

SAFETY RESPONSIBILITIES RESIDE WITH LANDLORD

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LIFTS

The owner or landlord is required to examine and maintain a lift in his or her building at regular intervals.

What information must be displayed in the lift?

The manufacturer's name, the year the lift was installed, the rated speed and load in kilograms and the official number for the permission to install and use a lift.

Where does one report a lift that is faulty or poses a danger?

One can report it to the Inspection and Enforcement Services (IES) in the Department of Labour.

What is the procedure to lodge such a complaint?

A written complaint must be sent to the IES either by fax or by post.

Is there a penalty for failing to maintain a lift?

Yes. If the owner or landlord is found guilty of breaking the law, he or she could be fined or imprisoned.

What if a tenant vandalises a lift?

- The landlord can lay a criminal charge.
- Cancel the lease.
- File a complaint with the Rental Housing Tribunal.

HEALTH AND FIRE HAZARD

With whom does the landlord or tenant lodge a complaint regarding health and fire hazards?

If the tenant allows overcrowding, the landlord can file a complaint with the Rental Housing Tribunal or lodge a complaint with the local health department.

If the tenant uses the fire fighting equipment for personal use (e.g. to wash a motor vehicle) the landlord can report the matter to the fire department

Should the landlord fail or neglect to attend to health related matters such as rodents, bird lice or borer infestation, the tenant can file a complaint with the Rental Housing Tribunal or lodge a complaint with the local health department.

Fire and health matters are controlled by bylaws. Generally, the owner or landlord must allow fire fighting equipment (e.g. fire extinguisher, sprinkler system) to be examined at least once every calendar year by a person who holds a certificate of competence.

Check the bylaws or contact the local authority for details.

From Tenant and Landlord in South Africa by Sayed Iqbal Mohamed