

RISE

STUDENT LIVING

HOUSE RULES 2026

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SAFETY & BINDING

Residents and their visitors are bound by these Rules. The House Rules ("Rules") are for the safety and comfort of all residents and to ensure that everyone enjoys living in the residence and no one is disturbed as a result of other residents' actions / inactions

Please contact us should you have any questions regarding the House Rules: Tel: 010 010 9220 Email: uoj@risestudentliving.com

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NON COMPLIANCE

Non-compliance with the Rules by residents, guests or visitors may, depending on the nature of the transgression and previous transgressions, result in a warning, fine, notice of termination or a combination of the aforesaid. A fine may also be imposed upon a resident for the actions/ inactions of his/her guests or visitors. Where the actions giving rise to a fine are those of an unidentified individual from an identifiable group, the fine shall be divided equally between every member of that group. Management reserves the right to adjust fines and penalties at their discretion

01. INTRODUCTION

The House Rules ("Rules") are for the safety and comfort of all lodgers and to ensure that everyone enjoys living in the residence and no one is disturbed as a result of other lodgers' actions / inactions.

- Lodgers and their visitors are bound by these Rules.
- Non-compliance with the Rules by lodgers, guests or visitors may, depending on the nature of the transgression and previous transgressions, result in a warning, fine, notice of termination or a combination of the aforesaid.
- A fine may also be imposed upon a lodgers for the actions/inactions of his/her guests or visitors
- Where the actions giving rise to a fine are those of an unidentified individual from an identifiable group, the fine shall be divided equally between every member of that group. Management
- reserves the right to adjust ones and penalties at their discretion

02. CLEANLINESS OF UNIT

and tidy at all times and to ensure that all fixtures, fittings and appliances are kept in the condition it was received.

- Where fixtures, fittings or appliances are broken or do not work, you are responsible to ensure that same is reported to the Owner timeously.
- The **LANDLORD** will sweep and wash the kitchen and bathroom doors and clean the showers and toilets of your unit once a week. The Owner will not wash your dishes, linen, make your bed or tidy your unit.
- Bed linen should be changed and washed weekly.
- Bins in your room must be emptied regularly. All waste to be disposed of in the refuse room.
- Ensure that no empty cans, bottles, plates, dirty dishes or take away containers are kept in your room as this may attract rodents.
- Failure to clean your unit will result on in Pests and rodents
- If pests and rodents are found in your room and fumigation is required the cost of fumigating the unit will be shared amongst all occupants
- All food kept in your bedroom must be stored in suitable containers to prevent insects and rodents from accessing it.
- You are responsible to clean up and wipe the kitchen counters after use. Respect your roommates.
- The supplied furniture may not be removed from your unit or the common areas.
- The Owner does not provide toasters, kettles, cleaning materials, toilet paper, brooms, mops, iron, ironing boards, cutlery, utensils or bedding. Each resident must provide their own. Roommates are encouraged to pool the cost of cleaning materials and toilet paper.
- Only use toilet paper in the toilets. Feminine hygiene products may not be flushed down the toilet. Use the feminine hygiene bins provided.
- Your unit, including the bedrooms, may be spot checked for cleanliness at any time.
- When leaving the residence for a weekend or a holiday, you must ensure that your unit and/or bedroom is clean and that all food and drink items are properly stored away or thrown away.
- The Owner reserves the right to clean your bedroom and/or unit in your absence. Should the Owner need to arrange for your unit or bedroom to be cleaned, you will be charged a fee for this, as determined by the Owner.
- No animals are allowed inside your unit (excluding guide dogs where needed).
- You are not allowed to drive any nails, screws or other article into any part of the Building or to affix any placard or other object to any part of the Building. Please use the pin board provided above your desk.
- You are not allowed to affix a TV or any other aerial or satellite receiver to the inside or outside of your unit or the building.

03. COMMUNAL AREA

3.1. RECREATIONAL ROOMS / COMPUTER LABS

- The curfew for the games lab and tv rooms is 11pm from Friday until Sunday.
- Do not damage, stand on or remove any of the recreational furniture or amenities.
- Do not damage or insert or attempt to insert foreign objects into the computer equipment.
- Leave the communal area and the facilities in a clean and respectable condition.
- Should the computer equipment or any recreational equipment not be in working condition you are required to report it immediately.
- In addition to any one that the Owner may impose, you will be liable for the cost of replacement or repair of any computer equipment or recreational equipment found to be damaged by you.
- The computers inside the computer labs are to be used solely for study or academic research purposes. The Owner reserves the right, in its sole discretion to remove any person from the computer lab who uses the computer equipment in any manner other than for the intended purposes.
- Please be quiet when using the computer lab - this is a study area.
- No noise will be tolerated after 10pm on weekdays and 11pm on Fridays and Saturdays.
- No food or drinks are allowed in the computer lab.
- Inappropriate attire - No inappropriate attire will be allowed in the in communal areas including TV room, Lab room, Games room, Admin office etcetera. This includes but is not limited to inappropriate sleepwear, swimwear (other than where specifically provided), see through clothing and/or underwear, **UNLESS SO SPECIFIED BY SLP FUNCTIONS**
- No electrical appliances, i.e., heaters, hairdryers, shavers, etcetera is are not allowed in the communal areas and is to be used in your room only.

3.2. Rooftop & Braai Area

- The rooftop and braai area are monitored by 24-hour CCTV cameras.
- Only wood and/or charcoal may be used in the braai areas provided.
- No foreign objects, plastic etcetera may be used. No fire may be made at any area, other than on the designated braai areas.
- Please ensure that you leave the braai area in a clean condition after using it. Throw away all empty bottles, cans, plastic, paper etc.
- Do not enter the restricted areas / fenced areas on the rooftop.

3.3. Gym Facilities

- The use of the gym equipment and facilities, including the sports courts, is entirely at your own risk.
- The Owner assumes no liability of whatsoever nature.
- Please consider other residents and use a sweat towel to wipe any equipment after use.
- You will be responsible for the cost of replacement / repair of any equipment damaged by you.

Operating hours and rules for the gym:

Gym accessibility to students is from 6am till 10pm.

- Appropriate gym gear - No slippers, flip flops, pyjamas etc.
- Recommended to bring their own water bottle and towel.
- A maximum capacity of 30 people at a time.
- Covid-19 regulations must be always adhered to.
- Sanitize upon entry and regularly as required.
- Social distancing.
- Access granted is for them only (**UOJ Students**) **NO ONE ELSE**.
- Return equipment back to its rightful place.
- Treadmill/ bicycles limited to 30min during peak times.
- They will be fined should they be caught vandalizing the facilities/ equipment.
- Wipe the equipment after every use.
- Respect the facilities together with the people using them.
- Emergency Exit only to be used in case of emergency.
- Fire Equipment only to be used in case of emergency

3.4. Laundry & Laundry Room

- The use of the laundry room and facilities is at your own risk.
- Please do not leave your laundry unattended.
- Do not hang bedding, blankets or other heavy articles over the washing lines provided.
- Each student will receive eight (8) laundry tokens per month, four (4) for washers and four (4) for dryers for use in the facility.

3.5. Parking Areas

- The parking areas are for the use of residents only. Should a visitor wish to park a motor vehicle / motorcycle in the designated parking areas, prior written consent of the Owner is required. The visitor may be charged a fee to park his/her motor vehicle or motorcycle.
- Parking bays are not reserved and will be available on a first come basis. No parking is allowed in any other area. Vehicles parked on the common area may be clamped or be towed away and you will be liable for a penalty and/or the cost of towing away the vehicle.
- Parking disks must be attached to the windscreen and must be clearly visible. You will not be allowed access to the parking area without a valid parking disk.
- Only use the designated bicycle racks to park bicycles.
- You are required to have your own lock to secure your bicycle.
- Motor vehicles, motorcycles and bicycles are parked at own risk. The Owner does not accept any liability of whatsoever nature for any damaged or stolen vehicles, motorcycles or bicycles.
- Do not gather in the parking areas - please use the recreational facilities for such purposes.

Lifts

3.6. Please do not keep lifts open for any reason as this causes damage to the lifts. This is an offence and if found guilty, there will be a fine issued.

04. FIRE AND GENERAL SAFETY RULES

- The use of candles, heaters, primus stove, oil lamps, incense or anything that produces a naked flame is a potential fire hazard and is strictly forbidden to be used in your unit or any other part of the building.
- Mini ovens, two-plates stove and heaters are not allowed in the building.
- You will vacate your unit and assemble at the designated areas if the fire alarms are activated. Do not re-enter the building until you are informed that it is safe to do so.
- Keep all fire doors closed. Fire doors may not be propped open.
- Fire exits may not be blocked.
- Only domestic electrical appliances, i.e., hairdryers, shavers, irons and straighteners may be used, and residents are to ensure that such appliances are switched off, disconnected and left in a safe condition after use. Electrical appliances must be in a safe condition (for example only - no open wires may be present). The Landlord reserves the right to remove unsafe items.
- Do not play or interfere with any fire safety equipment.
- Listen to the instructions given by Fire Marshalls.
- Firearms and weapons are strictly forbidden. No group meetings or demonstrations will be permitted without the Owners' prior written approval. Pamphlets may not be placed or handed out in the Building without the Owners' prior written consent

05. DISTURBANCES AND INAPPROPRIATE BEHAVIOUR

- Playing music or other sounds at unreasonable volumes is forbidden. The Owner reserves the right to confiscate any equipment until the end of the semester, should you ignore the Noise Rules.
- No running in the corridors and jumping / standing on benches in the common areas.
- Please abide by specific quiet times as communicated from time to time. Please respect your fellow students in this regard.
- Serious and disorderly behaviour that disturbs other students is classified as a Category C or Category D offence.
- No acts of vandalism will be tolerated. Should you / your visitors intentionally or maliciously damage any part of the Building, the Owner's equipment, furniture or appurtenances or the equipment, vehicles or items owned by other residents, the Owner may, in addition to recovering from you the full replacement value of such equipment, furniture or appurtenances, immediately cancel your agreement.
- Residents are required to respect other residents. No groping, inappropriate touching or sexual activities are allowed in the communal areas.
- No student is allowed to run any business in the building, i.e., selling sweets, drinks, cigarettes, food or anything. Lodger Agreement signed is strictly for accommodation purposes, not business

06. SMOKING, DRUGS, ALCOHOL AND OTHER NARCOTICS

- Smoking is only allowed in designated smoking areas. Use the smoking bins to discard cigarette stubs. No smoking is permitted in the units, bedrooms, or public areas.
- No vapes, liquids, rolled cigarettes, or any other form of smoking—including hubbly bubbly and/or cannabis—are allowed in the units, bedrooms, or public areas. Smoking of hubbly bubbly is only permitted in the designated smoking area on the rooftop.
- The use, manufacture, distribution, selling, and/or possession of illegal drugs or narcotics is strictly forbidden within the building.
- Should illegal drugs or narcotics be found in your room or in your possession, the Owner reserves the right to immediately terminate your Lodger Agreement, report the incident to the police and your educational institution, and take any further legal action that may be necessary.
- We reserve the right to conduct random bag and room searches should we suspect that you are attempting to, or have, smuggled alcohol into the building.

07. VISITORS

Emergency sleepovers will be at the discretion of the PM/Res Manager for all buildings. Sleepovers must be booked at least 24 hours prior at the office during office hours, no sleepovers will be booked via WhatsApp or email.

- Visitors must obey the House Rules. It is your responsibility to ensure that your visitors are aware of and abide to the House Rules.
- All visitors must be pre-approved. All visitors must sign up at the front desk. You will be required to fetch your visitors from the front door and escort your visitors at all times while they are in the building.
- Visitors may not remain in the building in your absence. Should you leave, they must leave.
- Visiting times are restricted from **09:00 to 23:00**, unless prior arrangements were made for a sleepover.
- You will be held responsible and financially liable for any damage caused by your visitors or a breach by your visitors of the House Rules or the Lodger Agreement.
- The Owner reserves the right to place additional restrictions on access by visitors.
- Each student is allowed **15 SLEEP OVERS PER ACADEMIC YEAR PERIOD**
- Visitors and the resident are expected to leave any form of identification at the security desk when signing in.
- Visitors - you are limited to 2 guests per visit.
- Sleepovers you are limited to one guest per sleepover
- No buying of sleepovers. Buying of sleepovers will only be granted if it is an emergency

08. MEDICAL CONDITIONS AND PREGNANCIES

Injury and Illness (Section 22)

Student Responsibility: Students must disclose any pre-existing conditions

ON THEIR EMERGENCY FORMS ON THE RISE WEBSITE

Reporting: Serious health issues must be reported immediately to the Residence MANAGER.

Resident Manager Action: The Residence Manager will notify relevant authorities and family members if needed. (besides critical incidents)

Contagious Diseases: Must be reported and may require temporary relocation.

Relocation Rights: The Resident Manager/PM/Ethics Committee can relocate or suspend a student if their health poses a risk to others.

Pregnancy (Section 23 & 7)

Disclosure: Pregnant students must inform the Residence Manager, confidentiality will be maintained.

Residence Stay: Allowed until the 34th week of pregnancy unless complications arise.

Alternative Accommodation: Required after the 34th week; student must arrange it.

Liability: The Residence is not liable for incidents related to pregnancy or childbirth.

Room Retention: Can be arranged for up to 3 months post-birth at normal fees.

Return to Residence: Allowed, but the baby cannot live in residence; reapplication may be required for

BINDING

Residents and their visitors are bound by these Rules

09. Energy Efficiency and Heater Usage Guidelines

To promote energy efficiency while ensuring comfortable living conditions:

- Winter Months (Mid-May, June, July, Mid-August): Heaters will operate during these months as needed to maintain warmth. However, if prevailing weather conditions permit (temperatures above +15°C), heater use may be restricted during daytime.
- Summer Months: Heater use will be restricted, except during unexpected cold fronts or unusually cold weather conditions.

During Heater Non-Operational Times, Occupants Are Encouraged to:

- Dress in warm layers to retain body heat.
- Use extra blankets or microwaveable heat packs for added comfort.
- Keep doors and windows closed to conserve heat.
- Place draft stoppers at the base of doors to prevent heat loss.
- Draw curtains or blinds at night to help insulate your room.

10. TEMPORARY CESSATION OF SERVICE

- Included in your monthly rental payable is an amount allocated for water and electricity. The allocation of water and electricity is subject to fair use. Should your unit consume more electricity and/or water than the average unit consumption, the Owner may in its sole discretion, either, a disconnect the electricity and/or warm water (cold water will still be provided) and/or b demand that the unit occupants buy top up electricity before reconnecting the electricity. You will have no claim against the Owner should the Owner disconnect the electricity to your unit.
- The Owner reserves the right, in its sole discretion and without giving rise to any claim, to limit or discontinue your access to the Wi-Fi in circumstances where you are in arrears with your rental and other charges, your use of the Wi-Fi is excessive or where the Wi-Fi is used for illegal purposes, purposes which incite hate, racial or other discrimination of whatsoever nature, violence, political uproar.
- In addition to any penalties levied and/or warnings issued, the Owner reserves the right to revoke your biometric access and/or parking access in the event of you being in arrears with your monthly rental and charges.
- The provisions of this paragraph 9 are not exhaustive, and the Owner may exercise such remedies as are provided herein or in the Lease or in common law.
- You will not have any claim against the Owner in the event of the Owner exercising its remedies as set out in the event of the Landlord exercising its remedies as set out in this paragraph 9.
- The LL reserves the right to revoke your laundry tag if no arrangements are made for your arrears



Students need to inform Rise Management if at any point during the academic year they are unfunded by NSFAS / Bursary and have deregistered or have been excluded from the university as we do not receive communication from the university in this regard and it is the student's responsibility to communicate this to management

11. CONTRAVENTION OF RULE

Non-compliance with the Rules by residents, guests or visitors may, depending on the nature of the transgression and previous transgressions, result in a warning, one, notice of termination or a combination of the aforesaid.

A fine may also be imposed upon a resident for the actions/inactions of his/her guests or visitors.

Where the actions giving rise to a fine are those of an unidentified individual from an identifiable group, the fine shall be divided equally between every member of that group.

Management reserves the right to adjust ones and Should the Rules be contravened that Landlord any:

- Issue a written warning.
- Impose a fine.
- Be entitled, but not obliged to terminate the Lodger Agreement. If the Owner, in its sole discretion, is of the opinion that any transgression of these Rules is of such serious nature that it constitutes a breach of the Lodger Agreement, the Owner is entitled to terminate the Lodger Agreement without any previous complaints having d criminally institute appropriate action.
- Impose more than one of the options mentioned above.
- Any one imposed must be paid within 7 (seven) days after the offender has been notified of the imposition of the one. If, at the termination date of the Lodger Agreement, any amounts/ones/penalties/additional administrative fees are still due and unpaid by the Lodger, the Owner will be entitled to deduct such amounts from the deposit of the 3. You agree to vacate the unit within 72 (seventy-two) hours of being given notice to vacate the unit.

12. CONTRAVENTION OF RULE

Non-compliance with the Rules by residents, guests or visitors may, depending on the nature of the transgression and previous transgressions, result in a warning, One, notice of termination or a combination of the aforesaid.

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13. CONTRAVENTION OF RULES

CATEGORY A (Offenses of less serious nature) including but not limited to the below

Untidiness (leaving common areas/units/rooms dirty/untidy)

- 1st: R200 | 2nd: R300 | 3rd: Refer to Ethics Committee

Removal of furniture from unit/common areas, jumping/standing on furniture

- 1st: R200 | 2nd: R300 | 3rd: Refer to Ethics Committee

Tenant violates rule of conduct not specified herein

- 1st: R200 | 2nd: R300 | 3rd: Refer to Ethics Committee

Parking violation

- 1st: R200 | 2nd: R300 | 3rd: Refer to Ethics Committee

- Making excessive noise/noise during exam times

- 1st: R200 | 2nd: R300 | 3rd: Refer to Ethics Committee

- Violate visitor rules - not signing visitor in/out, leaving visitor unaccompanied

- 1st: R200 | 2nd: R300 | 3rd: Refer to Ethics Committee

Demand Letters / Warning letters

- 1st: R200 | 2nd: R300 | 3rd: Refer

CATEGORY B (Offenses of more serious nature)

- Inappropriate conduct/disorderly behaviour (not limited to screaming, shouting, running in corridors, inappropriate sexual interaction)

- 1st: R500 | 2nd: R1000 | 3rd: Refer to Ethics Committee

- Smoking in prohibited areas

- 1st: R500 | 2nd: R1000 | 3rd: Refer to Ethics Committee

Misuse of electricity and/or water and/or Wi-Fi

- 1st: R500 | 2nd: R1000 | 3rd: Refer to Ethics Committee

Sleeping over of visitors without prior arrangement

- 1st: R500 | 2nd: R1000 | 3rd: Refer to Ethics Committee

- Minor damage to property (excluding cost of replacement/repair)

- 1st: R500 | 2nd: R1000 | 3rd: Refer to Ethics Committee

10.1. CONTRAVENTION OF RULES

CATEGORY C (Criminal Offenses) - All offenses marked as Refer

- Theft
- Assault
- Victimisation
- Illegal drugs/narcotics/alcohol
- Race-related incidents
- Malicious/intentional damages to property
- Hazing and/or initiation practices
- Any form of physical or verbal abuse
- Threats, intimidation, coercion, or any form of harassment
- Any form of racism, sexism, homophobia, transphobia, xenophobia, ethnic chauvinism,
- religious intolerance, unfair discrimination, hate speech, sexual or gender-based violence or any disrespectful behaviour
- Vandalism, including defacement of property
- Lewd/obscene conduct including voyeurism, public urination, and public exposure of private body parts
- Trespassing, Raids, Strikes
- Throwing, dropping, or projecting objects/substances from or into residence facilities

14 POPI ACT, SURVEILLANCE & SECURITY

Applicable to the Lessee/resident's visitors and/or sleepover guests.

- From time to time, and during events that are attended at RISE Student Living, photographs might be taken. Such pictures might be used in presentations or social media without prior notice. By you attending these events, you give consent to us using your photographs for said reasons.
- RISE Student Living makes use of WhatsApp Groups to communicate with residents. Permission to be added to the groups is given by you by remaining on the group, once added, and in doing so the resident is making their contact details publicly known. All liability towards RISE Student Living, the owner or agent is waived relating to the use of the publicly known contact details.
- RISE Student Living premises is under constant CCTV surveillance and by entering the RISE Student Living premises you consent to such surveillance being used, where applicable for safety, legal and/or awareness purposes.
- If such surveillance needs to be used to determine any violation of any kind whatsoever it will be done within the CCTV Policy of RISE Student Living, that is available on request.
- In the event of any misconduct of whatever nature a resident and/or management may request to have CCTV surveillance viewed in order to determine the specifics of an event. The request must be given through to the Security and the Property Manager who will review the footage and provide confirmation that the footage is free of POPI Act violations in order to give such to the police or management for further investigation.
- No resident may review CCTV surveillance footage without the official permission from the Property Manager.
- No resident may interfere with the duties of security or be behind the security counter, without permission.

EMERGENCY NUMBERS

MEDICAL EMERGENCIES Ambulance 011 375 5911 082 911 10177 *On-Site First Aiders	Suicide Crisis Helpline 0800 567 567 Lifeline Johannesburg 011 728 1331 *Parents and/Guardians of Student
SUICIDE THREATS Ambulance 011 375 5911 10177	AGGRESSIVE BEHAVIOR Armed Response 011 488 6511 Police 011 488 6511 10111
SADAG (The South African Depression and Anxiety Group) 0800 567 567	*Security Supervisor ARMED ROBBERIES Armed Response 011 488 6511 *Security Supervisor
SADAG (The South African Depression and Anxiety Group) 0800 567 567	Substance Abuse Helpline 0800 12 13 14 CIPLA Mental Helpline 0800 456 789
Fire Department 011 375 5911 10177	Lifeline Johannesburg 011 728 1331
FIRE Fire Department 011 375 5911 10177 *On-Site First Aiders	WATER OUTAGE Joburg Water 011 375 5555/086 562 874
BOMB THREATS Fire Department 011 375 5911 10177	ELECTRICITY FAILURE Senior Property Services Manager 073 339 5339
*On-Site First Aiders	Residence Office 010 010 9218
STRIKES AND RIOTS Police 011 488 6511 10111	City of Joburg 011 375 5555 Fire Department 011 375 5911 10177 * On-Site First Aiders * Armed Response * Security Supervisor