IYA KU:_____

"Umthengisi "

ISUKA

KU:_____

"Umthengi "

Kuvunyelwene ukuba la maqela angasentla apha avuma ukuthenga esebenzisa i-arhente iLucas Real Estate indawo engashukumiyo echazwe ngolu hlobo nefumaneka apha:

UBUNINI OBUPHELELEYO BENDAWO

ERF: _____Idolophana_____ububanzi: ± _____ m²

Ekwindawo: _____

(Kwaye ngokubhekiselele kumhlaba ongenanto, njengoko kuboniswe kulo mzobo uhlonyelwe apha uphawulwe "IsiHlomelo A")
Obizwa apha wabizwa ngokuba "yiNdawo"

SECTIONAL TITLE PROPERTY
ICANDELO LENDAWO YOMNTU ETHILE

IYunithi equka l/iNombolo ye/eNdawo: _____ **kwiNombolo S,S yeCandelo leNdawo yokuhlala**_____

Kwindawo yasekuhlaleni eyaziwa ngokuba
_____

Ekwindawo: _____

"iNdawo yokuhlala" nechazwe ngokupheleleyo ngasezantsi.

					IINDAWO ZOMSEBENZI OKHETHEKIL		
	IYunithi	**IGaraji**	**laGumbi lokuGcina**	**INdawo ekuhlala abasebenzi**	**INdawo yoku Paka evalekiyo**	**INdawo yoku paka evulekiyo**	**Isitiya /**
Ucango / Inombolo yokuBona							
INombolo yeCandelo. Ngokwesicwangciso seCandelo							
± Imirhumo yenyanga							
± Iintlawulo ezimele ukuhlawulwa ngenyannga							

Ubungakanani
Konke kunye nesabelo esingahlulwahlulwanga kwiNdawo esetyenziswa nangabanye, kunye neendawo zomsebenzi okhethekileyo, eziphantsi kwezo ndawo ngokubhekiselele kwiSicwangciso seCandelo kunye okanye nemithetho eLawula loo Ndawo yokuhlala.

"iNdawo yokuHlala"
Umthengi uyavuma ukuba kukho ilungelo lokwandisa iNdawo ngokwemiqathango yeCandelo 25 loMthetho weCandelo lobuNini mhlaba ka1996. Umthengi kwakhona uyaqonda ukuba wazisiwe ngeli lungelo yi-Arhente kunye noMthengisi (**Cima ukuba akungeni oku)**

1. IMEKO YENDAWO

1.1 Umthengi akazi kubanoxanduva lwayo nayiphi into engamanga kakuhle kule Ndawo nokuba kukwimeko ekhoyo ngoku okanye esaza kubakho, kwaye kwakhona akayi kubanoxanduva lokwenziweyo, imeko nendlela yokwakha okanye ekufakwe ngayo izinto kule Ndawo. Le ndawo ithengiswa "ngokoxanduva lwakho" kwaye ikwimeko ekuyo ngoku kwaye ixhomekeke kwiimeko zonke zendawo yokuhlala. Umthengi uyavuma ukuba umthengi sele esazi ngokupheleleyo ngeMpahla kwaye uyavuma ukuba umthengi akaqhutywanga ukuba angene kwesi sivumelwano nangaluphi uhlobo okanye ngokumelwa yiLucas Real Estate okanye nawuphi na omnye umntu, nokuba ngu okanye egameni lomthengisi.

1.2 Isaziso esiqhotyoshelweyo apha, ephawulwe "IsiHlomelo B" nesisayinwe nguMthengisi, siyinxalenye yesi sinekezelo. Akukho nto equlathwe kwesi saziso ekufuneka itolikwe ngenye indlela njengesithembiso sembuyekezo yalo naluphi na uhlobo nguMthengisi. Ukuba uMthengisi akakwazi okanye akufuni ukunika intetho enjalo, oko kuyakucaciswa kumthengi. Ngaphandle kokuba kuchazwe ngenye indlela kolu xwebhu, umthengisi akanaxanduva lwazo naziphi na iziphene ezikhoyo okanye ezizakubakho kule ndawo, ngalo mhla wentengiso okanye ezivele emva koko, okanye iindleko zokulungisa naziphi na iziphene ezinjalo kunye / okanye nawuphi na umonakalo ofunyenwe nguMthengi ngenxa isiphako ezinjalo, eqonda ukuba ukuba indawo ibithengiswa ngokoxanduva lwakho (njengoko injalo '). Kwakhona uMthengi uyayazisa into yokuba uthe waziqhelanisa nentsingiselo kunye neziphumo zoko.

1.3 Nasiphi na isiphoso kwesi sivumelwano ngokwenkcazo okanye ubungakanani beNdawo abusenzi esi sivumelwano singabisiso okanye asiniki mbuyekezo kulo naliphi na iqela.

1.4 UMthengisi uyakufuneka abonise kuphela kuMthengi indawo yeziphawuli mhlaba noonocanda ezikulooo Ndawo kunye/okanye imida futhi athathe uxanduva lweendleko zokususa oku ukuba sisiza esingenanto.

1.5 Umthengisi akayi kwazi nto ngezakhiwo ezakhiwa kule Ndawo ukuba azikho kwiplani epasisiweyo nebhalisiweyo. Uxanduva lokunika iplani epasisiweyo nebhalisiweyo iyakuhlala iluxanduva loMthengisi kwaye zonke iindleko ezinxulumene ekufumaneni iiplani ezinjalo ziya kuthwalwa nguMthengisi. Kwimeko yentengiso eyenziwa kwindawana ethile yeyunithi uMthengisi wazisa ukuba zonke iindawo ezifakelelweyo zipasisiwe liBhunga loLawulo kunye nee-Arhente ezilawulayo nokuba zonke ezo ndawo zifakelelweyo zivunyiwe nguNocanda Jikelele nakwiGunya loLawulo lasekuHlaleni elifanelekileyo. Ukulawula zonke Izandiso ezo zibhalisiwe kwi-Surveyor- Jikelele kunye neGunya Local echaphazelekayo. Ukuba kunokuthi kufunyaniswe ukuba Izandiso ezo nto ibhalisiwe kwi yoMhloli-Jikelele umthengisi uya kuba noxanduva ukubhalisa ezintanjeni ezinjalo kwaye uya kuba noxanduva lokuhlawula iindleko ezinxulumene noko.
Xa kuthe kwafunyanwa ukuba ezo ndawo zifakelelweyo azibhaliswanga kuNocanda Jikelele,, uMthengisi uzakuba noxanduva lokubhalisa ezo ndawo, aze kwakhona athwale iindleko ezidibene noko.

1.6 Umthengi uqinisekisa ukuba uyihlole ngokupheleleyo loo ndawo ngaphambi kokuba asayine olu xwebhu, akuba enikwe ithuba elaneleyo lokwenza njalo kwaye uMthengi waneliseke ngandlela zonke yile Ndawo ngaphandle kwemiba echazwe ngenye indlela kolu xwebhu.
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1.7 INdawo ithengiswa ngokweMimiselo nemiqathango yobunini ndawo kunye nazo zonke ezinye iimeko ezinokuthi zibekhona kulo mba. UMthengi uyayiqonda into yokuba kwitayitileyobinini ndawo ifumaneka ukuze ihlolwe njengoxwebhu loluntu. Ukuba ubukhulu bendawo okanye amacala aye achazwa ngempazamo, inkcazelo yobunini ndawo boMthengisi iza kusebenza yaye kuloo meko, ke ngoko amaqela ayavuma ukulungiswa okukwesi sivumelwano.

1.8 Ukuba elinye lamaqela akwesi Sinikezelo sokuThenga liphikisana naso nasiphi isinikezelo esenziwa lelinye iqela yaye eso sinikezelo siphikisayo asamkelwa lelinye iqela, isinikezelo sokuqala sakuhlala simi yaye asiyi kuthi nangayiphi na indlela sense isinikezelo sokuqala ukuba singasebenzi.

1. IXABISO LOKUTHENGA

Ixabiso lokuthenga yi R _____ (_____

____ _____)
(kunye neRhafu yentengiso ukuba kuyimfuneko) kuhlawulwa ngolu hlobo lulandelayo:

2.1 Idipozithi ye R _____ (_____

_____) iya kuhlawulwa kwiintsuku ezi_____ kuMagqwetha anika ubunini ("amaGqwetha anika ubunini") ukuba igcinwe kwi-akhawunti efumana inzala ukuze kuxhamle uMthengi, kude kubelixesha lobhaliso lokususwa kobunini ngexesha kuhlawulwa idiphosithi kuMthengisi. AMagwetha anika ubunini anegunya elingatshintshiyo lokutyala imali yediphozithi kwi-akhawunti efumana inzala kuze kuxhamle uMthengi.

2.2 Isixa-mali esiseleyo sama- R _____ (_____

_____) iza kuhlawulwa kuMagqwetha oMthengisi anika ubunini, ngenxa yotshintsho. Xa uMthengi ecelwe ngaMagqwetha, uza kunikezela ngesiqinisekiso/iziqinisekiso esisuka kwiziko lezimali esivunyiweyo nesamkelekileyo kuMthengisi ukuba, esiza kuqinisekisa ukuhlawulwa kweso sixa mali siseleyo. Eso siqinisekiso siza / ezo ziqinisekiso ziza kuthunyelwa nguMthengi kwiintsuku ezili- 14 (ishumi elinesine) zicelwe ngaMagqwetha, apho eso sicelo singenziwa nangaliphi na ixesha kodwa ingelilo ixesha elingaphambi kokuphelelwa kweemeko ezifumaneka kwesi sivumelwano.

2.3 UMthengi uya kunika ubungqina bezimali obanelisayo kuMagqwetha kwiintsuku ezi 3 (ezintathu) esayine ngokubhekiselele kwizimali ezisetyenziswe ukuhlawula idiphosithi OKANYE ukuhlawula ixabiso lokuthenga elipheleleyo, ukuba esi sivumelwano siphantsi komhlathi 6.1 nokuba sisiqendwana 12.1.

2.4 UMthengisi uqinisekisa ukuba ixabiso lokuthenga lanele ukuquka iintlawulo zonke ezishiyekileyo zendlu, iiNtlawulo zee-Arhente, iintlawulo ezithile zendlu, iirhafu, umbane, amanzi kunye nentlawulo yokusebenzisa izinto, kwakunye nezinye iintlawulo ezibekwa liGunya elisekuHlaleni, iBhodi yoLawulo okanye nawuphi uMbutho wamaNini-Mizi.

2.5 Ukuba uMthengisi ubhaliswe-kwiRhafu yeNtegiso [VAT], ngokwenjenje kuyavunyelwana ukuba intengiselwano iza kutsala iRhafu yeNtengiso –VAT, hayi iNtlawulo yokuSuswa kobuNini. Kwakhona ixabiso lokuthenga liquka neRhafu yeNtengiso. UMthengisi uyathembisa ukuhlawula zonke izixa-mali zeRhafu yeNtengiso ku-SARS

3 UKUHLALWA KWENDAWO

3.1 Ngaphandle kokuba umthengi uzihlawule zonke iindleko, wasayina onke amaxwebhu etyala lendlu, wazisa zonke iziqinisekiso njengoko esenokucelelwa oko, zonke iimeko ebezimisiwe zifezekisiwe, zonke iZiqinisekiso zokuThobela njengoko kufunwa ngokubhekiselele kwesi Sinikezelo sokuThenga, zikhutshiwe kwaye uMthengi akophulanga mthetho kokukhona, ilungelo lokuhlalwa kwendawo liza kunikwa uMthengi kwaye lithathwe kwanguye ngentsimbi ye-12 emini emaqanda.

_____. Ukuba umhla wokuhlala kule ndawo awungqamani omhla wokuqala ukuhlala akuthethi lingqamane nosuku lokutshintshwa kobunini, lowo ufumana ilungelo lokuhlala lo gama iNdawo isabhaliswe egameni lomnye, uzakuthi aqwalaselwe, kwaye ngexesha ahleli ngalo, uzakuhlawula aMagqwetha irenti engama R _____ ngenyanga, ehlawulwa ngaphambi kokuhlala ukusukela ngomhla wokuqala ukuhlala, ibalwa ngosuku. UMthengi akayi kuzenza ngathi uqeshe indawo kuba ehleli kulo ndawo ngaphambi kokuba isuswe kumnini ndawo, yaye ilungelo lokuhlala koMthengi lizakunqunyanyiswa kukuyekwa kwentengo nangasiphi na isizathu.

Ukuba ilungelo lokuhlala alingqamani nomhla wokubhalisa utshintsho llwendawo, lowo uhlala kuloo Ndawo, lo gama ibhaliswe ngegama lomnye umntu unoxanduva lokuhlawula zonke iintlawulo zamanzi nombane ezithe zahlawuliswa le Ndawo ukusukela ngomhla eqala ukuhlala. Omabini la maqela azakuhlawula ezi ntlawulo eMagqwetheni obunini mhlaba xa efuna njalo.

3.2 Umthengi akayi kuba nelungelo lokwenza naluphi na utshintsho okanye ongeze okuthile kule Ndawo ngaphandle kwemvume ebhaliweyo yoMthengisi. UMthengi uzakufanela ukuba, xa ethe wacima isivumelwano, ashiye iNdawo leyo kwaye ayibuyisele kuMthengisi ikwimeko eyayikuyo xa uMthengi wayeqala ukuhlala kuyo. Kwakhona uMthengi akayikuba nebango nangayiphi indlela kuMthengi, kuba enze utshintsho oluthile kule Ndawo.

3.3 INdawo iyakunikwa uMthengi ingenanto, inikezelwa nguMthengisi ngomhla wokuqala ukuhlala**. (Cima ukuba kuyimfuneko)**

3.4 Kuyavunyelwana ukuba akukho sivumelwano sakuqesha le ndawo senziwayo ngenxa yalo mhlathi kwaye xa intengo ithe yacinywa okanye yaphelelwa nangaso nasiphi na isizathu, uMthengi uyakufanela ukuba ashiye loo ndawo mhlawumbi aphume ngoko nangoko okanye ngomhla ekuvunyelwene ngawo ngembalelwano yamaqela omabini alapha.

4 INZUZO NOMNGCIPHEKO

Yonke inzuzo nomngcipheko kule ndawo uza kudlulela kuMthengi xa kutshintshwa yaye ngalowo mhla uMthengi uzakuba noxanduva lokuhlawula, phakathi kwazo kukho zonke iintlawulo zendawo, irhafu kunye/ neentlawulo zale Ndawo. Iintlawulo ezenziwa ngaphambi kwenkonzo, zisenziwa lilo naliphi iqela, ngexesha elilandela utshintsho lwendawo ziza kulungiswa kakuhle. UMthengisi uyakugcina i-inshorensi ekhoyo kule Ndawo kude kutshintshwe, apho aya kuthi uMthengi abenoxanduva lokuthatha aze agcine i-inshorensi efanelekileyo.

5 UTSHINTSHO

5.1 Utshintsho luyakwenziwa ngaMagqwetha obunini ndawo oMthengisi ngomhla _____wenyanga ka_____kunyaka u20_____okanye ngokukhawuleza, ukuba uMthengisi ulandela okuqulethwe kumhlathi 2.1 no2.2 waza wasayina onke amaxwebhu otshintsho xa efunwa ngaMagqwetha obunini ndawo. UMthengisi uyakuthi xa kufuneka, ukuba aMagqwetha afuna ngolo hlobo awahlawule eso sixa nanjengoko kungafuneka isiqinisekiso seentlawulo zendawo leyo ukuze kuququzelelwe utshintsho.

5.2 UMthengisi ugunyazisa iGqwetha lobunini ukuba lifumane iimfuno zokususwa kweenkcukacha kumasipala, kuquka ityala ekungenzeka ukuba belifudula likhona nebelihlawulwa kumasipala, njengoko kufuneka ngokubhekiselele kwicandelo 118 (1) no 118 (3) woMthetho weeNkqubo zikaMasipala wama-32 ka-2000. Nawaphi na amatyala enzeke ngenxa kamasipala , aza kuchazwa ngaMagqwetha obunini ndawo, ngokujonga uhlolo lweentlawulo ezisuka kwigunya lolawulo lwasekuhlaleni yaye xa uMthengi ethe wangagunyazisi aze ayalele ukuba aMagqwetha ahlawule loo matyala kumasipala xa kuqhutywa intengo, oko kuzakuthathwa njengokuba uMthengi waphule isivumelwano, yaye kuza kusetyenziswa okufanelekileyo xa kwaphulwe isivumelwano okufumaneka kuMhlathi 16. Ukuba uMthengi uyarhoxa ngenxa yokuba uMthengisi engakwazi ukulungisa oko akophulileyo, uMthengisi akayi kufuna mbuyekezo yawo nawuphi na umonakalo athe wawufumana kuMthengi. UMthengi naye akayi kubanelungelo lokubuyekezwa nguMthengisi nangayo nayiphi na ilahleko athe wayifumana ukuba urhoxe ngenxa yokuqulethwe kulo mhlathi.

6 ITYALA LENDAWO

6.1 Le ntengiso ixhomekeke kuMthengi ungadlulanga umhla we _____ ukuze akwazi ukukhusela ityala lendlu kwiNdawo, efuna imali mboleko yama R _____ (_____

_____) (okanye imali encinanana nanjengoko uMthengi engavuma) kwiimeko ezinjalo kwaye ngokubhekiselele kwezo meko, njengoko kwabekwe kanjalo ngamaziko abolekisa ngemali yokuthenga indlu. UMthengi ugunyazisa ukuba uyazi ukuba akukho nto ithintela ukuba ukuba iziko lezimali likhuphe ikowuti yemali mboleko. Le meko izakuba ifezekisiwe ngomhla apho lowo ubolekisa ngemali ethe wakhupha ikowuti yemali mboleko ebhaliweyo (ngokubhekiselele kuMthetho waMatyala weLizwe wama 34 ka 2005) ngokwaloo mali mboleko. Kodwa ukuba iziko lezimali liyarhoxa ukunika imali mboleko yaye oko kurhoxa kungenziwa kukuziphatha, ukungenzi kakuhle okanye ukungahoyi koMthengi, esi sivumelwano siyakuthi siphelelwe ke.
Ukuba ikowuti yemali mboleko ayikhutshwanga ngalo mhla kuthethwa ngawo apha ngasentla, ixesha lokufuna imali mboleko liya kwandiswa ngentsuku ezingama 30 (Amashumi amathathu).

6.2 UMthengi uzimisele ukwenza konke okusemandleni akhe ukuba siphumelele isicelo semali mboleko. Kwakhona uMthengi uzimisele ukunika iGosa leMali mboleko yeziNdlu onke amaxwebhu afunekayo kwiintsuku ezisi 7 ecelwe lilo. Ukuba uMthengi uyafelisha ukufumana imali mboleko mgenxa yokungaqhubi kakuhle kwiintlawulo zakhe okanye ukungahoyi koMthengi, esi sivumelwano siya kubophelela uMthengi kukhetho lwalowo unguMthengisi. Ukuba uMthengi akaniki maxwebhu afunekayo, kwaye enze iSicelo esiFanelekileyo xa eceliwe, uMthengi uzakuba noxanduva lwawo nawuphi na umonakalo ethe i-Arhente okanye uMthengisi wawufumana ngenxa yoMthengi owaphule isivumelwano salo mhlathi.

6.3 Okufumaneka kumhlathi 6.1 kuyinzuzo yoMthengi okungathi kumise imeko ngokucacileyo okanye ngendlela yokwenza.

6.4 Le mali mboleko ikhankanywe apha izakufunwa ngokwemali mboleko yendlu eza kubhaliswa kuloo Ndawo ngaxeshanye nobhaliso lotshintsho lwendawo.

6.5 Ukuba uMthengi uthe nangaliphi na ixesha, ngaphambi kokufezekiswa kwale meko, wakhetha ukumisa le nzuzo okanye wamkela ikowuti esuka ebhankini okanye kwiziko lezimali iyeyesixa esingaphantsi kwesixa esichazwe kuMhlathi 6.1, uMthengi uzakunika iGqwetha loMthengisi isiqinisekiso sebhanki (okanye afake isixa eso kwi-Akhawunti yaMagqwetha oMthengisi) semali epheleleyo, ngokoMhlathi 6.1 okanye umahluko phakathi kwesixa esivunyiweyo setyala lendlu kunye nesixa esikuMhlathi 6.1 njengoko kungenzeka, kwiintsuku ezili 14 kumiswe le meko okanye kwamkelwe isixa esiphantsi setyala lendlu.

6.6 Umthengi utsalwa ukuba abone umba wokuba, ngokwemeko ekukholelwa kuyo, lo mhlathi uyakuba ufezekisiwe ukuba umthengi akavumi ukufikelela lula kulo mhlathi nangayiphi na indlela.

7 ISIQINISEKISO SOKULANDELA IMIGAQO YOMBANE

UMthengisi uzakunika uMthengi, ethumela ngaMagqwetha, iSiqinisekiso sokuLandela imigaqo yoMbane [Electrical Compliance Certificate], esikhutshwe ngokwemigaqo yomthetho weNombolo 2920 yonyaka 1992, oLawulayo kaRhulumente [Government Regulation]., kungadlulanga usuku lokutshintshwa kwamagama okanye xa kuthe kwafunwa oko ngamagqwetha emihlaba, nokuba yiyiphi ekhawulezayo. Ngokubhekiselele kwigcisa lezombane eligunyazisiweyo, eliqeshwe nguMthengisi ukuze linike eso siqinisekiso, xa kufuneka ulungiso okanye ukubuyiselwa komsebenzi wezombane kufuneka oko kwenziwe kuqala ukuze kukhutshwe isiqinisekiso, uMthengisi uza kulungiselela ukuba lowo msebenzi wenziwe kwaye uzakwenza oko ngeendleko zakhe. Isiqinisekiso asiyi kuba sesomhla ongaphambili komhla ekuvunywe ngawo ngaphezu kweenyanga ezi 3 (ezintathu). Ukuba iZiko lezeZimali lifuna isiqinisekiso esisiso nesitsha ukuba sikhutshwe, uMthengisi uzimisele ukuhambisana nalo mgaqo, ngeendleko zakhe.

7. ISIQINISEKISO SOKUHLOLWA KWEZINAMBUZANE (Cima ukuba kuyimfuneko)

UMthengisi uzakuthi ngaphambi kokuba kuhlalwe kuloo ndawo anikezele, kumagqwetha obunini, ngokweendleko zakhe, ngokubhekiselele kuloo Ndawo ithengisayo, iSiqinisekiso, esingekho ngaphezu kweenyanga ezi 3 (ezintathu) ukusukela ngomhla olapha, esisuka kwilungu loMbutho oLawula iZinambuzane woMzantsi Afrika, ukuba wonke umsebenzi weplanga okwisakhiwo ekuhlalwa kuso kunye nezakhiwo ezingaphandle, ezingathi zibonakale, awunazo izinambuzane ezitshabalalisa iplanga, kuquka ezi kodwa ingezizo zodwa: hylostropes, bajulus, Anobium Punclalum okanye oxypleurus nodieri. Ukuba kukho amanye amaplanga afunyenwe ehlaselwe ngamabhungane, uMthengisi uyakuthi ngeendleko zakhe afafaze ukuze kubulawe izinambuzane njengoko kukhuthazwa oko, aze athi kwakhona ngeendleko zakhe alungise amaplanga athe achaphazeleka. Olo hlolo luza kubeka bucala izibona okanye amaplanga ekubiywe ngawo, izindlu zeplanga kunye neeshedi ezenziwe ngeplanga.

8 ISIQINISEKISO SOKUFAKELWA IGESI (ISiqinisekiso sokuLandela)

Ukuba kukho naluphi na ufakelo lwegesi kuloo Ndawo, uMthengisi uyakuthi ngeendleko zakhe anike uMthengi, iSiqinisekiso sokuLandela esikhutshwa ngumntu ogunyazisiweyo, njengoko kuchazwe kwiMithetho eLawula iZixhobo zoXinzelelo ka 2009, phantsi koMhlathi 43 woMthetho wezeMpilo noKhuseleko eMsebenzini ka 1993, ukuze lonke ufakelo olwenziwa endlwini luqinisekise ukufikelelwa kwamanqanaba ezempilo nokhuseleko. UMthengisi uzimisele ukungatshintshi, afakele okanye asuse ufakelo lwegesi olukhoyo (kuquka iibhotile zegesi, ivalvu zoxinzelelo okanye ezinye izixhobo zokulawula igesi) emva kokukhutshwa kwesi siqinisekiso sikhankanyiweyo. Ngokubhekiselele kumntu ogunyazisiweyo oqeshwa nguMthengisi ukuze anike eso siqinisekiso, kuza kufuneka umsebenzi wokulungisa ukuba uqhutywe njengemeko ekuqalwa ngayo ukuze kuphume isiqinisekiso. UMthengisi uza kulungiselela lowo msebenzi ukuba uqhutywe ngeendleko zoMthengisi.

9 ISIQINISEKISO SICINGO LOMBANE

Ukuba kukho inkqubo yocingo lombane kuloo Ndawo yaye ukuba loo Ndawo yindawo ezimeleyo (oko kukuthi ayiyondawo yendibaniselwano yeqela) uMthengisi uyakuthi ngaphambi kokuba kutshintshwe ubhaliso, anike uMthengi, ngokuthi athumele kumagqwetha obunini, iSiqinisekiso sokuLandela esisiso ukuze kulandelwe iMithetho eLawula iZixhobo zoMbane (ekhutshwa ngokwemiqathango yoMthetho wezeMpilo noKhuseleko eMsebenzini wama 85 wonyaka ka 1993). Zonke iindleko ezifunyenwe xa bekufunwa eso siqinisekiso, kuquka yonke imisebenzi yokulungisa eza kwenziwa njengemeko ekuqalwa ngayo ukuze kufunyanwe isiqinisekiso, iza kuthwalwa nguMthengisi. UMthengisi uzimisele ukuba angaze asuse naluphi na ufakelo locingo lombane, nokuba lolwayiphi na imeko.

10 UMBUTHO WABANINI MIZI (cima ukuba kuyimfuneko)

UMthengi uyavuma ukuba uyazi ukuba uMbutho wabaNini Mizi ulawula le Ndawo yaye xa kubhaliswa utshintsho uzakuba lilungu lalowo Mbutho. UMthengi uzimisele ukuhamba ngemithetho aze azalisekise iimfuno zombutho njengelungu lalowo Mbutho, ngexesha angumnini ndawo. Home Owners Association ulawula Ipropati ngokubambisa ubhaliso transfer uya kuba lilungu enjalo Association. Umthengi uthembisa ukuba bathobele imithetho kwaye azalisekise uxanduva ezifunekayo njenge lungu lombutho ngexesha kobunini yakhe.

11 INTENGISO YENDAWO YOMTHENGI

12.1 Kuyimeko yokulinda ilungelo lesi sinikezelo ukuba uMthengi eza kuthi kungadlulanga owe _____ abe sele eyithengisile indawo emi kwindawo i_____ ngexabiso lokuthenga elingama R_____ (okanye imali engaphantsi njengoko umthengi engathi avume). Ukuzalisekiswa kweemeko zonke okanye naziphi iimeko zokulinda, ezifumaneka kwiSinikezelo sokuThenga sale ndawo kuza kwenzeka kwiintsuku ezingama 45 (amashumi amane anantlanu) ukusuka ngomhla wentengiso yaye kuza kugqityezelwa inkqubo yobhaliso lotshintsho lobunini ngempumelelo, kwiinyanga ezi 3 ukusuka ngomhla wentengiso okanye wokuzalisekiswa kwemeko yokulinda ekuxwebhu lwentengo, nokuba yiyiphi eyenzeke mva. UMthengisi uyavuma ukuba uMthengi uza kufumana imali ngokunika iziqinisekiso zokuthenga indawo yoMthengi nokuba okufumaneka kuMhlathi 2.2 kuza kuxhomekeka kwesi siqendu. Xa kuthe kanti iziqinisekiso azinikezelwanga ngu …… uMthengisi uza kunyanzeleka anike inotisi kuMthengi ngokoMhlathi 16. Kubhaliwe ukuba uMthengi uzakuba nelungelo lokuzicingelo ukuba andise naliphi kula maxesha angasentla ngembalelwano.

12.2 Ukuba umthengi sele ethengise indawo/impahla yakhe emi kwindawo _____ ngaphandle kweemeko zokulinda aze afune imali kwinkqubo yaloo ntengo ukuze anike isiqinisekiso ngokoMhlathi 2.2, uMthengi uyakuthi anikezele ngezo ziqinisekiso kwiintsuku ezili 14 (ishumi elinesine) kucelwe oko ngaMagqwetha obunini, nto leyo eqinisekisa ukuba aMagqwetha e _____ athunywe oko yaye axakekile ukujongana nobhaliso lotshintsho lweNdawo yoMthengi.

AMagqwetha oMthengisi anelungelo lokucela ikopi yesi sivumelwano sentengo singasentla kuMthengi, i-arhente yakhe okanye aMagqwetha akhe. Xa kuthe kwangabikho ziqinisekiso ngexesha le …… uMthengisi unelungelo lokunika inotisi kuMthengi ngokoMhlathi 16.

12.3 UMthengisi unelungelo lokuzicingela yedwa ukwandisa la maxesha angasentla ngembalelwano.

13 UMHLATHI WENTSAYINO YESIVUMELWANO

Phambi kokuba kuzalisekiwe nayiphi na imeko elindiweyo ekwesi sivumelwano, uMthengisi ugine ilungelo lokuqhubeka ethengisa le ndawo, nto leyo ekwesi sivumelwano. Ukuba uMthengisi uthe ngaphambi kokufezekiswa kwemeko zonke ezilindiweyo ezilapha, wafumana esinye isinikezelo esiqinisekileyo sayo nayiphi imeko elindiweyo, athe ngokukuzicingela wafuna ukuyamkela, uMthegisi umele azise uMthengi ngembalelwano yefeksi, imeyili, athumele ngesandla okanye athumele namgaluphi unxibelelwano lwe-intanethi olufikelelwa nguMthengisi, kuquka ezi kodwa ingezizo zodwa, WhatsApp, Facebook Messenger, emazisa ukuba ufuna ukusamkela eso sinikezelo. UMthengisi uza kunika uMthengi ikopi yeso sinikezelo sembalelwano kunxibelelwano lwabo. UMthengi uzakuba **neeyure ezingama 72 (ingafakwa iMigqibelo, iCawa neeholide zikawonke wonke)** emva kokufumana umyalezo onjalo, **ukumisa** zonke ezo meko zilindiweyo apha ngokuthi abhale phantsi okanye anike ubungqina bokuzalisekiswa kwezo meko zimisiweyo, eziqamangela ke ngoko kuyo nayiphi na imeko kwaye ezazisa ukuba ngokwasezimalini uza kukwazi ukufezekisa iimfuno ezilapha zokuthenga iNdawo, ubungqina baloo nto ke buza kufuneka ukuba bunikwe ngokukhawuleza, ngokubhalela aMagqwetha obunini. Ukuba uMthengi akakwazi ukunika uMthengisi ubungqina obubhaliweyo bokuzalisekiswa kwazo zonke iimeko ezilindiweyo, okanye inotisi ebhaliweyo yoko kumiswa kwixesha leeyure ezingama 72, uMthengisi unelungelo lokusicima esi sivumelwano ngaphandle kokulibazisa, ngokuthi azise uMthengi ngembalelwano ngoku. Xa kumiswe ezi meko zokulinda, amaqela aza kuvumelana ukuba ubhaliso luzakwenziwa ngaphandle kokulibazisa, ngaphandle kokuba kuvunyelwene ngokunye kwimbalelwano yala maqela.

13 IINDAWO EZIFAKELELWEYO
14

14.1 Le ndawo ithengiswa nazo zonke iindawo ezifakelelweyo ezisisigxina ezikhoyo okanye ezithiwe nca kuyo kuquka, igaraji kunye nobuxhakaxhaka besango obuzisebenzela ngokucofa irimowuthi, isixhobo esizicocela ngokwaso idama lokuqubha lamanzi, impompo yedama, isihluzi, ichlorinator, iintsimi ezinqanda ukuqhekezwa kwendlu kunye namasango okhuselo, i-onti eyokhelweyo kunye nesingxobo sayo, isixhobo esitsala ukungcola esitovini, iirodi zokuxhoma amakhethini, iiringi, iireyili kunye nezisithi zeefestile, izibane ezifakelelweyo, izibane ezijingayo, iikhaphethi ezincanyathiselweyo, iikhabhathi ezifakwe eludongeni, iishelfu, izipili, isixhobo sokunkcenkceshela, usiba oluncedisa umabonakude olufakelelweyo, idishi kamabonakude kunye nezi zinto zikwaziyo ukushukunyiswa ezithi zithengiswe ngokoxanduva lwakho yaye athi uMthengisi agunyazise ukuba unelungelo lokuzithengisa:

_____

_____

14.2 Ukuba iNdawo leyo inenkqubo ye-alamu, inkqubo ye-alamu leyo izakuba yinxalenye yentengiso ngaphandle kokuba i-alamu leyo ingaphantsi kwekontraka, kuloo meko ke uMthengi kufuneka avume kuqala ukuba uzakuthatha ikontraka leyo kunye nenkampani efanelekileyo ye-alamu, ukuba oko akuphumeleli inkampani izakususa zonke izixhobo ezizezabo, ngokubhekiselele kwikontraka ye-alamu.

14.3 UMthengisi ugunyazisa ukuba xa kukho idama lokuqubha kwiNdawo leyo, impompo yequla kunye nezixhobo zalo ziyasebenza, kwaye ngokolwazi lwakhe esazi ukuba akukho kuvuza kukhoyo edamini. Kuluxanduva loMthengisi ukulondoloza idama kude kuyofika umhla wokutshintsha ubhaliso, kuquka noku kodwa ingekuko kodwa, iimpompo zonke zedama, izixhobo zokucoca idama kunye nemeko yedama gabalala.

14.4 UMthengisi ugunyazisa ukuba zonke iiBhodi zeLanga, iiGiza, ziyinxalenye yendawo leyo kwaye zifakwe ngokwemiqathango yonke yoMthetho wezeMpilo noKhuseleko eMsebenzini wama 85 ka 1993 kwaye ngokweMithetho eLawulayo yokuFakela uMbane ka 1992, ziyasebenza kwaye zikwimeko entle, aziqeshwanga yiyo nayiphi na inkampani efaka iibhodi zelanga okanye azifumani nkxaso yemali mboleko zize zibe ziqeshwe phantsi kwesivumelwano seziko lezezimali okanye enye inkampani. UMthengisi uzakunika uMthengi iSiqinisekiso sokuLandela ngokubhekiselele kuzo zonke izinto ezifakelweyo zelanga. Iindleko zonke ekungenwe kuzo xa kufunyanwa esi siqinisekiso, kuquka wonke umsebenzi woungiso owenziwe njengemeko yokuqala ukuze kukhutshwe isiqinisekiso, uza kuthwalwa nguMthengisi.

onokuthenga ngawo Umthengisi kuqinisekisa ukuba zonke iiphaneli Solar kunye Njengemigqomo iyinxalenye kwipropati kwaye kwamanye amalwimi ezifakiweyo njengako konke imimiselo ngokwemiqathango ye-Occupational Health and Safety Act 85 ka-1993 kunye ngokwemiGaqo UFakelo zombane 1992, e elungileyo eqhelekileyo ukusebenza ukuze, ayikho phantsi nasiphi na isivumelwano sokuqeshisa nayo nayiphi na inkampani yokufaka elanga okanye ngezimali phantsi nasiphi na isivumelwano sokuthenga imali naliphi na iziko zemali okanye enye inkampani. Le Umthengisi uya kunika umthengi kunye Certificate elahlukileyo Ukuthotyelwa malunga nazo zonke ufakelo elanga.Zonke iindleko ekungenwe kuzo nokufumana siqinisekiso kuquka wonke umsebenzi okulungisa ukuba wenziwe ukuba ibeke umba wesiqinisekiso ziya kuthwalwa nguMthengisi.

14.5 UMthengisi uyakuthi, xa kususuwe izinto ezifakelweyo, alungise aze enze kume kakuhle kuwo nawuphi na umonakalo owenziwe kukususuwa kwezo zinto zifakelweyo, ngeendleko zakhe, ngaphambi kokutshintshwa kobunini.

15 USHISHINO

15.3 UMthengisi uza kuhlawula abakwa LRE ngoshishino lwabo olubalelwa **kwi 7,5%** kwiXabiso leNtengo kunye ne **14%** yeRhafu yeNtengo, elizakuthi ishishini libe liyifumene xa kusamkelwa isinikezelo okanye ukuzalisekiswa (okanye kumiswe, njengoko kunganjalo mhlawumbi) kweemeko ezilindiweyo, nayiphi na eyeyokugqibela kwaye ihlawulwe xa kutshintshwa ubunini okanye xa kucinywa esi sivumelwano, kwiimeko eziqwalaselwe ku 15.3 no 15.4.

Ukuba imali eyimbuyekezo yokuthengisa le ndawo kwabelwana ngayo nenye i-arhente, eso sabelo sibalwa ngolu hlobo lulandelayo:

Lucas Real Estate Group, _____% (Kunye neRhafu yeNtengiso) kunye _____% (kunye neRhafu yeNtengiso ukuba ikhona)

AMagqwetha entengo ayalelwa ukuba ahlawule imirhumo ye-arhente ngqo kwii-arhente ezifanelekileyo.

15.6 Ukuba isivumelwano sicinywe ngenxa yokungaqhubi kakuhle koMthengisi okanye uMthengi, lowo uphuma ecaleni uyavuma ukuba uzakuba noxanduva lwentlawulo elingana neyorhwebo, ngohlobo lokutshatyalaliswa komonakalo ngaphandle kokutshutshiswa kwamalungelo eLRE ngokubhekiselele kwiqela elingaphumanga caleni kwesi sivumelwano okanye avume ukuba iLRE ingaba imali yalo naliphi na iqela elingahambanga ngendlela, mali leyo igcinwe yiLRE okanye aMagqwetha obunini ukuhlangabezana norhwebo.

15.7 Ukuba isivumelwano sicinywe ngesivumelwano esiphakathi koMthengisi noMthengi, amaqela adibana, avumelane ukuba iLRE ingaba idiphosithi okanye nayiphi na imali egcinwe lelinye iqela, iLRE okanye aMagqwetha ukuhlangabezana norhwebo. Iqela elenza intlawulo lingafaka ibango kwelinye iqela, isiqingatha esinye semali ehlawuliweyo.

15.8 UMthengi kunye noMthengisi bakhetha ezi dilesi zibaliweyo njenge **domicilium citandi et executandi**, nezinikwe ngabo, apho zonke izaziso kunye neenkqubo ezisemthethweni ziza kuthunyelwa khona, ngeenjongo zesi sivumelwano. Naliphi iqela kula maqela, lingatshintsha idilesi ngembalelwano, lithumele kwelinye. Nasiphi isaziso esithunyelwe ngeposi ebhalisiweyo nehlawulelwa kuqala sizakuthathwa ngokuba sifunyenwe ngosuku lwesithathu emva kokusiposa yaye nasiphi isaziso esithunyelwa ngesandla, i-imeyili, WhatApp (okanye unxibelelwano lwe-intanethi olufanayo) okanye ifascimile, luzakuthathwa ngokuba lufunyenwe ngosuku lokufika kwalo.

Umthengisi at_____

Umthengi at_____

16 UKUNGAHAMBI NGOKWESIVUMELWANO

Ukuba elinye iqela alihambi ngokwemimiselo nemiqathango yesi sivumelwano, iqela elingakhange liphatheke kakuhle liyakufanela ukuba libhale ligunyazisa ukuba elo qela lingahambi ngokusemgaqweni ukuba lilungise oko kungahambi ngokwesivumelwano, kwiintsuku ezisi 7 (ezisixhenxe), iqela elichatshazelwe koko kungahambi ngendlela lingathi, lingakhange ligwetywe kwamanye amalungelo elo qela elingahambanga ngokomthetho, limangalele elo qela lingahambi ngokomgaqo ngendlela elenze ngayo okanye ukucima ikontraka kunye nomonakalo owenzekileyo. Ukuba uMthengi nguye ongahambi ngokwesivumelwano, yaye ukuba uMthengisi ukhetha ukucima le kontraka aze afake ibango lomonakalo owenzekileyo njengembuyekezo, uMthengi uzakuthi abenelungelo lokugcina imali, emva kokuhlawulwa komrhumo we-arhente kwiLRE, agcine nayiphi na imali ehlawulwe ngokubhekiselele kuqikelelo olululo lomonakalo othe wafunyanwa, i.e. **"**umonakalo oqinisekisiweyo wokucima intengo**",** yaye uMthengi uyaziswa ngeli lungelo lilapha. Ukuba ukungahambi ngesivumelwano koMthengi sisiphumo sokungakwazi ukunika iiplani ezipasisiweyo nezibhalisiweyo kwaye uMthengisi akahambi ngokwesivumelwano ixesha elingangeentsuku ezingamashumi ama 30(amathathu) emva kokunikwa isaziso nguMthengi, emva oko uMthengisi uyakuba nelungelo lokucima ikontraka ngaphandle kwelungelo lokufaka ibango lendlela ekwenziwe ngayo okanye nawuphi na umonakalo. Akukho ngenelelo elingathi elinye iqela lilunike elinye,olungathi lwenze ukuba kumiswe naliphi na ilungelo lalowo ulinikayo. **UMthengi utsalwa ukuba aqwalasele koko kunikwa ngulo mhlathi ngokubhekiselele kuMthetho woKhuselo lwaBathengi wama 68 ka 2008 kwaye ushunqulelo lwamagama akhe luthi luvele apha ukuqinisekisa oko.**

17 ISIVUMELWANO SONKE

Amaqela ayavuma ukuba esi sivumelwano senza isivumelwano sonke phakathi kwabo kwaye ayikho enye imeko, imigqaliselo, izigunyaziso okanye ukumelwa nakuphi na okuthe kwenziwa lelinye lamaqela okanye i-arhente yalowo mntu, ngaphandle kwale ikhona apha okanye ezakuthi ibhalwe phantsi isayinwe okanye isayinelwe la maqela,

16 INDAWO IQESHISA KULOWO UQESHA INDAWO (cima ukuba akufumaneki)

UMthengi uyavuma ukuba akuba wazisiwe ukuba indawo iyaqeshisa kulowo uqesha indawo yaye ixhomekeke kumalungelo omqeshi wendawo akwisivumelwano sokuqesha indawo. UMthengi uyavuma kwakhona ukuba uziqhelanisile nemimiselo nemiqathango zesi sivumelwano sokuqesha indawo kuthethwa ngaso. UMthengi uyavuma ukuba uyazi ngamalungelo omthengi akuMthetho wokuLawula iRenti kunye nezinto ezilungisiweyo kuwo.

18 UKUBANJWA KWEEMFANELO ZARHAFU

(Lo mhlathi usebenza kuphela apho ixabiso lentengo lingaphezulu kwezigidi ezibini kwaye uMthengisi ingummi wangaphandle kwelizwe) Ukuba ixabiso lentengo lingaphezulu kwezigidi ezibini, uMthengisi ugunyazisa ukuba ungumhlali/akangomhlali (**cima apho kungafumanekiyo)** weRiphablikhi yoMzantsi Afrika akuba etolikwe kakuhle ngokubhekiselele kuMthetho weRhafu yeNgeniso wama 58 ka 1962 ("uMthetho").ukuba uMthengisi akangommi njengoko kujongwe ixesha elide kulo Mthetho, uMthengisi kunye noMthengi babhala phantsi ukuba bayazi ngoko uMthengi kwicala lakhe, afanele ukukubamba, njengenxalenye ethile ebekiweyo kswixabiso lentengo kuMthengi, aze ahlawule loo nxalenye ibanjiweyo kwiSouth African Revenue services ("SARS") njengesibambiso sayo nayiphi irhafu okanye yonke irhafu uMthengisi angaba unayo kuSARS ngokubhekiselele kwiCandelo 35A loMthetho. Amaqela ayavuma ukuba uMthengi uzakucela aMagqwetha obunini ukuba afezekise oku kuyimfanelo kwicala loMthengi kwaye ngethuba lobhaliso abambe inxalenye ebekiweyo kwisixa esisele kwixabiso lentengo, aze ahlawule oku kuSARS njengoko kubekwe kulo Mthetho. lGqwetha obunini loMthengisi liyalelwa irrevocably ngamaqela omabini ukuba lisebenze njenge-arhente yoMthengi lize lihlawule izimali ezilindeleke kuSARS, kwixesha elibekwe ngulo Mthetho, emva kobhaliso lokutshintsha.

19 OKUNYE JIKELELE

20.1 UMthengi uqinisekisa ukuba yena khange, phambi kokungeniswa kwesi sinikezelo, ajonge le Ndawo ngokusebenzisa enye i-arhente yezindlu okanye elinye iziko lee-arhente nokuba iLRE ingunobangela wokqala nendawo esebenza kakuhle yale ntengo ngokubhekiselele kumhlathi15.2.

20.2 Amaqela akwesi sivumelwano ayavuma ukuba achazelwe ngentsingiselo kunye neziphumo zolu xwebhu ngomele iLRE ngaphambi kokuba basayine nokuba abekho phantsi kweemeko zokungaqondi kakuhle malunga nento abayithengayo okanye abayithengisayo.

20.3 Apho uMthengi ingabantu ababini okanye ngaphezulu, umntu ngokwendalo nosemthethweni, uxanduva lwabo bayaludibanela kwaye luyohluka.

20.4 Zonke izivumelwano ezifunekayo ngokubhekiselele kuMthetho weNdawo kwabo baTshatileyo [Property Act] wama 88 ka-1984 zinikiwe.

20.5 UMthengisi okanye i-Arhente yakhe ayinalo uxanduva lokukhomba iibhikhoni zocando lomhlaba zendawo kuMthengi.

20.6 Kwakuba kusayinwe olu xwebhu nguMthengi kunye noMthengisi, isivumelwano sentengo sithi sisebenze nokuba i-Arhente yeZindlu ayikhange yazise uMthengi ukuba esi Sinikezelo samkelwe.

20.7 Ekuthengiseni indawo, iGosa leArhente yeZindlu khange lenze ngxelo iibhidisayo, exokayo okanye eqhathayo okanye asebenzise naluphi unyanzeliso, ingcinezelo ngesandla, akhuthaze kungekho mfuneko, axinzelele, ahlukumeze, asebenzise izangotshe ezingalunganga okanye ezinye iindlela zokuziphatha ukucenga naliphi na iqela ukuba lithenge okanye lithengise le ndawo ngokweemeko ezixelwe apha okanye ukuze kusayinwe olu xwebhu.

20.8 Akukho meko yokuziyekelela iya kunikwa lelinye iqela kwelinye ukuze lihambelane nazo naziphi na iimfanelo ezibekwe yimiqathango ekhoyo apha, eyenza kumiswe amalungelo liqela elikhankanywe kuqala.

20.9 I-Arhente yeZindlu ingathi, ngokubhekiselele kwimithetho elawulayo kamasipala nayo nayiphi na imithetho esebenzayo yeBhodi yoLawulo okanye uMbutho waBanini Mizi, emva kokufezekiswa kweemeko ezilindiweyo apha, ibeke ibhodi ethi “Ithengisiwe” kuloo Ndawo.

21 UMTHETHO OKHUSELA ABATHENGI

UMthengisi ugunyazisa ukuba uMthengisi akathengisi Ndawo ngokwemeko eqhelekileyo yoshishino loMthengisi yaye uMthetho oKhusela aBathengi awuzi kusebenza kwesi sivumelwano, ngokuphakathi koMthengisi noMthengi.

22 EMINYE IMIGAQO NEMIQATHANGO

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23 UBUNINI BENDAWANA (cima ukuba akuyomfuneko)

23.1 Le ndawo igcinwe njengendawo yoBunini beNdawana yaye uMthengi uyavuma ukuba kwakuba kutshintshwe ubunini uzakuba lilungu lebhodi yolawulo elawula iqumrhu apho le Ndawo ikho khona kwaye uzakulawulwa yimithetho elawulayo nesebenza kweli qumrhu lendawana kwanemithetho yendlu okanye imithetho yokuziphatha efumaneka kweli qumrhu apho le Ndawo ikhona. UMthengi uyaqonda ukuba uyiqhelile imithetho enjalo kunye nemeko yezimali jikelele yeBhodi yoLawulo (kuquka iimfanelo zokuhlawula imirhumo ezakudlulela kuMthengi kwakuba kutshintshiwe) apho azakuba lilungu khona emva kotshintsho.

23.2 Kwimeko apho uMthengisi engenayo itayitile kuzo naziphi na iindawo ezibekwe bucala ezikhankanywe apha, kubhaliwe ukuba uMthengisi akanawo amalungelo abucala okusebenzisa ezo ndawo ngokubhekiselele kwimithetho yeBhodi yoLawulo elawula iQumrhu elo, njengomnini wendawana/iindawana ezithengiswa apha.

23.2 Kwimeko apho iBhodi yoLawulo ithe kwiintsuku ezingama 30 (amashumi amathathu) emva kokubhaliswa kotshintsho, yafaka umrhumo okhethekileyo ukuze kufikelelwe kwiindleko ezithe zaqikelelwa ngaphantsi zalo naliphi na ixesha ukuya kwixesha lobhaliso lotshintsho, uMthengisi uzakubuyisela uMthengi eso sixa mali ngoko nangoko ngelo xesha lowo mrhumo kufuneke uhlawulwe uMthengi.

24 ISIGUNYAZISO SERHAFU

Amaqela ayavuma ukuba xa kuthe elinye lawo labasemva ngentlawulo ngokubhekiselele kuyo nayiphi na intlawulo efuneka kwi-South African Revenue Service ("SARS") ngokwemiqathango yerhafu yengeniso, iRhafu eoNgezwayo yeNtengo kunye/okanye nayiphi na imfanelo yezimali, oko kungahlawuli kakuhle kungalibazisa oku kuthengiselana. Amaqela agunyazisa ukuba akekho mva ngentlawulo ngokubhekiselele kwezo ntlawulo zifanelekileyo kuSARS.

25. UMHLATHI WEXESHA LOKUKHETHA OKWENZA EMVA KWENTENGO

Ukuba ixabiso lentengo lingama R 250 000.00 okanye ngaphantsi, uMthengi, ngokwemigaqo yeCandelo 29A loMthetho wokuTshintshwa kobunini boMhlaba, umthetho wama 68 ka 1981, unelungelo lokucinga kwakhona ngesi sinikezelo kwiintsuku ezi 5 (ezintlanu) ngaphandle kweMigqibelo, iiCawa kunye neeHolide zikaWonke wonke) ukususka ngosuku lokusayina olulapha, kwaye xa kusamkelwa esi sinikezelo nguMthengisi, unelungelo lokucima esi sivumelwano ngokuthi azise uMthengisi okanye i-arhente yakhe ngembalelwano. Isaziso esiya kuMthengi masibe:

1) Sesibhaliweyo
2) Sinikwe uMthengisi kwiintsuku ezi 5 uMthengi esayine esi (ngaphandle komhla wokusayina, iMigqibelo, iiCawa neeHolide zikaWonke wonke)
3) Sisayinwe nguMthengi okanye i-arhente yoMthengi esebenza ngegunya elibhaliweyo loMthengi
4) Sichonge isinikezelo okanye isivumelwano esichithwayo
5) Sinikwe uMthengisi okanye i-arhente yoMthengisi

26. UKWAMKELWA KWESINIKEZELO

Esi sinikezelo asinakuguqulwa yaye siphelelwa ezinzulwini zobusuku bomhla we_____kwinyanga u _____20_____ yaye siyakuthathwa njengesamkelekileyo sakuba sisayinelwe nguMthengisi nokuba isaziso eso sinikwe uMthengi. UMthengi ukhetha iQela eliThengisa izindlu iLucas njenge-arhente, ngeenjongo zokufumana nokwamkela isaziso sokwamkelwa kwesi sinikezelo.

27. UKUSAYINA KWINDAWO OMELE UMNYE (cima ukuba akuyomfuneko)

27.1 Apho uMthengi kuyiNkampani, iShishini elenziwa ngumntu omnye, iTrasti okanye isiqu somntu omele uMthengi ukuze kwenziwe esi sinikezelo uzakuthi ngokusayina azibophelele kunye noMthengi njengesiqinisekiso somnini tyala ekunye noMthengi ukuba bazakwenza okufanelekileyo kuzo zonke iimfanelo kwaye baza kuthi (bengakubethisanga ngoyaba oko kufumaneka kumhlathi 15.4) babonwe bekhethe idilesi esemthethweni yoMthengi njenge domicillium citandi et executandi ngeenjongo zonke ezivela ekwamkeleni esi sinikezelo.

27.2 Apho uMthengi iyiNkampani, iShishini eliqhutywa ngumntu omnye, iTrasti okanye isiqu somntu omele osayina esi sivumelwano endaweni yaloo Nkampani, iShishini lomntu omnye okanye iTrasti okanye omnye umntu ugunyazisa ukuba ugunyazisiwe ukuba amele loo Nkampani, iShishini lomntu omnye, iTrasti okanye isiqu somntu.

27.3 Ukuba umntu usayina njenge-arhente okanye omele inkampani esaza kwenziwa, lowo uyavuma ukuba loo nkampani izakubhaliswa ngokubhekiselele kuMthetho weeNkampani wama 71 ka 2008 kunye neKomishini yeeNkampani neeNdawo [Companies and Intellectual Property Commission] kwiintsuku ezingama 21 kuvunywe esi Sinikezelo. Ukuba akakwazi kubhalisa le Nkampani kwiintsuku ezingama 21, uyavuma ukuthatha utshintsho lwendawo ngegama lakhe kwaye ukuba akakwazi kwenza oko, uzakuthatha uxanduva lomonakalo ofunyenweyo lelo qela kwesi sivumelwano.

27.4 Ukuba iNkampani, iClose corporation, itrasti okanye indawo esemthethweni ayenziwanga kanjalo okanye ivume ukwenza oko ngokomthetho ize ivume esi sivumelwano kwiintsuku ezingama 21 (Amashumi amabini ananye) kusayinwe esi sivumelwano, umntu osayina esi sivumelwano egameni laloo ndawo uzakukumela yena oko.

28. UMTHETHO WEZIKO LEZOKUKHALIPHA KWEZEZIMALI [Financial Intelligence Centre Act(FICA)]

UUMthengisi noMthengi bayavuma ukuba bazakulandela zonke iimfuno zoMthetho weZiko lezokuKhalipha kwezeZimali weNombolo 38 ka 2001, Mthetho lowo ufuna ncakasana omabini amaqela ukuba anike amaxwebhu afunekayo njengoko kufunwa kulo Mthetho ukhankanyiweyo, xa athe abizwa ukuba enze njalo ngaMagqwetha kunye ne-Arhente.

29) lindleko zokuTshintsha

UMthengi uzakuthwala iindleko zokwenzeka kotshintsho lwaloo ndawo kunye nobhaliso lwetyala lendlu kule ndawo.
Oko kuzakuhlawulwa kwiGqwetha lobunini ndawo xa kufuneka kwaye ngaphandle kokulibazisa. UMthengi uqinisekisa ukuba uzazi ngokupheleleyo zonke iindleko kwaye uyavuma ukuba unayo imali eyaneleyo yokuhlawula ezo ndleko xa eceliwe ukuba enze njalo. Ukuba iindleko ezibhekiselele kutshintsho lwendawo kunye nobhaliso lwetyala lendlu kule ndawo zihlawulwe xa kuqhutywa le ntengiso yendawo yomthengi, umthengi uyavuma ukuba uzakuhlawula uMsebenzi wokuTshintsha xa kufuneka kuMagqwetha obunini akhethiweyo.

30) Xa uMthengi okanye uMthengisi elibazisa ngokungenasizathu kubhaliso lotshintsho, elo qela lilibazisayo lizakuhlawula elinye iqela inzala yexabiso elipheleleyo ngokomlinganiselo okhoyo wemboleko mali kunye nesibini ekhulwini senzala ngonyaka, kubalwa ukusukela kumhla elo qela linoxanduva lithe laziswa ngawo ngaMagqwetha ngembalelwano njengoko lilibazisa, kude kubengumhla apho elo qela lifezekisa iimfanelo zalo ezibekwe kwisaziso. Le nzala yokulibazisa izakuba sisongezo kuyo nayiphi na irenti ehlawulwayo yokuhlala nethi ifuneke ngokubhekiselele kwesi sivumelwano.

31) Xa kukho nasiphi na isiqendu, umhlathi, umgca, isivakalisi okanye igama elifunyanwa ukuba alikho mthethweni okanye alikwazi kulawuleka, eso siqendu, umhlathi, umgca, isivakalisi okanye igama malisuswe kwikontraka leyo kodwa okushiyekileyo kwikontraka kuza kuhlala kusebenza kwaye kulawula.

Isayinwe nguMthengi e _____ngalo mhla _____wenyanga u _____20_____

_____

UMTHENGI **ELINYE IQELA/ IQABANE LOMTHENGI**
(Okanye egameni loMthengi kwaye egunyazisiwe)

_____

INGQINA **INGQINA**

Esayinwe nguMthengisi e _____ngalo mhla _____wenyanga u_____20_____

_____

UMTHENGISI **ELINYE EQELA/IQABANE LOMTHENGISI**
(Okanye egameni loMthengisi kwaye egunyazisiweyo)

_____-

INGQINA **INGQINA**

_____

Egameni leQela eliThengisa iZindlu iLucas

IPHEPHA LEENKCUKACHA ZOMTHENGISI

Itayitile negama elipheleleyo: _____

Inombolo yeSazisi.:_____**Inombolo yeRhafu yeNgeniso:** _____

Iqabane – Itayitile negama elipheleleyo: _____

IFani yobuNtombi (Ukuba ikhona): _____

Inombolo yeSazisi: _____**Inombolo yeRhafu yeNgeniso:** _____

Umhla woMtshato-Ukuba utshatile:_____**Indawo:**_____**i-Cop/ANC:** _____

Idilesi yokuhlala: _____

Idilesi yeposi: _____

Ukuba yiShishini

-Igama: _____

Ibhalisiwe kwiRhafu yeNtengo? EWE – Inombolo yobhaliso lweRhafu yeNtengo : _____**Hayi – Inombolo yeRhafu yeNgeniso:** _____

Inombolo yobhaliso lweNkampani/ CC / iTrasti:
_____

Umhla wobhaliso lweNkampani: _____

Idilesi yeposi: _____

Idilesi yendawo: _____

Indibaniseno yabaLawuli/ Amalungu / Amagama amalungu eTrasti:
_____
_____

I-imeyili: _____
Umnxeba (wasekhaya): _____**IFeksi (ekhaya):** _____

Umnxeba (weshishini): _____**IFeksi(yeshishini):** _____

Inombolo kamakhalekhukhwuini (yakho): _____**Inombolo kwakhalekhukhwini(yeqabane):**

Indlu isetyaleni lika: _____**Inombolo ye-akhawunti yetyala:** _____

Ingaba uMthengisi ngumhlali waseMzantsi Afrika EWE / HAYI _____**Iphi iTayitile yoBunini:** _____

Ngubani olungiselela iziqinisekiso zoMbane/zokulawula amaBhungane kunye nezinye iziqinisekiso ezifunekayo
_____

IGqwetha eliTshintsha uBunini: _____**Umntu ekudityanwa naye**_____

Inombolo yomnxeba: _____ **Idilesi yelmeyili:** _____

Igama/amagama e-Arhente eThengisayo:

_____

NCEDA UFAKE AMAXWEBHU AFUNEKAYO

Abantu ngokweziqu: IKopi yeSazisi/ iPaspoti; iSiqinisekiso soMtshato; ikontraka ye-ANC (ukuba kuyasebenza oku); uMyalelo wokuQhawula uMtshato(ukuba kuyasebenza oku) uXwebhu lwaNgoku lwamaTyala aManzi nezinye izinto; Inombolo yeRhafu
INkampani / CC / i-Trasti: UXwebhu lweKopi yoBhaliso; Incwadi yeSigunyaziso; iSisombululo; Inombolo yeRhafu; Iinombolo zeSazisi zaBalawuli kunye namaXwebhu aNgoku amaTyala amanzi nezinye izinto, amaLungu, iiTrasti

Umthengi (S) IPHEPHA INFO

Itayitile negama elipheleleyo: _____

INombolo yeSazisi : _____**Inombolo yeRhafu yeNgeniso:** _____

Iqabane – itayitile negama elipheleleyo: _____

IGama lasekhaya (Ukuba likhona): _____

INombolo yeSazisi:_____**INombolo yeRhafu yeNgeniso:** _____

Ukuba utshatile-Umhla wokuTshata: _____**Indawo:** _____ **i-Cop/ ANC:** _____

Idilesi yokuhlala: _____

Idilesi yeposi: _____

Ukuba lishishini :

Igama: _____

Ibhalisiwe kwiRhafu yeNtengo? EWE- Inombolo yobhaliso lweRhafu yeNtengo.:_____**Hayi- Inombolo yeRhafu yeNgeniso:** _____

Indibaniselwano yabaLawuli/ Amalungu / Amagama amaLungu eTrasti:
_____

Inkampani / C.C / Inombolo yoBhaliso lweTrasti.:
_____

Umhla woBhaliso lweNkampani: _____

Idilesi yeposi: _____

Idilesi yendawo: _____

I-imeyili: _____

Umnxeba (wasekhaya): _____**iFeksi (ekhaya):** _____

Umnxeba (weshishini): _____**iFeksi(ishishini):** _____

Inombolo yomnxeba (yakho):_____**nombolo yomnxeba (yeqabane):** _____

Ukuthengiswa kwendlu yakho_____**iGqwetha loTshintsho lobunini**_____

Idilesi yeNdawo _____

Imali (cacisa imvelaphi yayo) _____

Isicelo seTyala lendlu sizokwenziwa ne _____

NCEDA UFAKE AMAXWEBHU AFANELEKILEYO

Abantu ngokweziqu: IKopi yeSazisi/ iPaspoti; iSiqinisekiso soMtshato; ikontraka ye-ANC (ukuba kuyasebenza oku); uMyalelo wokuQhawula uMtshato(ukuba kuyasebenza oku) uXwebhu lwaNgoku lwamaTyala aManzi nezinye izinto; Inombolo yeRhafu
INkampani / CC / i-Trasti: UXwebhu lweKopi yoBhaliso; Incwadi yeSigunyaziso; iSisombululo; Inombolo yeRhafu; Iinombolo zeSazisi zaBalawuli kunye namaXwebhu aNgoku amaTyala amanzi nezinye izinto, amaLungu, iiTrasti