

RHODES UNIVERSITY

ESTATES DIVISION

RULES FOR THE ALLOCATION AND OCCUPATION OF UNIVERSITY DOMESTIC HOUSING UNITS IN THE TRANSIT POOL

The following Rules will govern the allocation and occupation of flats and houses in the University's Housing Pool, wherever situated and whether owned or held on lease by the University. These rules do not apply to accommodation allocated to Staff on a permanent basis.

"Director" means the Director of the Estates Division or any official nominated by him in writing.

"Housingunit" means any flat, dwelling house or other place of domestic abode and includes any flat attached to or built as part of kitchens, dining halls and student residences and designated from time to time by the Director as a housing unit available for accommodation.

The rental to be charged for any accommodation shall be assessed by the Director from time to time and may be increased at the Director's discretion where extensions of the period of occupation are granted.

The Director is not empowered to negotiate in regard to the provision of any accommodation with any person other than the staff member involved, or, before his/her arrival in Grahamstown, the Head of his/her Department, Division or Institute.

Membersof Staff appointed from either within (excluding Grahamstown) or outside South Africa may be allocated a housing unit for six months from the date on which they are appointed. This period may be extended at the sole discretion of the Director. Such extensions shall be on a month to month basis but shall not normally exceed six months.

Membersof Staff appointed on temporary or contract terms from within (excluding Grahamstown) or outside South Africa for a period of one year or less may be allocated a housing unit for that period. If however the contract is extended beyond one year, the terms of Paragraph 6 above shall apply.

Married post-graduate students will be allocated housing for one year in the first instance. Any extensions of this period will be at the sole discretion of the Director of the Estates Division.

No tenant shall have a right to demand that h/she be provided with accommodation in any specific housing unit nor shall he/she have the right to occupy for the full period of lease any particular unit. The accommodation assigned to the staff member from time to time shall be as determined by the Director in his sole discretion, which decision shall be final.

A tenant shall move to another housing unit if he/she is required by the Director to do so.

Any rights granted to a tenant by these Rules shall expire, and shall be of no further force and effect, once the staff member has:

declined to accept any specific accommodation assigned to him/her in terms of paragraph above;

or

of his/her own free will vacated any accommodation assigned to him/her and has moved into accommodation that is not owned or leased by the University.

Wherefor any reason not related to his/her breach of these rules or of any lease drawn up between him/her and the University a tenant has been required to vacate accommodation supplied under these rules, the member's rights to resume occupation of a housing unit for the unexpired period of his/her entitlement shall not be prejudiced; provided that paragraph 9 shall apply in regard to the selection of the housing unit.

Where a formal agreement of lease is drawn up between the tenant and the University, these rules shall be deemed to be part of the lease and a provision shall be included in the lease to that effect.

Where no formal agreement of lease is drawn up, these rules shall apply and shall be regarded by the staff member and the University as binding on both parties; and both parties agree that, where conflict may exist between these Rules and the Common Law of Lease, each party renounces his/her rights under common law to the extent of the conflict.

Where no formal agreement of lease is drawn up, the Director may, on good cause shown, terminate the tenant's occupation of a housing unit by giving, in writing, 1 (one) calendar months notice.

No tenant is entitled to demand the supply or provision of any item of furniture, furnishings, curtains, carpeting or equipment of any nature.

The Director may, on request and on appropriate payment by the member, supply items of furniture, furnishings, curtains, carpeting or equipment the quality, colour and quantity of which shall be in the Director's sole discretion.

When the rent includes electricity and water a ceiling on the amount of electricity and water used by the tenant will be determined by the Director from time to time and thereafter the excess will be for the account of the tenant.

Where any housing unit is supplied "furnished", the Director is not bound to remove or change any item not required by the staff member who shall in such a case accept responsibility for the proper care and maintenance against damage of all items that are listed in an inventory.

No tenant or agreed occupant may conduct any form of business from the leased premises without permission from the Director.

The Director is required to ensure that all housing units are occupied for the maximum amount of time throughout the year and, in his discharge of this responsibility may from time to time in individual cases extend the period of occupation of a housing unit until such time as it is required for another staff member but on a month to month basis only.

The University has nominated the Director of the Estates Division as the official responsible for the administration of these Rules and his decision in all cases of doubt or dispute shall be final.

The Director is empowered to delegate to officials of his Division authority for implementing the Rules.

The housing units are University property under the control of the Director of the Estates Division and may be occupied only by occupants agreed to by the University.

The occupant shall not have the right to sublet any portion of the property nor shall he/she allow any person other than those defined in paragraph 22 above to reside on the property.

University housing will be allocated to Rhodes University employees and married post-graduate students in the first instance. Housing units will be allocated to other persons, such as those employed by Associated Institutions at the discretion of the Director of the Estates Division.