



JM PROPERTY
utilities solutions

A low-angle, upward-looking photograph of several modern skyscrapers with glass facades. The image is overlaid with a semi-transparent red filter. A street lamp is visible on the right side of the frame.

Company PROFILE 2022/23

The company specialises in providing innovative property utilities services and management solutions to its client.

Welcome to Company

About Us

JM Property Utilities Solutions, is a South African black owned women company with a strong moral values of trust and reliability. Founded in 2015 by Mrs. Joyce Munyangama a seasoned professional with more than 10 years of experience in utilities services and management.

The company specialises in providing innovative property utilities services and management solutions to its client as well as partners. The company is registered as a private company with the CIPC (Companies and Intellectual Property Commission) in the category of property utilities services and management.

Since its inception in 2015, the company has established strategic relationships with various local authority utilities consultants, officials and legal experts across South Africa. With its strategic relationships, JM Property Utilities has seen steady growth in clients & partners' portfolios. JM Property is now assisting some of the re-owed property owners and companies throughout the country.

The company is strategically headquartered in Johannesburg making it accessible to the all spectra of municipals offices around the province and all its clients as well as partners.

Vision

JM Property Utilities Solutions vision is to be the best trusted utilities service and management partner within the property industry.

Mission

To consistently satisfy the needs of the clients and partners through the most innovative, cost effective, timeous and forefront solutions

Our Objective

Our objective is to achieve our mission in order to secure the support of existing as well as new clients and enable us to flourish as a leading market orientated utilities services provider entity striving to uphold integrity, client's protocols, orientation and quality. We remain totally committed to provide excellence service.



SERVICES RENDERED

The company has identified a need in the properties management area for utilities specialists and intends expanding its focus areas by providing utilities services across South Africa. The challenges identified are as follows:

- Application for Refund .
- Move credit from old account to new account.
- Overcharges of accounts.
- Undercharges of accounts.
- Incorrect billings.
- Incorrect meter billed to client account.
- Property Rates corrections.
- Application on AOD with reasonable deposit.
- Change of ownership;
- Disconnections of water and electricity;
- Application for Reseller tariff etc.
- Correction of wrong tariff and rating applied and so forth
- Prepaid application.



LEADERSHIP AND TEAM

Mrs Munyangama is Managing Director of the company. She holds a Bsc in:

- Postgraduate Diploma in Management (To be complete in November 2022)
- Bachelor of Commerce in Management Marketing with Boston city campus
- High Certificate in Business Management with Boston city campus
- Certificate in property Management with University of Pretoria
- Certificate in Property entrepreneur with University of cape town
- Diploma in Computer clerk and Data Capture with Boston city campus

Her vast experience in utilities solutions and management as well as operations makes her a fit person in a leading industry

Previous title I held in the Property industry :

- Company Eris property group: Utilities Supervisor 5 years
- Company Finlay associate property: Utilities Manager 3 years
- Company Broll Property: Utilities Manager 4 years
- Company Afhco Property: Senior Utilities Manager 3 years

Specialising to provide utilities services and management as well as assistance to the property industry across the country we have structured our services to include the following:

Our Services



Operations

Deals with the following duties (Water & Electricity):

- On-site visits, checking meters readings, comparing the readings if its correspond with what the municipality has billed.
- They also check if the meter's numbers in the account is corresponding with the property's meters.
- The team also assist in ensuring that correct meters are linked to the correct account.
- The team inspects leakages of water and also breaching of meters in the building.
- The team conduct investigation together with the municipality on Citi-Ratio to assess the building's size in order to establish if the consumption of the electricity at the building correspond with the building's size.
- From meter billing process to meter reading investigation as well as data collection to ensure that billing items are accurate, and re ect consumption reality on the ground.
- Oversee applications for faulty municipals meters to be tested or replaced and follow up on progress.



Utilities Specialist

This team strives to the optimum result for clients.

- The team focuses on sourcing accounts in municipality website.
- Reconcile municipals accounts on MDA.
- Capturing (Processed) accounts on properties management system MDA.
- Identify tariffs restructuring opportunities for utilities costs reduction.
- Analyse and understand complexes tariffs and billings structures in order to provide recommendations on ways forward to resolve queries in a very reasonable time.
- Analyse municipals accounts for arrears and ensure that these arrears are dealt with and reported accordingly.
- Reconciliation of re-billed municipals accounts.
- Clearance application with certificate collection
- Refund application, open and closed accounts
- Application for new connection on water sewer and electricity
- Meters issues on both water electricity and water especially wrong billing.
- Collections of property plan, certificate of occupancy, fire, approval letter etc
- Prepaid applications both water electricity



Legal Advisory

legal guidance and strategies

- Properties owners and properties management companies has been struggling with incorrect municipals billing for years, and despite commitments from the municipalities its seem that little is being done to rectify these long-term issues. Our legal team deals with these types of queries with the municipals legal department.
- Change of properties ownership at the deeds office.
- Provides with legal guidance and strategies when need be.



Town Planning

To ensure that the property has the best suitable zoning for its use

- Zoning Information and Certificate.
- Development Applications i.e. rezoning, township establishments, subdivisions, consent uses.
- Site Development Plans and Building Plan retrievals as well as submissions.

Our Clients





Get in touch.

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