A cityscape at sunset or sunrise, with a teal text box overlaid. The sky is filled with soft, golden clouds, and the city buildings are silhouetted against the warm light. The text is centered within the teal box.

**UKUNINEKAZA ABFAZI
AMALUNGELO WOMHLABA
NGEZAKHIWO NEZINDLU**

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INTRODUCTION

“EMPOWERING WOMEN’S PROPERTY RIGHTS,” A PAMPHLET BASED ON LEGAL CASES AND REFORMS THAT HAVE ADVANCED GENDER EQUALITY IN PROPERTY OWNERSHIP AND INHERITANCE. IN THIS PAMPHLET, YOU’LL LEARN ABOUT LANDMARK CASES AND THE RESULTING SOLUTIONS THAT PROMOTE WOMEN’S RIGHTS TO PROPERTY AND CHALLENGE DISCRIMINATORY PRACTICES. IT AIMS TO ASSIST INDIVIDUALS, HOUSEHOLDS AND COMMUNITIES KNOW THEIR PROPERTY-RELATED RIGHTS

A low-angle photograph of a modern, multi-story apartment building with a light beige facade and white architectural accents. The building features large windows and balconies with glass railings. The sky is a clear, bright blue. A white rectangular box with a teal border is overlaid on the right side of the image, containing the text.

1.
ISINGENISO

2.
**IKAMBISOLAWULO
KUNYE
NOKULINGANA**

1. ISINGENISO

“Ukunikeza Abafazi Amalungelo Kwezindlu,” Iphetjhaneli lisekelwe emacaleni wezomthetho nokuthuthukiswa kwamadoda nabafazi ekutholeni amalungelo alinganako namafa. Phakathi kwephethjaneli, uzokufunda ngamacala amangazako nemibiko eletha isisombululo sokuthuthukisa amalungelo wabafazi ekutholeni iphahla, nentjhijilo zobandlululo.

2. IKAMBISOLAWULO KUNYE NOKULINGANA KOBULILI

Kusukela ngo1996, Umthetho sisekelo weSewula Afrika bewuyithathela phezulu indaba yokuthola amalungelo alinganako phakathi kwaboma namadoda, ukuqinisekisa bona akekho ongaphezu komthetho begodu woke umuntu unelungelo lokuvukelwa umthetho begodu azuze.

Ukuvumelana kweKambo Yokuqeda Ubandlululo

Ngo-1995, I-Sewula Afrika yatlikitla Isivumelwano Sokuqeda zoke indlela Zokubandlulula kwaBafazi i-(CEDAW) , godu yaqinisekisa itjhisekwayo yokuthathela phezulu amalungelo wabomma.

UMTHETHO SISEKELO WOKUTHUTHUKISA UKULINGANA KUNYE NOKUVIKELA UKUNGAPHATHWA KUHLE UKUBANDLULULA (2000):

Umthetho lo uhlose bona ususe zoke indlela zokubandlulula kobulili begodu uthuthukise ukulingana. Umthetho lo uhlose bona kungaqalelwa phasi isithunzi namalungelo wabomma, lokhu kuhlenganisa ukuthola ifa ngezindlela engakafaneli.

UMTHETHOSISEKELO WOKUVIKELA

Umthethosisekelo weSewula Afrika, uvikela amalungelo wephahla yabomma, begodu uqinisekisa ukulingana kokuthola amandla nenarha.

ILIFA LEKHOLONI KUNYE NOBANDLULULO:

Ukubusa komuntu munye kunye nobandlululo kwaba nomthelela omkhulu emthethweni wesintu, kwanciphisa ithuba ekuthuthukisweni kwabomma kwabo nasekuthatheni iinqunto.



3.

**WOMEN UNDER
UPGRADING OF LAND
TENURE RIGHTS ACT
(ULTRA ACT)**

**ULTRA –UMTHETHO
SISEKELO NGAPHAMBI
KOKUNGEZELELA
OMUNYE**

3. WOMEN UNDER UPGRADING OF LAND TENURE RIGHTS ACT (ULTRA ACT) ULTRA – UMTHETHO SISEKELO NGAPHAMBI KOKUNGEZELELA OMUNYE

Ngesikhathi lapho i-apartheid ifadalalakhona, umthetho we-Upgrading of Land Tenure Rights Act (ULTRA) wavunyelwa ngo-1991 kuvunyelwe ukuthuthukisa nokudlilisa kwezinye amalungelo wenarha kusukela kokuhlelekile nokungakahlelekile kobunikazi benarha ngokutlolisa ngaphasi kwe-Deeds Registry(ukuRejista Kwamatayitela)

NGUBANI ONGASEBENZISA I-ULTRA UKUTHUTHUKISA AMALUNGELO WABO WEPHAHLA?

Nanyana ngubani onelungelo lendawo(ngokwesibonelo I-leasehold, ukufa komuntu onesibonelelo,i-quitrent namkha nanyana ngiliphi ilungelo elenziwe ngaphasi komthetho lo). Indawo leyo kufuze ibe sendaweni egunyaziweko namkha endaweni ekheyahlolwa ngaphambilini.

Kwenzakalani ngamalungelo wendawo wenarha?

Nakubhaliswa ilokishi namkha isikomplasi(namkha yavulwa ngaphambi kobana umthetho ube khona) amalungelo womthetho wendawo leyo ngokuzenzakalelako indawo izokubizwa ngokwengama lomuntu loyo njengombana beyibizwa ngegama lakhe

Isahlulelo Esiqopha Umlando : uRahube v noRahube Nabanye:

- Ngokwecala eliqopha umlando kwezomthetho, ikhotho yakhipha umthetho oqakathileko wokuvikela amalungelo wabomma wezindlu. Isiqunto esiqopha umlandwesi sathola ukuthi ku2(1) ye-Upgrading of Land Tenure Rights Act (ULTRA) simlandu ngokuphula umthetho we-Section 9

Ingemuva:

- Umma uRahube waya ekhotho ngemva kokuqothwa kabuhlungu ngumfowabo, walila ngokuthi ukuthathelwa indluyakhe etloliswe egameni lakhe ngokusetjhenjiswa komthetho we-apartheid ne-Section 2(1) ye-ULTRA

- Ngabo 1970's umndeni ka-umma uRahube nomfowabo bebahlala ndawonye. Inengi lamalungu womndeni akhamba ngo1980 ,2000 batjhiya umma uRahube ahlala yedwa. Ngo1987 , umfowabo wathola isitifikeyiti sokuhlala(esasivumela amadoda kuphela), bese ngo1998, wanikezwa itayitela yokuhlala, lokho kwamenza waba mnikazi wendlu.
- Umma uRahube walwisana ne-ULTRA bona ithethe ilungelo lakhe lokuba nendlu ngaphandle kokuqalisisa namkha ngokubandlulula kwabomma abanzima ngesikhathi se-apartheid, lokho kuthuntubaze amalungelo wakhe wokulingana kwamadoda nabomma.
- Ikhotho eKulu ikhiphe isiqunto sokuthi I-ULTRA iphule umthetho welungelo labomma lokuba banikazi bemizi.
- Ikhotho Yezomthethosisekelo ivumile bona, amalungiselelo we-ULTRA aphikisana nabenzi bomthetho ngokuragela phambili ngokubandlulula abomma abanzima ngesikhathi se-apartheid. Umthetho wekhotho lo wathoma ukusenza kusukela ngo-Aprili 27, 1994, nje uzusisa boke abomma.

Okuhlukileko:

- Umyalo lo khenge uthinte iphahla ekufuze idluliselwe kwabanye abantu ngobuqotho.
- Akhenge usebenze ekutholeni amafa kwabantu ngama-estate agunyaziweko naqinisekisiweko.
- Uthuthukiswa kwamalungelo wezindlu okutholwa abomma bona babe abanikazi abafanelekako ngekhlo elihle khenge kuthinteki.

Imithetho engekileko yamuva(Juni 2020)

- Umthetho oqakathekileko emthethweni ngokuthi nange uMinister athola iincwadi zokuvula ilokishi namkha isikomplasi- ukubhaliswa, okugadangiswe kumaphephandaba, nakuma social media, nokwaziswa kukamasipala wendawo. Isaziswesi kufuze saziwe ngilabo abathintekako ngokuthi bayavumelana namkha abavumelani. Kuzolandelelwa bona ilungelweli lokobani ngubani ozokuba umnikazi.

Nanyana ngubani obona ngasuthi inkulumo eyenzeka ngezi 27 zikaApreli 1994, angaya ekhotho ayokufaka isibawo bona atjho bona ngikuphi okungcono okulinganako.

A photograph of a modern, multi-story building with a light-colored facade and balconies, set against a clear blue sky. The building features large windows and glass railings on the balconies. The text is overlaid on a white rectangular area with a teal border.

4. ABAFAZI KUNYE NOKULANDELANA OKUPHUMELELAKO KWABO

Ngaphasi koMthetho weSewula Afrika, abantu banalo ilungelo elisemthethweni bona bangatlola i-will yabo ngokuthi iphahlabo ingaya kuphi nasele bahlongakele.

- Umuntu nakahlongakalako, ane-will egunyazweko i-Wills Act of 1953 ingasebenza, lokho kwaziwa njengezwi lomufi. I-Will egunyaziweko iqinisekisa bona ipahla yomufi iyalapho kufuze iyekhona ngokuya kwesifiso sakhe. Nange umuntu uyahlongakala anganayo i-will esemthethweni, lokho singakubiza ngokuthi uhlongakele anganayo i-will, godu umthetho we-Intestate Succession Act of 1987 kula usebenza khona. Umthetho lo kula ukhetha khona begodu ukhipha umthetho bona ipahla yomufi izakuhlukaniselana phakathi kwabantu abatjhade nabo kuhlunganise nomndeni nange i-will khenge itlolwe.
- Kwezinye inkhathi, umuntu angayitlola i-will kutholakale ukuthi izinye izinto khenge azifake ku-will, lokho kubangela bona ezinye kwabelana nazo ngaphakathi kwe-will nangaphandle kwe-will. Ezimweni ezinjalo, ipahla engakafakwa ku-will izakuhlukaniswa ngokuya komthetho we-Intestate Succession Act.
- Ukuba ne-will kuqakathekile ngombana kuvumela abantu bona babenawulo ekuhlukaniseni ipahla ngemva kokuhlongakala kwabo, begodu kunciphisa umsebenzi omkhulu ngokuthi ubani uzokuthola ini.
- Indlela yokunakekela ipahla yomufi, kungakhathaliseki bona uhlongakele ayitlolile namkha angakayitloli, umthetho loyo ulawulwa yi- Administration of Estates Act of 1965. Ukuhlukaniselana kwephahla kwenziwa umuntu osemthethweni onikezwe incwadi evela ekhotho ekulu. Nakungenzeka bona izinto zomufi ziwela ngaphasi kwezinga likarhulumente, ukuhlukaniselana kwephahla kungenziwa ikhotho ekulu.

Yini I-will?

I-Will , incwadi yomuntu ozikhulumelako nasele ahlongakele bona ufuna ipahlake iye kuphi namkha kubani.

Izimfuneko zokuba ne-will esemthethweni:

- I-will le kufuze iyenziwe ngokuzithandela
- Umuntu owenza ithestemendeli kufuze ngesikhatheso abe namandla wokufakaza bona wenze i-will Umuntu oyenza i-will kufuze abe neminyaka engaphuzu ematjumi nesithupha nokuthi uphilile kuhle ehloko, ukuthi uyawakwazi ukucabanga kuhle, nokuthi bakuthabele lokho abakwenzako. Kuyavunywa bona umuntu owenza i-will le kufuze aphilile kuhle ehloko, ngaphandle kokuhlaziya kwabonakala ukuthi akakaphili kuhle ehloko.
- I-Will kufuze ivumelane nomthetho we-Wills Act. If any of these requirements are not met, then the deceased will have died intestate. Nathjokuthi okutlolwe ku-will akuvumelani nomthetho, lokho kuzokutjho bona umtlozi we-will uhlongakele i-will anganayo.

Kwenzakalani natjhukuthi umufi uhlongakele anganayo i-will?

- Umufi nakahlongakele anganayo i-will, iphahlake ingena ngaphasi komthetho we-Succession Act 81 of 1987. Umthetho uchaza kuhle bona iphahlake izokwabelana njani.
- Ngaphasi komthetho we-Intestate Succession Act, :umthetho wokutholwa kwezinto uzokusebenza ngokulandela komndeni:
- Atjhade naye, bangekho abentwana: Atjhade naye uthatha koke.
- Atjhade nabo banengi, bangekho abentwana: Atjhade nabo bazokuhlukaniselana ngokulingana
- Akekho atjhade naye, bakhona abentwana: Abentwana bazokuhlukaniselana ngokulingana
- Munye umuntu atjhade naye kuhlanganise nabentwana: Atjhade naye uthatha iphahla eyaziwako ngokuthi ngeyakamntwana namkha imali ethileko, bese kuthi okuseleko abentwana bazakwabelana lokho okusele
- Khuyini okwabelwe umntwana?
- Umntwana uzakuthola ifa lakhe ngokuhlukaniselwa ngabantwana abaphilako bakamufi kuhlanganise nabantwana abahlongakala abatjhiye indaba, kuhlangani nise atjhade nabo abaphilako
- Nakunabantu atjhade nabo abanengi kunye nabentwana: Omunye nomunye atjhade naye bazokuthatha kwabantwana babo namkha imali ethileko, kuthi okuseleko abantwana bazokwabelana nakho


TJHEJA: Umuntu angenza i-will ngesikhathi seNational Wills Week umnyaka ngamunye. Kwenzeka emvekeni ezimbili zika Septhemba. Vakatjhela: <https://www.lssa.org.za/> nawufuna imininingwane eyengeziweko.

Khuyini ukuthola?

- Ilungelo lokuthola ifa
 - I-Will iphepha elisemthethweni eliveza ukuthi: abatholakako bazokuthola ifa, okungukuthi indawo nephahla yomuntu ohlongakeleko.

Izinzuzo:

- Imfiso zakho zizokwenzeka nasele uhlongakele
- Ungakhetha bona ubani uthola ini nokuthi namlini
- Ngekhe kube nokuphikisana phakathi kwezinto ozitjhiyileko
- Ungakhetha umuntu osemthethweni nomthembako bona imfiso zakhe zenzeke
- Ungakhetha abantu abazokugadela abantwana bakho
- Ipahlako izokulungiswa msinya
- Uhleleka kokuthi ifa kufuze kwabelene njani.
- Ukuhleleka kokuthi ngaphasi kwaziphi izimo lapho ngokulandelana kwabantu abazokuthola inarha, izithunzi, igunya namkha ubukhosi.

A modern, multi-story building with a light-colored facade and large windows, set against a clear blue sky. The building features a mix of rectangular and square window openings, some with balconies. The overall aesthetic is clean and contemporary.

**5.
UMTHETHO
WESINTU,
AMALUNGELO
WEPHAHLA
NENEMITJHADO
YESINTU**

5. UMTHETHO WESINTU, AMALUNGelo WEPHAHLA NENEMITJHADO YESINTU

Yini Imithetho Yesintu?

- Imithetho yesintu kuqaliselwe endleleni abantu abenzangayo izinto nokuziphatha kwabantu eyaziwako emphakathini kuye ngendawo.
- Esikhathini esingeni ikosi namkha abasizi bakhe bomphakathi, ngibo abathatha imithwalo yokwabelana indawo yokuhlala, ngokuya kwendlela yamasiko.
- Abomma abangaphasi komthetho wesiko bebaqalelwa phasi, bangakghoni nokuthatha ifa, namkha ukwenza inqunto ngekusasa labo.
- Customary law is flexible and adaptable according to the current customary practices of a community. Umthetho wesiko ubanzi begodu iyajwayekela ngokuya ngendlela uphakathi owenza ngayo izinto.

Icala Elibalulekile lekhotho:

- Icala likaBhe nabanye, kuhlanganise likaMantshi, Khayelitsha nabanye(2005) kwadlala indima ekulu ekuvivinyeni ubandlululu ekutholeni izinto.
- Ubaba kamadodakazi amabili ka-umma uBhe, amadodakazi bahlongakala ngaphandle kokutlolwa i-will , ngokuya ngomthetho wokuzuza ngaphasi kwamasiko womthetho ubaba kamufi kwakufuze athole ifa lendlu lala ahlalakhona namadodakazi wakhe.
- Kwaphikisana ukuthi uMma uBhe ehlangothini lakhe umthetho wamasiko wokuthola ilifa kuvumela kuphela amadoda bona athole ilifa bekuwukhuphula umthetho emthethweni ngombana lokho bekubandlulula abomma, begodu ikhotho yavuma.
- Ikhotho yathi umthetho wesintu we-primogeniture uhlukumeze ukulingana kwabomma namalungelo nesithunzi, avikelwe ngaphasi koMthethosivinywa Wamalungelo kuMthethosisekelo. Amadodakazi ka umma uBhe njengabantwana baka mufi bavunyele ukuzuza ifa.
- Ikhotho yezomthetho yakhipha iziqunto bona i-primogeniture iphule umthetho , ivumele abomma nabentwana bona bazuze iphahla

Ukulungiswa Kwezomthetho Wamasiko Okutholwa

- Urhulumente wathula I-Reform of Customary Law of Succession and Regulation of Related Matters Act 11 of 2009, eyalela i-primogeniture begodu itjhetjha amalungelo wabomma abahlongakalelwe madoda kunye nabentwana emtjhadweni wamasiko

Khuyini umtjhado wesiko?

- Umtjhado lapho kungenwa khona ngokwesiko
- Imfuneko eziku [Section 3 of the ‘Recognition of Customary Marriages Act 120 of 1998’] :
 - (a) Abatjhadako kufuze babe neminyaka engaphezu kuka-18;
 - (b) Kufuze bavumelane bona batjhada ngokwesiko; godu
 - (c) Umtjhado loyo kufuze kukhulunywe begodu kungenwe(uthatjelwe) ngokuvumelana komthetho wesiko.
- Ukuhluleka ukubhalisa umtjhado wesintu akuthuntubazi ubukhona bomtjhado wabo, kodwana kufuze babhalise ngemva kwenyanga ezintathu njengombana batjhadile
- Indoda nomfazi abangene emtjhadweni wesintu bangangena ngaphasi kwesivumelwamo esitholakala kuMarriages Act 25 of 1961, natjhuthi abakatjhadhi omunye umuntu ngokuya ngomthetho wesiko.
- Indoda esele itjhadile ngokomthetho wesiko ofsa ukuthatha omunye umfazi kufuze afake iforomo ekhotho nakafuna umtjhado onjalo bona ugunyazwe begodu atjho nokuthi abafazi bakhe bazokuthatha yiphi indawo nephahla.
- Ukuhluleka kwendoda ukufaka iforomo ekhotho bona ivume ngokutlola phasi bona abafazi ababilaba bona bazokuthola ini, akutjho bona umtjhado wesibili awukho emthethweni, kodwana kwenza umtjhado wesibili ube ngaphandle kokuhlanganiswa kwephahla [Ngwenyama v Mayelane nabanye 2012 (4) SA 527 (SCA)]
- Umtjhado wesiko ngaphasi kokwabelana ipahla ukuzuza nokulahlekelwa- lokhu kutjho ukutho woke umuntu okhona emtjhadweni loyo bazokwabelana inkoloto begodu bebalana ngokulinga kwezinye izinto Umtjhado wesiko ngaphasi kokwabelana ipahla ukuzuza nokulahlekelwa- lokhu kutjho ukutho woke umuntu okhona emtjhadweni loyo bazokwabelana inkoloto begodu bebalana ngokulinga kwezinye izinto

- Umtjhado wesiko kufuze uchitheke ngendlela efakano nomthetho wesikhuwa, ngokwezinga lesehlukano (divosi) ngaphandle kwalokho akubi namthelela ongaka. Ukuhlala ngokwahlukana akukaneli.

NQOPHAMLANDO: UGUMEDE ALWISANA NOMONGAMELI WESEWULA AFRIKA NABANYE

Ngo 2008, uGumede alwisana Nomongameli weSewula Afrika kuhlanguke nabanye bavivinya isiqu nto sabomma sokuthola amalungelo alinganako kwephahla ngaphasi komthetho wesiko eKhotso Yezomthetho. Ikhotso yakuvuma lokho bayisusa imincele leyo. Nje boke abomma abasemtjhadweni wesiko kungakhathaliseki bona bebatjhadile, banamalungelo alinganako. Itjhuguluko le yalungisa umlando wokunganabulungisa.

Umma uGumede wangena emtjhadweni ngaphasi kwesiko nobabakwakhe ngo1968, ngesikhathi behlukana ngo2003 besele banezindlu ezimbili. Ngoba batjhada ngaphambili komthetho, umtjhado wabo bewungaphasi kwesiko, umma uGumede khenge avunyelwe bona athole illungelo lokuthola nayinye indlu kwezimbili.

Ikhotso yavuma bona imincele esemthethweni beyinebandlululo begodu iphatha abomma ngendlela engakafaneli, yala nokunika abomma izinto okufuze bazithole. Nje boke abafazi abasemtjhadweni wesiko, kungakhathaliseki bona batjhade nini, banalungelo yokuthola ipahla elinganako ngombana imitjhada yabo ingenaphasi kwesibopho sokuthola imphahla.

UMTHETHO WOMTJHADO KWEZAMASIKO

- Umthetho lo uvumela abafazi abatjhade ngokwesiko bona babe ngokomthetho, ubukhulu namalungelo wephahla
- Abafazi bangathola, balawule iphahla, benze izivumelwani, bavule amacala, nokuthuthukise umnotho wabo.

KUQAKATHEKILE UKUKHUMBULA UKUTHI

- Ukubhalise umtjhado wesiko. Lokho akusingilokho umthetho okwalelako, ingizo kukuthi kuzokuba budisi ukunikeza ukufakazi bokuthi ukhewabakhona umtjhado ongokomthetho wesintu oke wenzeka.
- Ukuqinisekisa ukuthi ipahla njengendlu itlolisiwe egameni wabantu ababili ukuqinisekisa kwezokuphepha kwendawo.

SUCCESSION AND CUSTOMARY LAW UKUTHOLA NENOMTHETHO WAMASIKO:

Icala Elinqophu Umlando: Shilubana Nabanye v Nwamitwa

Icaleli belimayelana nokuphikisana kobukhosi, ukuthi ubukhosi ngebakani umphakathi weValoyi eSewula Afrika

- Kuhle kuhle, amasiko weValoyi balandela i-primogeniture yamadoda, kwakhitshwa umma uShilubana, indodakazi endala.
- Umndeni wasebukhosini ngokukhamba kwesikhathi bakhetha umma uShilubana njenge Kosi, kodwana lokho kwaletsa ukuphikisana
- Ikhotho yezomthetho yathi umma uShilubana nguye okufuze abuse, kuqalwe yena okufuze abuse athole nelifa, godu kwavumela umphakathi bona bajayelane namasiko ngokuvumelana Nezomthetho.
- Ikhotho icizelele ukuqakatheka kokulingana ngokobulili, nokunikeza umphakathi amandla ekwenzeni inquntwezi. Okuqakatheke khulu kukuthi Umthetho wezesiko umthetho ophilako, okutjho ukuthi umthetho kufuze waziwe ukuze kuqalwe ukuthi siphila esikhathini siphilile.

AMATJHUGULUJO ETHETHWENI WEZISIKO:

- Abafazi bangathola ifa lendwo ngaphasi komthetho wamasiko, abafazi banalo ilungelo lokuthola ifa. I-Primogeniture ayikho emthethweni.
- Abafazi banalo ilungelo lokuba nendawo, Kufuze baphathwe ngokulingana, nokuthi babenelungelo lokuba babe banikazi yepahla.
- Imitjhado yesiko iqalwa njengemitjhado lapho woke umuntu babelana ngepahla, ukuvumela abafazi babenamalungelo alinganako nalapho behlukana emtjhadweni.
- Amalungelo wabomma wokuba nendawo, abomma banelungelo alilingana nelamadoda wokuba nendawo. Abadosi phambili bamasiko nabahluleli kufuze baphathe abafazi ngokulingana.

A low-angle photograph of a modern, multi-story building with a light-colored facade and balconies. The building is set against a clear blue sky. A white rectangular box with a teal border is overlaid on the image, containing the text.

6. INDLU YOMNDENI

- Kujayelekile eSewula Afrika bona imindeni babenento okuthiwa “indlu yomndeni”. Indlu le iqalwe njengendlu lapho abanikazi bomndeni ,begodu bangenzeka nanyana kukunini kuye ngezimo zabo. Esikhathini esinengi abomma abathintekako. Umthetho wanje indluleyo ayiqali “njengendlu yomndeni” ngalesi isizathu, asikho isizathu sokutlolisa lapho kutloliswa khona e-ofisini le-Deed. Ngokomthetho kukhona abangavumelani nesiquntwesi.

A modern, multi-story building with a light-colored facade and balconies, set against a clear blue sky. The building features a mix of window styles, including some with shutters and others with glass railings.

**7.
ISIPHETHO**

**8.
NAWUFUNA
OKWENGEZIWEKO:**

7. ISIPHETHO

- I-Sewula Afrika yenze amatjhukuluko amangazako bona kuvikelwe ipahla yabomma. Kuqakathekile bona siyazi imithetho namatjhuguluko nokuqinisekisa bona abomma bazokuthabela namalungelo alinganako wepahla nokuzijamela kwabo kwezemali.

8. NAWUFUNA OKWENGEZIWEKO

- • Consult the Conversion of Certain Rights into Leasehold or Ownership Act 81 of 1998.
- Refer to the Upgrading of Land Tenure Rights Act 112 of 1991.
- Review the Rahube v Rahube and Others 2018, ZACC 42 case.
- Explore the Upgrading of Land Tenure Rights Amendment Act 6 of 2021.
- Bhe and others v Magistrate, Khayelitsha, and Others (2005).
- Customary Marriages Act (1998).
- Promotion of Equality and Prevention of Unfair Discrimination Act (2000).
- Intestate Succussion Act 81 of 1987.
- Constitution of the Republic of South Africa act no 108 OF 1996.
- Shilubana and Others v Nwamitwa CCT 3/07
- Ngwenyama v Mayelane and Another 2012 (4) SA 527 (SCA)

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