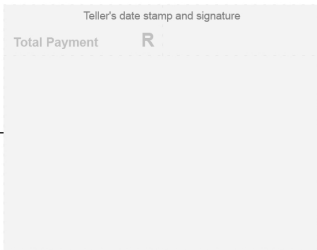
Fax:

Tax Invoice & Statement

Owner	JOSHCO		
Owner VAT No		Owner Reg No	2003/008063/07
Property	Turffontein		
Unit No			
Tax Invoice No	19685/202108/1	Recipient VAT No	
For the Month	August 2021	Recipient Reg No	
Deposit	1,200.00		
Monthly Charges Generated on 26 July 2021			
Queries	JOSHCO	Email: revenue@joshco.co.za	
		Tel: (011) 406-7300	
		Fax: (011) 404-3001/3122	

Printed: 24/08/2021 16:34:19 Page: 1

Date	Allocation	Remarks	Exclusive	VAT	Inclusive
23/07/2021	Receipt	Balance B/f			3,599.99
01/08/2021	Interest Received	Store: 079000	0.00	0.00	-500.00
01/08/2021	Rent		19.56	0.00	19.56
			1,333.10	0.00	1,333.10
			1 352.66	0.00	4 452.65



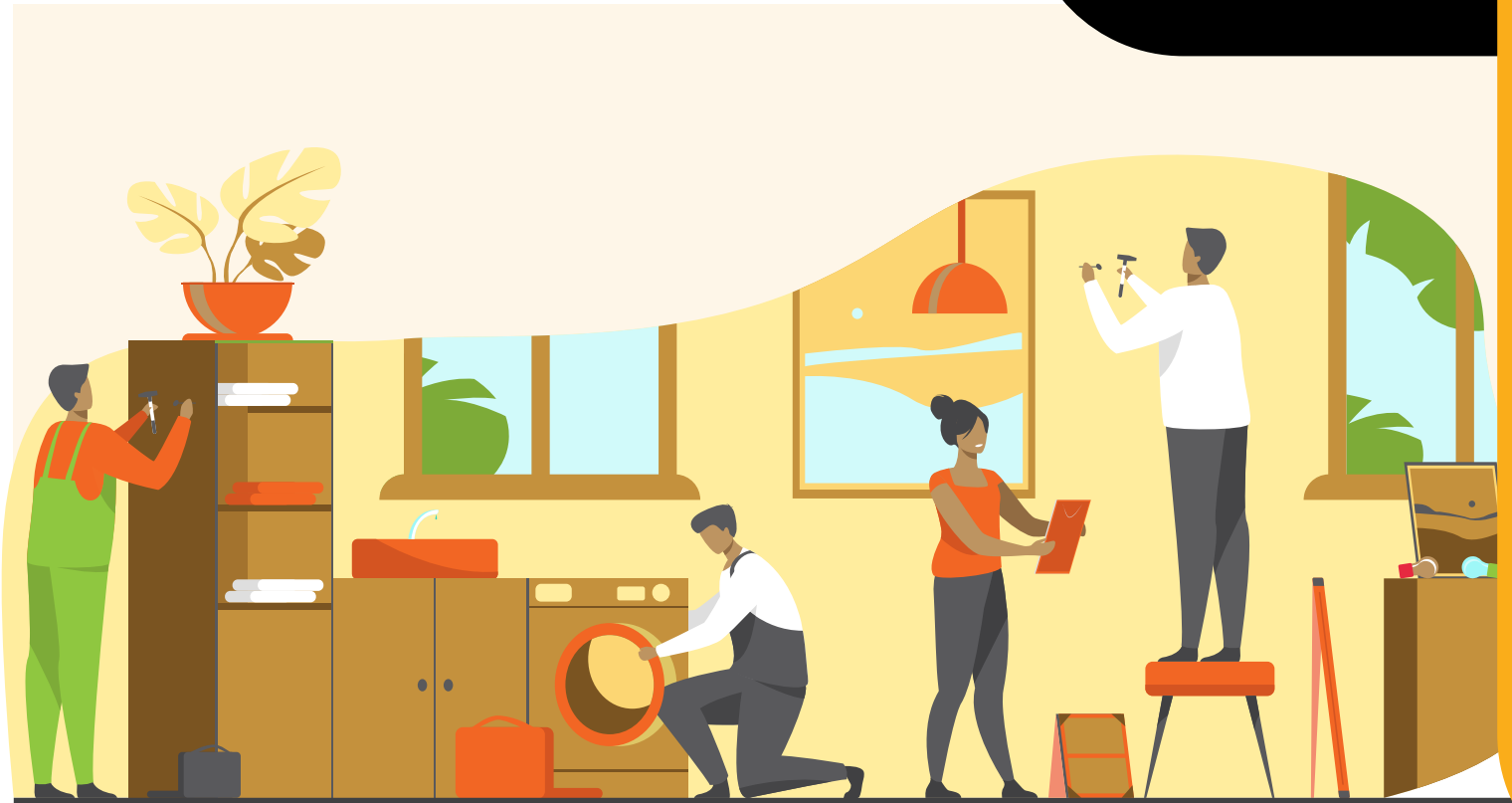
STANDARD BANK ACCOUNT NUMBER : 000 197 726
BRANCH CODE : 000 205 ; RANDBURG
All charges are due by the 01 June 2021



92 3150 0019 6857

Cash Payments: Kindly tear off and pay at any branch of Standard Bank. Cheques may be posted to the above address (use Deposit Slip as Remittance Advice).

		M65 Credit Transfer	
Shaded areas for bank use only		Teller's date stamp and signature	
Date: Y Y Y Y M M D D		Notes Coins Postal/ Money Orders Total Cash	
Name of Customer: COJ Joshco Main Account		Total Credit * R	
The Bank shall not be responsible for the accuracy of data reference fields. Cheques etc. handed in for collection will only be available as cash when paid. While acting in good faith and exercising reasonable care, the Bank will not accept responsibility for ensuring that depositors / accountholders have lawful title to cheques, etc., collected.			
M65 (M)E			
Customer Identity No	Amount *	Transaction Cd	Dep Branch / IBT No
E	E	E	E
Depositor's/Contact person's name	Contact telephone no.	Depositor's/Contact person's signature	Operator's initials
The Standard Bank of South Africa Limited (Reg. No. 1962/000738/06) An authorised financial services and registered credit provider (NCRCP15).			



UKULUNGISWA KANYE NONDONDO

- Nakuba ungumqashi kwelinye lamayunithi e-JOSHCO, yonke iminingwane nezikhalo mayelana nokukhandwa nokulungiswa kufanele kubikwe kuMphathi wakho Wezakhiwo. Umphathi Wezakhiwo uzohlola iyunithi yakho kanye nosonkontileka futhi uzokwaziswa ngenqubekelaphambili yesikhalazo sakho.
- Kuzodingeka ukuthi ugcalise ifomu lokwaneliseka, noma uMphathi Wesondlo uzoxhumana nawe ukuze aqinisekise ukuthi umsebenzi ugcaliswe ngendlela egculisayo yini.
- I-JOSHCO inesibopho sakho konke ukulungisa nokunakekela okunengqondo okungabangelwa ubudedengu noma ukucekela phansi impahla.
- Uma kuphakama inkinga obungeke uyigweme,
- Uma uphula iwindi noma indishi yokugezela kuyodingeka ukhokhele ukulungiswa: lokhu kuthathwa njengokunganaki kanye ngabe igwenywe.
- Uma umshini wokuwasha endlini yakho yangasese ungasebenzi, iJOSHCO izocabangela lokhu kuguga, futhi izokulungisa ngezindleko zayo. Kodwa uma indlu yangasese ivimba ngenxa yokuthi impahla engafanele ilahliwe, uzoba necala (ukunganaki). Okufanayo kusebenza kumasinki avinjiwe.
- Ukulimala okudalwe nguwe noma abantu abahlala nawe noma abakuvakashelwe kuzokhokhiswa ku-akhawunti yakho.
- Ithebula elilandelayo libonisa izikhathi zokuphendula ze-JOSHCO kuye ngohlobo lwenkinga kanye nezinga lokulungisa okungaba khona okudingekayo. Uma inkinga inganakwa, noma ingaxazululwanga ngendlela egculisayo, sicela welule uMphathi Wezakhiwo, noma uthinte uMnyango Wezokuphathwa Kwezindlu bese ucela uMphathi wePhothifoliyo wesakhiwo.

IZIBOPHO ZEZIBOPHO

Ithebula elingezansi libonisa izibopho ze-JOSHCO kanye nabaqashi:-

Into/Izinto	I-JOSHCO Isibopho	Isibopho Somqashi
Ukulungiswa kwangaphandle okuhlanganisa uphahla, ama-gutters, amapayipi angaphandle, ngaphandle izindonga, uthango	X	
Iminyango yangaphandle (ngaphandle kokuthi iphulwe isiqashi)	X	
Ugesi, okokufaka amalambu, amapulagi (kuhlinzekwe ngabakwa-JOSHCO)	X	
Imigqa Yokugeza	X	
Izindlu zangasese, okugeza, imicengezi yezandla, ompompi, amashawa, amagiza (lapho kulungiswa khona kungenxa yokuguga)	X	
Amawindi engilazi nezicabha (lapho umonakalo udalwe abaqashi)		X
Amapulagi namaketango kumasinki nasezitsheni		X
Izihlalo zangasese		X
Izicabha zangaphakathi ngaphakathi kweyunithi uma umonakalo odalwe umqashi		X
Osinki abavinjiwe, imicengezi, nanoma yimuphi umonakalo ezinsizeni zamapayipi okubangelwa nguwe noma omunye umuntu ohlala endaweni yakho		X
Izingidi ezintsha uma okhiye belahlekile		X
Ukulimala kokufakwa kwekhishi negumbi lokuqezela okubangelwe nguwe nanoma ubani ukuhlala endaweni yakho		X
Amalambu okukhanya ezindaweni zomphakathi, amaphaseji, izibani zangaphandle	X	
Ama-bulb angaphakathi eyunithi		X
Thepha amawasha		X
Noma yini oyifakile kuyunithi engazange ihlinzekwe yiyo UJOSHCO		X
Amapayipi aqhumile, ukuvinjwa kwendle	X	
Ukulimala kosilingi, izindonga okubangelwa ukuvuza kophahla noma ukuqhuma kwamapayipi, amagiza	X	

Uhlobo lokulungisa	Isibonelo	Iskhathi sokuphendula
Isimo esiphuthumayo	Isimo esingaphephile nesiyingozi: Izintambo zikagesi ezingaphephile, ukuvuza kwamanzi okubi okudala umonakalo esakhiweni, amakheshi anephutha, ukuqhuma kwe-geyser kubangela umonakalo.	Ngaphakathi kwamahora ayi-12 - 48
Kuyaphuthuma	Izinto ezisetshenziswayo: Ukucisha kukagesi namanzi okungumthwalo we-JOSHCO. I-City Power kanye ne-Jhb Water bazothintwa yi-Housing Supervisor uma inkinga ikubo umthwalo wemfanelo. Imigqa emikhulu yendle evinjiwe	Kungakapheli amahora angama-24 - 48 ngaphandle uma inkinga ikhona ngomasipala
Okubalulekile	Imisele evalekile, izifakelo zezibani ezinephutha, igiza engalungile, ukuvuza kophahla ngenkathi yezimvula	Ngaphakathi kwamahora angu-24 - 48
Izinkinga Ezincane	Iminyango, amapayipi amancane, ugesi omncane	Ngaphakathi 3-7 ukusebenza izinsuku

AMAGUMBI OKUGEZA:

Sicela usebenzise isihlanzi esimnene, esingaqhumi ezindaweni zokugeza, osinki nezindlu zangasese. Isicoci esimaholoholo sizonwaya indawo futhi senze izinto ezilungiswayo zibe nzima ukuzihlanza. Ungase ube nenkinga yokujija endlini yakho yokugezela uma kunezimpawu ezifana nalezi:-

- ukujiya kwezinto, amafasitela, noma izindonga.
- isikhunta nesikhutha phakathi kwamathayili e-ceramic, emakhoneni osilingi.
- upende oxebulayo, obolile, amafasitela abe mnyama, amathayela agoqekayo, iphunga elibi, noma ukuconsa kwamanzi izimbobo.

UKUFIPHALA KUDALWA YILOKHU:-

- umswakama owedlulele wendlu.
- umswakama ovela kubhavu oshisayo namashawa.
- umswakama ovela koobhavu abamanzi, amathawula, nezingubo zokomiswa.
- ukungena komoya okwanele.

Nakuba ungeke ukwazi ukushintsha izimbangela zesakhiwo noma ukwakheka, kunezinto ezimbalwa ongazenza ukuze unciphise ukujiya:-

- vula iwindi lokugezela ngemva kokugeza noma ukugeza.
- gcina amafasitela evuliwe ngenkathi upheka.
- vula wonke amafasitela nsuku zonke ukuze uthuthukise umoya.

IZINKETHO EZAHLUKAHLUKENE ZOKUNGENA UMBUZO WOKULUNGISA:

- Gcwalisa ifomu lokugcinwa kwempahla nomphathi wendawo;
- Thumela i-WhatsApp kuMphathi Wezakhiwo;
- Gcwalisa umbuzo ngesibambiso ngokugcwalisa umbuzo encwadini;
- Thumela i-imeyili ku: maintenance@joshco.co.za
- Sebenzisa Iphothali Yomqashi



IMITHETHO YEZINDLU ABAQASHILE

Imithetho Yezindlu iwukuziphatha okwamukelekayo okuchazwayo nokuvunyelwa yibo bonke abaqashi abahlala ezakhiweni zase-JOSHCO. Le mithetho yenzelwe ukuqinisekisa ukulunga, ukungaguquguquki kanye nenhlonipho phakathi kwabaqashi naphakathi kwabaqashi kanye neJOSHCO. Ezinye izakhiwo zinamayunithi angaphezu kuka-200 futhi uma imithetho ingalandelwa, abaqashi abazi ukuthi kufanele baziphathe kanjani bona, imindeni yabo kanye nezivakashi zabo, noma indlela omakhelwane babo okufanele baziphathe ngayo.

Ukuhlala nabanye abantu abaningi ezakhiweni kudinga izinga elivamile lokuziphatha ukuze ubumfihlo bawo wonke umuntu ekhaya lakhe buhlonishwe futhi izindawo ezivamile nezindawo ezihlanganyelwe zingajatshulelwa yibo bonke abaqashi. Imithetho Yendlu iqinisekisa ukuthi wonke umuntu angahlala ndawonye ngokujabula, ngokuhloniphana komunye nomunye emphakathini.

Ngezansi kuneMithetho evamile Yendlu esebenza kuzo zonke izakhiwo ze-JOSHCO futhi zonke iziqashi okufanele ziyilandele.

AS A JOSHCO TENANT,

- Ngeke ngibange umsindo owedlulele (isibonelo umculo ophezulu).
- Ngizocina iyunithi yami ihlanzekile futhi inephunga elimnandi.
- Ngeke ngiqhube ibhizinisi, noma ngihwebe, noma ngenze noma yiziphi izinto ezingekho emthethweni endaweni yami noma ezindaweni ezizungezile, ngaphandle uma iyunithi yami ichazwe njengeyunithi yebhizinisi (isibonelo amayunithi e-Live 'n Work).
- Ngeke ngilahle udoti noma ngidale isiphithiphithi ezindaweni ezivamile.
- Ngizoshiya wonke amakhishi nezindlu zokugezela zomphakathi esesimweni engingathanda ukukuthola ekuso.
- Uma ngilenga iwashi kulayini, ngizoyikhipha uma yomile, ngenzela abanye isikhala.
- Uma lfulethi lami linendawo yokudlala yezingane, ngizogada izingane zami ezincane ngenkathi zidlala lapho. Ngiyaqonda ukuthi inkundla yokudlala eyezingane futhi ngeke ibe namaphathi noma eminye imicimbi yokuzijabulisa kuleyo ndawo.

- Ngeke ngishiye udoti wami ezindaweni ezivamile isib: amaphaseji, izitebhisi, izindawo zasengadini, izindawo zokupaka.
- Ngeke ngilahle udoti kuvulandi noma ngefasisetela lami.
- Ngizocina iyunithi yami isesimweni sayo sasekuqaleni okungukuthi, njengoba yayinjalo lapho ngingena.
- Ngeke ngenze izinguquko kuyunithi yami njengokupenda izindonga ngaphandle uma ngithole imvume ebhaliwe kusuka ku-JOSHCO.
- Ngeke ngisuse amakhabethe afakwe uJoshco futhi noma ngicasule ukwakheka kwendawo.
- Ngeke ngilenga ama-mops noma impahla esakhiweni sesakhiwo seJoshco okungukuthi, kuvulandi.
- Ngeke ngilimaze lutho endaweni isb., ukubhoboza izimbobo, ukudweba imidwebo njll.
- Ngeke ngisuse isigxivizo semitha kagesi futhi ngidlule noma yimaphi amamitha njengoba ngiqonda ukuthi lokhu kuyicala.
- Ngeke ngiphazamise igiza.
- Ngeke ngigcine izimoto noma izimoto eziphukile endaweni.
- Ngeke ngiphazamise izingidi zamabhokisi kagesi
- Ngizopaka imoto yami kuphela endaweni yami yokupaka engizibekele yona.
- Ngeke ngiphazamise ukusebenza kwe-lift.
- Ngizobonisa inhlonipho komakhelwane bami.
- Uma ngihlela ukuba kude neyunithi yami isikhathi esingaphezu kwamasonto amabili (2), ngizokwazisa uJOSHCO ngalokho engihlosile ukungabi khona.
- Ngeke ngikhiphe iyunithi yami.
- Ngeke ngigcwele iyunithi yami. Uma ngihlose ukuba nesivakashi sihlale nami, ngizobhalela i-JOSHCO imvume ebhaliwe.
- Ngeke ngivumele izindawo ezivamile ukuthi zisetshenziselwe ukugcinwa.
- Ngeke ngigcine isilwane esifuywayo emagcekeni isb.,inja noma ikati.
- Ngizosebenzisa ipayipi lomlilo ezimeni eziphuthumayo hhayi ukugeza imoto yami noma izingubo zami.
- Uma nginephathi, ngizothola imvume ebhaliwe kuMphathi Wezakhiwo okungenani isonto elilodwa (1) ku- phambili.
- Ngeke ngiwashaye amanabukeni, ama-sanitary towels, amaphephandaba njll. endlini yangasese ngoba kuzovala ukuvaleka.
- Kuzodingeka ngikhokhele noma yikuphi ukulungiswa uma kunesidingo.
- Ngeke ngilahle ukudla, amafutha/amafutha phansi kusinki wasekhishini.
- Ngizothola kuphela uchwepheshe ogunyaziwe ozoxhuma izinto zikagesi kuyunithi yami.
- Ngeke ngisebenzise izinto ezisebenza ngogesi ezingasebenzi kahle ezingalimaza ugesi.
- Ngizobika noma yiziphi izinkinga kuMphathi Wezakhiwo.
- Uma ngithola noma ubani owephula imithetho yendlu, ngizobika kuMphathi Wezakhiwo.



IZIXHABA NEZIKHALAZO

Uma kwenzeka ubandakanyeka ekungqubuzaneni nomunye umqashi, bika udaba kumphathi wakho wendawo. Qaphela: Izikhalazo ezibhaliwe kufanele zibe nedethi futhi zisayinwe futhi kufanele zisho amaqiniso (ubani, ini, nini, kuphi) kunezinqumo zomuntu siqu, imibono, noma iziphetho.

Ungase futhi uthumele izikhalo zakho ku complaints@joshco.co.za

UMSHUWALENSE

JU JOSHCO uqinisekisa ukwakheka kwesakhiwo. Impahlayomuntu siqu yabaqashi ayikhaviwe yilo mshwalense. Uma kuba nomlilo esakhiweni, umshwalense wakwa-JOSHCO uzokhokhela ukulungiswa kwesakhiwo, futhi ngeke ukhokhele ukushintshwa kwanoma iyiphi impahla ongase ulahlekelwe kuyo emlilweni. Umshwalense we-JOSHCO ngeke futhi ukhokhele ukwebiwa kwempahla yakho.

Ngakho-ke, i-JOSHCO incoma ukuthi uthole umshwalense wasekhaya ojwayelekile wakho konke okuqukethwe kwakho kanye nomshwalense wemoto.



EMERGENCY

UKUPHEPHA KANYE NEZINQUBO EZIPHUTHUMAYO

NAWA AMANYE AMATHIPHU OKUGCINA IKHAYA LAKHO LIPHEPHILE:

Yazi ukuthi indawo yokucima umlilo eseduze nesicishamlilo zikuphi nokuthi zisebenza kanjani. Uma kuqubuka umlilo:

- Shayela uMnyango Wezomlilo ku-011 375 5911.
- Xwayisa omakhelwane bakho.
- Phuma esakhiweni ngokushesha usebenzisa izitebhisi noma indawo yokubalekela umlilo hhayi ngamakheshi;
- Phula ingilazi ukuze uthole ukhiye womnyango wokubalekela umlilo uma kudingeka, futhi usebenzise lokhu njengendlela yokuphuma.
- Siza izingane kanye nasebekhulile uma kungenzeka.
- Zigqokise ngezingubo zokulala ezimanzi noma amathawula phezu kwakho namalungu omndeni ukuze unciphise ingozi yokusha kanye
- ukuhogela intuthu.
- Ungazami ukuhlenga yonke impahla yakho.
- Ungazami ukugxuma usuka emafasiteleni noma ujikijele izinto ngamafasitela.
- Ungasebenzisi izindawo zokubalekela umlilo njengezindawo zomhlangano. Kufanele zigcinwe zicace ngokuphelele. Iminyango yokubalekela umlilo kufanele ihlale ivaliwe.

UKUVIMBELA IZINGOZI EKHAYA:

Izingozi eziningi zenzeka ekhaya, futhi lezi zingagwenywa uma uqaphile futhi uqinisekisa ukuthi ubeka izinyathelo zokuvimbela izingozi ukuthi zenzeke. Khumbula ukuthi izingane zithanda ukuhlola futhi zingazilimaza ezindaweni ezingase zibonakale ziphephile kubantu abadala.

GCINA UMNDENI WAKHO UPHEPHILE EKHAYA.

- Imishini eminingi kakhulu exhunywe endaweni eyodwa yepulaki ingabanga umlilo.
- Izintambo zikagesi ezifayo/izintambo zikagesi ezisetshenziswayo ziyingozi.
- Ungabeki izifudumezi eduze kwezingubo zokulala noma izingubo.
- Cisha amahitha uma uyolala.
- Vala amapulaki avuliwe ukuze izingane ezincane zingakwazi ukufaka iminwe noma izinto zazo kuwo.
- Qiniseka ukuthi azikho izintambo noma izintambo zikagesi lapho izingane zingakhubeka kuzo.
- Qiniseka ukuthi izibambo zamabhodwe esitofini ziphume kahle kuzo zonke. Vula ibhodwe ukuze izibambo zingabheki emaphethelweni esitofu futhi zingakwazi ukufinyelelwa ingane. Beka itiye elishisayo endaweni engafinyeleleki kwengane encane.
- Qiniseka ukuthi uyakwazi ukusebenzisa izinto zikagesi nezitofu ngokuphepha. Uma usebenzisa igesi qiniseka ukuthi igumbi linomoya omncane, njengefasitela elivuliwe.
- Gcina yonke imithi, umentshisi, izinto zokuhlaza kanye nobuthi basendlini lapho izingane zingafinyeleleki khona.
- Ungashiya izingane ezincane zodwa ebhuvini noma eduze kwebhakede lamanzi, ingane ingaminza ngemizuzwana engama-30 emanzini angama-4cm kuphela futhi ngaphandle kokukhipha umsindo.

UKUPHEPHA ESAKHIWENI ESIPHEZULU:

- Qinisekisa ukuthi izingane azidlali ezitebhisini naseduze kwamafasitela.
- Ungavumeli izingane zidlale emlilweni zibaleka.
- Fundisa izingane indlela yokusebenzisa ilifti ngokuphepha.

UKUPHEPHA NGAPHANDLE

- Izingane zivame ukudlala ezindaweni ezingaba yingozi, njengendawo yokupaka izimoto.
- Abashayeli kufanele baqaphele lapho beshayela noma bepaka izimoto zabo. Khumbula ukuthi ngoba bancane, izingane ngokuvamile kunzima ukuzibona, ngakho kudingeka uqaphe kakhulu kulezi zindawo.
- Fundisa izingane zakho ukuqaphela izimoto namatekisi. Bafundise ukuwela umgwaqo kanye ne-izingozi ezindaweni zokupaka zesakhiwo sakho.



SAVING WATER AND ELECTRICITY TIPS

IF YOU USE WATER AND ELECTRICITY SPARINGLY YOU CAN SAVE MONEY.

Eminye imibono yokonga ugesi:-

- Izitofu, izifudumezi, namagiza asebenzisa ugesi omningi. Khumbula ukucisha ama-heater uma uphuma.
- Gwema ukusebenzisa ihhavini ukushisa iflethi njengoba lisebenzisa ugesi omningi kunehitha. I-geyser kufanele ishise amanzi abe ngu-50-60° c, uzobe umosha ugesi uma izinga lokushisa libekwe ngaphezulu kwalokhu.
- Sebenzisa igedlela ukubilisa amanzi. Iyashesha futhi isebenzisa ugesi omncane kunamanzi abilayo esitofini. Bilisa kuphela inani lamanzi owadingayo.
- Khumbula ukuyicisha ngokuphelele i-TV futhi ungayishiyi kumodi yokulinda.
- Vala izibani uma uphuma efulathini.
- Sebenzisa amabhodwe namapani anezansi eziyisicaba ukuze asondelane nepuleti lesitofu futhi ashise ngokushesha. Ukubeka izivalo emabhodweni nasemapanini nakho kuyasiza ekuphekeni ukudla ngokushesha.
- Linda kuze kugcwele umshini wokuwasha noma umshini wokugeza izitsha ngaphambi kokuwuvula, umthwalo owodwa ogcwele uzosebenzisa kancane ugesi kunemithwalo emincane emibili noma ngaphezulu.
- Uma kungenzeka sebenzisa emjikelezweni womnotho.
- Sebenzisa amanzi ashisayo amancane ngokugeza ngamanzi amancane noma ngokugeza
- Uma uhamba amahora angaphezu kwama-24, khumbula ukucisha igiza yakho.
- Ungawushiya umpompi usebenza lapho uxubha amazinyo noma ushefa.
- Lungisa ompompi abaconsayo namapayipi amanzi avuzayo.
- Cwilisa izitsha namabhodwe ngaphambi kokuwageza esikhundleni sokuwakhuhla ngaphansi kwamanzi agobhozayo.
- Sebenzisa ibhakede ukuhlamba imoto yakho. Uma kungenzeka, phinda usebenzise amanzi asendlini lapho uhlamba imoto yakho.
- Amanzi okugeza angasetshenziswa kabusha ukunisela izitshalo noma ukugeza izindawo ezingaphandle kanye nokukhuhla phansi.



UKUPHUMA

Up Ngesikhathi Umnikazi wokuqashisa kufanele anikeze u-JOSHCO isaziso senyanga eyodwa ngokubhala uma efisa ukukunqamula isivumelwano sokuqashisa. Uhlu lwama-sng kufanele lugcwaliswe futhi lusayinwe; Umphathi Wezakhiwo uzokhipha ifomu lokususa ifenisha.

Kufanele ushiye iyunithi isesimweni esihle nesihlanzekile.

Ukufundwa kokugcina kwamamitha akho amanzi nogesi kuzothathwa ngosuku lokugcina lokuhlala kwakho. Uma kukhona izimali ezisasele ezikweletwa amanzi, ugesi noma irenti, i-JOSHCO inelungelo lokudonsa lezi zindleko ediphozini yakho.

MOVEMENT OF FURNITURE:

- Ayikho ifenisha noma izimpahla ezizovunyelwa ukuthi ziphume endaweni ngaphandle kwe-Pass Out. Ipasi liyidokhumenti ozoyithola kumphathi wezindlu. Ipasi kufanele linikezwe isikhulu sezokuphepha ngaphambi kokuthi ukwazi ukukhipha noma yini esakhiweni
- Abaqashi abakhona abalethe ifenisha kumele bathole i-Pas In kuMphathi Wezakhiwo. Lokhu kufanele kunikezwe isibambiso ngaphambi kokuba noma iyiphi ifenisha ivunyelwe ukuthi ilethwe emagcekeni.
- Uma usayina isivumelwano sakho sokuqashisa uyavuma ukuzibophezela emigomeni yesivumelwano sokuqashisa esilawula ubudlelwano bakho njengesiqashi no-JOSHCO njengomnikazi wendawo. Imithetho yasekhaya ikubophezela kanye nalabo abahlala nawe noma abakuvakashelayo.

Service emails:



info@Joshco.co.za

maintenance@Joshco.co.za

revenue@Joshco.co.za

payments@Joshco.co.za

complaints@Joshco.co.za

leasing@Joshco.co.za

ss@Joshco.co.za (safety and security)



KUBALULEKILE UKUKHUMBULA

- Njalo gcina ingaphakathi leyunithi ihlanzekile futhi icocekile. 7
- Ungenzi izinguquko noma ukwengeza kuyunithi, okuhlanganisa ukubethela izipikili ezindongeni.
- Buyisela iyunithi ku-JOSHCO esimweni ositholile.
- Gcina imithetho yendlu njengoba kushiwo esivumelwaneni sakho sokuqashisa.

Abaphathi nabasebenzi bakwaJOSHCO banifisela injabulo ngesikhathi sokuqasha kwenu. Sibheke ngabomvu ukukusiza!