

# 7 RESIDENCE RENTALS MEAL PRICES AND LEVIES

## 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 – i.e. 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-Mar
10A = 10 meals per week Mon to Fri: breakfast & supper*	R58 339 per student in a single room. (For double room discount, see below.)	R18 720	R77 059	R10 000	R67 059
10B = 10 meals per week Mon to Fri: lunch & supper*		R18 720	R77 059	R10 000	R67 059
15C = 15 meals per week Mon to Fri: 3 meals per day*		R27 520	R85 859	R10 000	R75 859
14D = 14 meals per week Mon to Fri: breakfast & supper*		R25 720	R84 059	R10 000	R74 059
Sat & Sun: lunch & supper* 14E = 14 meals per week Mon to Fri: lunch & supper* Sat & Sun: lunch & supper*		R25 720	R84 059	R10 000	R74 059
19F = 19 meals per week Mon to Fri: 3 meals per day* Sat & Sun: lunch & supper*		R34 570	R92 909	R10 000	R82 909

i. Accommodation rental in a double room is R54 741 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 R50.

(\* - 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 orientation period – i.e. 04 Feb to 16 Feb. Meals served during the orientation period is for the account of the student and is not included in the meal prices above. The meal charges during orientation will vary depending on the meal options selected by the student.

## 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

Residence & room type	Initial Instalment	Balance due 31 March	TOTAL Annual Rentals
<b>Amani House</b>			
2- bedroomed apartments (Single)	R10 000	R59 332	R69 332
3 & 4 bedroomed apartments (Single)	R10 000	R57 404	R67 404
Double rooms (Sharing)	R10 000	R54 116	R64 116
<b>Barnato Hall</b>			
Single rooms	R10 000	R48 910	R58 910
Single rooms – New Wing	R10 000	R66 172	R76 172
Double room – New Wing	R10 000	R60 418	R70 418
<b>Braamfontein Centre</b>			
Shared room (4 beds per flat)	R10 000	R41 786	R51 786
Shared room (3 beds per flat)	R10 000	R41 786	R51 786
Single room (4-bedded flats)	R10 000	R46 170	R56 170
Single room (3-bedded flats)	R10 000	R46 170	R56 170
Shared room (2-bedded flats)	R10 000	R43 704	R53 704
Single bed-sitters (20 <sup>th</sup> floor)	R10 000	R43 704	R53 704
<b>Ernest Oppenheimer Hall</b>			
Single rooms	R10 000	R48 910	R58 910
Double rooms	R10 000	R41 786	R51 786

Residence & room type	Initial Instalment	Balance due 31 March	TOTAL Annual Rentals
International House Studio apartments	R10 000	R99 077	R109 077
Knockando Halls of Residence Single rooms Double rooms	R10 000 R10 000	R50 006 R43 156	R60 006 R53 156
Noswal Hall Studio apartments 2- bedroomed apartments (Single) 3&4- bedroomed apartments (Single)	R10 000 R10 000 R10 000	R75 488 R70 282 R66 446	R85 488 R80 282 R76 446
Reith Hall Single rooms	R10 000	R49 184	R59 184
The Wits Junction Studio apartments 2-bedroomed apartments 3 & 4-bedroomed apartments 12-bedroomed apartments	R10 000 R10 000 R10 000 R10 000	R83 562 R77 822 R72 656 R68 351	R93 562 R87 822 R82 656 R78 351
West Campus Village Studio apartments – renovated Studio apartments – unrenovated	R10 000 R10 000	R99 077 R69 425	R109 077 R79 425

## 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 39 weeks. **New first-year undergraduates** in residences receive free accommodation during the orientation period – i.e. 04 Feb to 16 Feb. The normal rental period for residence students then commences on 17 Feb in preparation for the start of the academic year on Tuesday, 21 Feb. 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 November/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 03 January until the day before the elected closing date of the University in December.

The accommodation period for The Wits Junction is 17 Feb to 30 Nov. 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 Health Sciences, 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 17 Feb 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.

**New first-year undergraduates** in self-catered residences receive free accommodation during the orientation period – i.e. 04 Feb to 16 Feb. The normal rental period for residence students then commences on 17 Feb in preparation for the start of the academic year on Tuesday, 21 Feb. (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/December 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. Students funded by NSFAS will also be required to make payment in advance as NSFAS does not pay for vacation accommodation.

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 2023. 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, 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 and will be liable for the duration of their stay and the rentals for the notice period. However, if a student giving notice by the 14<sup>th</sup> March and vacates his/her accommodation within three weeks after having taken occupation of their room, will not be charged rentals for the notice period.

- 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 who are excluded or de-registered by the Faculty. Masters and PHD students have until 01 October to cancel their accommodation to avoid being liable for the full residence rentals.
- 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	R240
refrigerator - single door, under/more than 220 litres	R2170 / R2765
- double door, under/more than 220 litres	R2765 / R3170
- an Orientation Week Levy calculated on full cost recovery will be charged to all new first-year undergraduates to cover 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 R600 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 R350 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.