

UNIVERSITY OF THE WITWATERSRAND, JOHANNESBURG
**Residence Rentals, Meal Prices & Levies,
 2021**

A.1 Catering Residences – Rentals & Meal Prices

Annual rentals and meals for catering residences – (i.e residences in which dining hall meals are provided by the University) cover the standard undergraduate teaching terms, the examination periods and the April and September study breaks only.

The following rental & meal prices are applicable to catering residences only – ie to Barnato Hall, David Webster Hall, Ernest Oppenheimer Hall, Girton Hall, Jubilee Hall, Knockando Halls (Lighton Hall & Williams Hall), Medhurst Hall, Men’s Halls (College & Dalrymple), Reith Hall and Sunnyside Hall.

Meal Option (See Section A.2 below for details)	Annual Rentals	Meals	TOTAL Annual Rental & Meals	Initial Instalment	Balance due by 31 March
10A = 10 meals per week Mon to Fri: breakfast & supper*	R51 220 per student in a single room. (For double room discount, see below.)	R17 087	R68 307	R10 000	R58 307
10B = 10 meals per week Mon to Fri: lunch & supper*		R17 087	R68 307	R10 000	R58 307
15C = 15 meals per week Mon to Fri: 3 meals per day*		R25 550	R76 770	R10 000	R66 770
14D = 14 meals per week Mon to Fri: breakfast & supper* Sat & Sun: lunch & supper*		R23 685	R74 905	R10 000	R64 905
14E = 14 meals per week Mon to Fri: lunch & supper* Sat & Sun: lunch & supper*		R23 685	R74 905	R10 000	R64 905
19F = 19 meals per week Mon to Fri: 3 meals per day* Sat & Sun: lunch & supper*		R32 148	R83 368	R10 000	R73 368
Accommodation rental in a double room is R48 100 per student and is exclusive of meals. Total meal prices for the year differ according to the check-in dates and the check-out dates of each individual. At least 10 meals must be taken each week. The price per meal is R45,50. (* - This is the initial booking pattern, but meal bookings may be rearranged electronically at will.) A once-off levy of R70,00 for a set of cutlery is included in the above pricing. New first-year undergraduates receive free accommodation during the first five days of the orientation period – i.e. 27 Feb to 03 March (For Orientation Levy for new students, see C.5 below.)					

A.2 Meal Plans

The number (code) for each meal option above indicates the number of meals with which a student will be provided each week – e.g. Option 10A, for example, provides 10 meals per week.

Full details of the “Wits Smart Dining” online meal booking system (which enables students to book additional meals, or to unbook a particular meal, or to move meal bookings) are available on registration.

Please note:

- **Unfortunately the University is not able to cater for individuals with strict dietary needs, whether for religious or for medical reasons. Such students are therefore normally allocated to self-catering residences after consideration of each individual’s needs.**
- **A student whose academic term dates do not correspond with the normal first-year undergraduate term dates should consult the Catering Liaison Officer responsible for his/her dining hall regarding the related additional meals and the cost thereof.**

A.3 Self-Catering Residences – Rentals

<i>Residence & room type</i>	Initial Instalment	Balance due 31 March	TOTAL Annual Rentals
<i>Barnato Hall</i>			
Single rooms	R 10 000	R 42 452	R 52 452
Single rooms – New Wing	R 10 000	R 57 680	R 67 680
Double room – New Wing	R 10 000	R 52 322	R 62 322
<i>Braamfontein Centre</i>			
Shared room (4 beds per flat)	R 10 000	R 35 966	R 45 966
Shared room (3 beds per flat)	R 10 000	R 35 966	R 45 966
Single room (4-bedded flats)	R 10 000	R 39 914	R 49 914
Single room (3-bedded flats)	R 10 000	R 39 914	R 49 914
Shared room (2-bedded flats)	R 10 000	R 37 658	R 47 658
Single bed-sitters (20 th floor)	R 10 000	R 37 658	R 47 658
<i>Campus Lodge</i>			
Single rooms	R 10 000	R 56 270	R 66 270
Double rooms	R 10 000	R 51 194	R 61 194
<i>Ernest Oppenheimer Hall</i>			
Single rooms	R 10 000	R 42 452	R 52 452
Double rooms	R 10 000	R 35 966	R 45 966
<i>International House (12 months)</i>			
Studio apartments	R 10 000	R 88 553	R 98 553
<i>Knockando Halls of Residence</i>			
Single rooms	R 10 000	R 43 298	R 53 298
Double rooms	R 10 000	R 37 094	R 47 094
<i>Noswal Hall</i>			
Studio apartments	R 10 000	R 65 858	R 75 858
2-bedroomed apartments	R 10 000	R 61 346	R 71 346
3-bedroomed apartments	R 10 000	R 57 962	R 67 962
4-bedroomed apartments	R 10 000	R 57 962	R 67 962
<i>Reith Hall</i>			
Single rooms	R 10 000	R 42 452	R 52 452
<i>Rennie House</i>			
Single rooms	R 10 000	R 56 270	R 66 270
Double rooms	R 10 000	R 51 194	R 61 194
<i>The Wits Junction</i>			
Studio apartments	R 10 000	R 70 655	R 80 655
2-bedroomed apartments	R 10 000	R 65 810	R 75 810
3- & 4-bedroomed apartments	R 10 000	R 61 250	R 71 250
12-bedroomed apartments	R 10 000	R 57 545	R 67 545
<i>West Campus Village (12 months)</i>			
Studio apartments – renovated	R 10 000	R 88 553	R 98 553
Studio apartments – unrenovated	R 10 000	R 61 839	R 71 839
<i>Yale Village</i>			
Single Bedroom with communal facilities	R 10 000	R 50 912	R 60 912
Double Bedroom with communal facilities	R 10 000	R 45 272	R 55 272
Single Bedroom with shared bathroom	R 10 000	R 53 732	R 63 732
Single Bedroom with private bathroom	R 10 000	R 56 270	R 66 270
Single Bedroom in shared apartments	R 10 000	R 53 732	R 63 732
Double Bedroom in shared apartments	R 10 000	R 47 246	R 57 246

Studio apartments	R 10 000	R 62 192	R 72 192
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B. Periods Covered by Rentals

B.1 Catered Accommodation

The rentals and meal prices in Section A.1 cover the general undergraduate academic year, which is a period of about 33 weeks.

New first-year undergraduates in residences receive free accommodation during the first five days of the orientation period – i.e. 27 Feb to 03 March. The normal rental period for residence students then commences on 04 March in preparation for the start of the academic year on Monday, 8 March. A student whose academic year is longer than the general undergraduate academic year will be charged additional rentals and meals for the associated additional accommodation. This is especially applicable to **Health Sciences students in clinical years of study and to postgraduates** (including most **Honours, PHD and Masters Students**). They must therefore consult the Accommodation Officers of their residences early in the year to confirm their personal term dates and associated additional charges, if any. Failure to do so will not absolve a student from the obligation to pay additional rental, and to pay for the related additional meals and levies.

Students in catering residences are required to vacate their residences during the mid-year vacation, but they are not required to do so during the April and September study breaks. A student in a catering residence may remain in his/her residence only until the day after he/she has completed his/her examinations. This applies to the mid-year and the end-of-year examination periods.

Note: Any student who remains in a catering residence without written permission for more than one night after his/her last examination in June/July or in December may face disciplinary and/or financial consequences, and may be excluded from the Residence Programme thereafter.

B.2 Self-Catering Accommodation

The accommodation period for International House and West Campus Village covers the period 05 January to the 31 December.

The accommodation period for The Wits Junction is 01 March to 10 December. This is applicable to all UG students except Health Science students whose calendar year varies dependent on the degree that the student is registered for. In the case of Masters, PhD, Honours and Post Graduate Diploma students, their accommodation period and rentals must be checked with the relevant Accommodation Officers.

The accommodation period in other self-catering residences is 04 March until the day following the student's last end-of-year examination. Students whose academic curriculum will require their presence on campus outside of these periods must consult the Accommodation Officers of their residences early in the year to confirm their personal term dates and additional accommodation requirements, and their additional rentals. Failure to do so will not absolve a student from the requirement that he/she pays additional rentals for the additional accommodation.

Additional accommodation for electives undertaken by Health Sciences students in their clinical years of study is not covered by the annual rental. Rental for such accommodation is payable in advance.

New first-year undergraduates in self-catered residences receive free accommodation during the first five days of the orientation period – i.e. 27 Feb to 03 March. The normal rental period for residence students then commences on 04 March in preparation for the start of the academic year on Monday, 8 March. (For Orientation Levy for new students, see C.5 below.)

Note: Any student who remains in a self-catering residence (except International House, West Campus Village and Wits Junction) without permission for more than one night after his/her last November examination may face disciplinary and/or financial consequences, and may be excluded from residences thereafter.

B.3 Vacation Accommodation (for academic purposes only)

Residence students needing accommodation for academic or academic-related purposes outside of normal University terms must pay the associated vacation accommodation rentals *in full in advance*, or provide valid written guarantees of payment from recognised sponsors.

Vacation accommodation rates are available from the Central Accommodation Office.

C. General Information

C.1 Deposit to secure a residence place – NEW APPLICANTS ONLY

A deposit of R990 is payable upon acceptance of a residence offer for 2021. This amount will be credited to the student's general fee account and is refunded in the event that the student is not accepted to the University. All refunds are processed through the Fees Office.

C.2 Payment of residence rentals, meals and levies

A payment of R10,000 being the initial instalment is due before admission to any residence. The balance is due by 31 March. Special arrangements may be made directly with the Fees Office to pay off this portion in instalments. The **only** exceptions to the initial instalment requirement in C.2 above are –

(i) a student whose residence rentals, meals and levies will be met in full by bursaries, scholarships, NSFAS financial aid packages or by recognised sponsors, and who submits acceptable written evidence of such support to the Accommodation Officer of the student's assigned residence and to the Fees Office;

(ii) those who have entered into special rental and meal payment agreements at the Fees Office;

(iii) **international students**, all of whom are required to pay 75% of their annual residence rentals and meals before admission to a residence, and the balance of the fees is payable by 31 March for undergraduate students, and for postgraduate students 30 days after registration.

C.3 Failure to pay fees

All fees are payable in full, irrespective of whether the academic program is interrupted by factors beyond the University's control, e.g. strikes, student boycotts, civil unrest, or other disruption on campus etc.

If a student fails to pay 100% of his/her residence charges by 31 March (or, in the case of a student who has entered into an instalment agreement with the Fees Office, by the agreed date for payment of the final instalment), his/her examination results may be withheld, and **the student will not be admitted to a University residence during the following academic year.**

If a student who has entered into an instalment payment agreement with the Fees Office has fallen behind in his/her payments by the end of the first term (i.e. by 09 July), he/she will have **forfeited his/her rights to further accommodation during the remainder of the year.**

C.4 Withdrawal from University accommodation

If a student wishes to withdraw from University accommodation during the academic year, a **minimum** of one month's written notice is required which is to be submitted online via the self-service portal.

- If, however, cancellation occurs after 31 July, the student shall be liable for the entire rental and associated charges for the year, and shall not be entitled to any refund, except for students registered for Masters by coursework whose programme ends after the 31st July and students who are excluded or de-registered by the Faculty.

- When cancelling accommodation in a catered residence, the student **must also notify the Catering Liaison Officer** of the related dining hall in writing that the remaining booked meals for the year must be cancelled. Failure to do so will render the student liable for the cost of all meals originally booked for the remainder of the year.

C.5 Levies

The following annual levies are not included in the annual rentals, and are charged separately, where applicable:

- a *pro rata* Appliance Levy to cover electricity for catering appliances belonging to a student –
microwave oven R196
refrigerator - single door, under/more than 220 litres R1745 / R2265
- double door, under/more than 220 litres R2265 / R2560
- an Orientation Week Levy of R950 for all new first-year undergraduates to cover two meals per day, T-shirts, transport and other expenses associated with the Orientation Programme.

C.6 Cost of replacement keys

Because of high-security locks used in most residences, students who lose keys are required to pay for replacement keys and/or cylinders at prices ranging between R150 and R590 per key, depending upon the type of lock.

C.7 University students attending conferences or sports tournaments

Rentals and/or meal charges for students residing in Wits residences for conferences or inter-varsity sports events during vacations shall be as per the standard prices determined by Higher Education South Africa (HESA) or SASSU.

C.8 Residence rentals for persons other than registered students

The rentals associated with conferences or other events during University vacations vary between R330 and R450 per day, depending upon the category and standard of accommodation. Meals and other requested services are not included in the rentals. Central Accommodation Office should be contacted for prices on meals and other services.

C.9 Rebates/Refunds/Discounts

Rebates on residence rentals, meals and levies are not permitted for any period during which a student is absent from the University whether because of illness, academic excursions, electives or other causes. No student is entitled to any discount in respect of residence rentals, meals and levies, for any reason whatsoever.

C.10 Interest & VAT

Interest will be charged on all overdue accounts.

VAT is payable where required by law.