

# VILLA54

## Rules

### HOUSE RULES

Student Housing is part of hidden curriculums that shape the experience and productivity of students during their stay.

These rules apply to all students that reside at Villa54 unconditionally. The rules are meant to guide behaviours and conduct of Students to ensure, safety, enjoyment and harmonious living.

Each Student will receive an updated copy of rules upon move in. By signing the move in form, you accept to adhere to these rules during your stay and any other supplementary rules as deemed necessary by Villa54 Management.

**NB\*\*\*A copy of these rules must be provided to the parent / guardian by the student.**

1. Practices and conduct
  - 1.1. No person other than the Student and/or Designated Occupant is permitted to sleep over in the Leased Premises and/or Building without the Lessor's prior written consent.
  - 1.2. No smoking or drinking of alcohol or use of other substances is allowed in public spaces, communal areas, inside the Leased Premises, passages, lifts, entrances and on the staircases of the Building.
  - 1.3. Under no circumstances may articles be thrown out of the Leased Premises' windows.
  - 1.4. Clothing may not be hung from the Leased Premises' windows or railings.
  - 1.5. The Student and/or Occupant may not make use of the cleaners for their own private work.
  - 1.6. Front door keys must be kept in a safe place. The caretaker will only open the Leased Premises in emergencies.
  - 1.7. The Student and/or Occupant will be held liable for the replacement of lost or stolen keys

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1.8. The Student and or Occupant are requested to keep their drains free of blockages. If drains become blocked, the Student and/or Occupant will be held responsible for the costs of unblocking the drain.

1.9. The use of hotplates /primus stoves and/or paraffin stoves is prohibited.

1.10. The Student and/or Occupant is prohibited from driving any nails or screws into walls and ceilings.

1.11. Any marks and/or holes relating to screws, nails, hooks and or posters which must be repaired

by the Lessor will be for the Student and/or Occupant's account. No touch-up's can be done in such cases.

1.12. The complete wall and/or ceiling will be repainted of which the cost will be for the Student and/or

Occupant's account.

1.13. The Student and/or Occupant should maintain the Leased Premises in good order and condition.

The Student and/or Occupant will be held responsible for all damages caused in the Leased Premises

1.14. Any lamp shades removed by the Student and/or Occupant during the Period must be replace upon termination of the Lease.

1.15. Fire hoses may not be used to wash vehicles and any repairs to vehicles on the Property and/or in the Leased Premises is prohibited.

1.16. Unauthorised parking and/or double parking on the Property is prohibited.

1.17. Roller skating, riding of bicycles and ball playing on the Property are not allowed.

1.18. Clothing may not be washed in the kitchen basins.

1.19. No fires for braais or any form of cooking are allowed in the passages, on the balconies or in any other communal area not allocated for this purpose.

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1.20. No hubbly bubbles will be allowed on the premises.

2. General

2.2. No visitors are allowed before 10h00 and after 20h00 which time periods are applicable 7 (seven)

days a week.

2.3. All visitors must have proper identification. Such proper identification includes a green bar-coded

identity document, a passport, current student card with photo attached or a driver's license.

2.4. No parties, recreational gatherings of 5 (five) or more persons or loud music are allowed anywhere in the Building.

2.5. The Student and/or Occupant and their visitors and invitees are not allowed behind the security

desk.

2.6. The Student and/or occupant are not allowed to give their keys and/or access tags to any other person to enter the Building and/or the Leased Premises.

2.7. The Building Manager/Caretaker and/or Security may conduct random searches of the Student and/or Occupant's belongings and/or the Leased Premises.

2.8. The Student and/or Occupant acknowledge and accepts that due to the nature of the Building (being student accommodation) and/or the facilities in the Leased Premises not catering for infants and/or related instances the Lessor may give a Student and/or Occupant who is at least 4 (four) months pregnant, 30 (thirty) days' written notice to vacate the Leased Premises and the

Building.

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2.9. The Student and/or Occupant acknowledges and accepts that should the Student and/or Occupant's registration at such tertiary institution be terminated for any reason whatsoever or the Student and/or Occupant is expelled from such institution, the Student and/or Occupant's occupation of the Leased Premises shall be terminated accordingly by the Lessor and the Student and/or Occupant shall be obliged to vacate the Leased Premises within 5 (five) business days of such termination.

### 3. Radio and noise levels

3.1. Radios, hi-fis, tape recorders, television sets, home theatre systems and other musical instruments shall not be used in such a way as to cause unreasonable disturbances or annoyances to any other occupants and shall be kept to a minimum level.

3.2. The Student and/or Occupant and their invitees or visitors are to keep noise levels down to a minimum when using the stairs, parking area/s and elevators.

3.3. Hooting is not permitted at any time or for any reason at the gates.

### 4. Animals, reptiles and birds

No animals, reptiles or birds may be kept in the Leased Premises and/or the Building.

### 5. Electricity and water

5.1. The Student and/or Occupant of the Leased Premises will comply fully with all arrangements made between the Student and the Lessor in respect of the payment for water and electricity consumed or used in respect of the Leased Premises insofar as those arrangements relate with them.

5.2. The Student and/or Occupant of the Leased Premises shall pay the fees, costs and charges of any electricity or water consumed for the Leased Premises in excess of the agreed maximum volume and or amount.

### 6. Refuse disposal

6.1. The Student and/or Occupant of the Leased Premises shall supply and maintain a hygienic and dry waste bin for the disposal of refuse within the Leased Premises.

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6.2. Each Student and/or Occupant must place his or her refuse bag/s in the large plastic bins provided in the bin area on such regular intervals as may be required to ensure that the Leased Premises are kept in a clean, odour free condition.

6.3. All Students and/or Occupants must ensure that before the refuse is placed in such receptacle, it is securely wrapped, or in the case of tins or containers, completely drained. Cardboard boxes are to be flattened and placed in the refuse area.

6.4. Any person leaving rubbish on any part of the Building may be prosecuted and such offenders must be reported to the Building Manager immediately.

### 7. General conduct

7.1. No Student and/or Occupant shall perform or participate in any criminal, disorderly, anti-social or disruptive conduct of whatsoever nature upon the Building or do any act, matter or thing in or on the Building which constitutes a danger, threat, nuisance or any inconvenience to any other Student and/or Occupant or to any other person/s or which constitutes a criminal offence.

7.2. For example, no occupier shall use, possess or sell any illegal substance (such as, but not limited to, cocaine, crack-cocaine, mandrax) in the Building and/or the Leased Premises or allow his or her invitee/s or guest/s to do so.

7.3. The use of fire equipment for any other reason except its designated purpose is strictly prohibited and is a criminal offence. Any person using this equipment unlawfully will be liable to pay to the Lessor an administration charge to the amount of R 1 000.00 (one thousand rand only) for the cost of refilling such fire equipment and/or for any damages caused during the use of such equipment.

### 8. Health and safety

8.1. The Student and/or Occupant must note the emergency exit routes and the locations of the fire extinguishers in the building.

8.2. In case of any medical emergencies or fire, Students and/or

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occupants should contact the reception or security desk of the

Building.

8.3. In case of a fire, the fire escape routes provided must be used.

### **9. Breach of house rules**

9.1. Notwithstanding anything to the contrary contained in the Lease, if a Student and/or Occupant breaches any of these house rules the Lessor shall be entitled (but not obliged) and without prejudice to any other remedies it may have, to take all such steps against or in respect of that Student and/or Occupant as may be appropriate in the circumstances,

including but not limited to:

9.1.1. issue the Student and/or Occupant with a final written warning;

9.1.2. report details of that Occupant's conduct to and breach of these

house rules to the Parents and NSFAS and/or to any applicable law

enforcement agency; and

9.1.3. Immediately terminate the Student and/or Occupant's

entitlement to be present on or in the Building and/or Leased

### Guidelines

Please note that the following form part of a series of guidelines posted in various parts of the property i.e. kitchen, bathrooms etc

#### ROOM Etiquette

No Noise between 21H00-07H00

No Cooking in room

No Smoking

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No Drugs

No Alcohol

No Loud Music

No Disruptive behaviour

No Bullying

No Fighting

No Stealing-a criminal case will be opened

Don't take what's not yours without permission.

No screws or nails on the wall or furniture

No writing on walls or furniture

No chewing gum on the furniture

No Private appliances such as fridges/ microwaves, heaters.

Swimming Pool

a) 15H00-19H00 weekdays

b) 10H00-20H00 weekends

c) If you can't swim use baby pool

d) No Jumping

e) Don't Remove Hose or creepy crawly

f) Don't play with pool tools

g) No eating or drinking in pool

Garden

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## Rules

*Beyond Right and Wrong there is a Garden, meet me there*

*-Rumi*

*We are blessed to have beautiful Garden here at Villa 54 which took over 30 years to cultivate and Shape into what you see today. We have over 60 species of plants (incl. Indigenous Cycads), Koi Fish, many visiting birds and cats from the neighbourhood...as a resident of Villa 54 we enlist you to help preserve this beautiful garden by observing the following:*

- a) No Littering, use bins on the property to dispose waste
- b) Don't remove plants
- c) Don't feed the Fish
- d) Don't water Garden or play with hose pipe
- e) Don't drink irrigation water from Garden taps
- f) Don't do anything naught in the garden, even when no one is looking
  
- g) Don't play with garden tools.
- h) Braai Facility must be booked, signed for and cleaned after use and returned in working condition
- i) No external braai facilities permitted on premises
- j) No fires allowed