

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*	R67 554 per student in a single room. room discount, see below.)	R14 357	R81 911	R5 000	R76 911
10B = 10 meals per week Mon to Fri: lunch & supper*		R16 625	R84 179	R5 000	R79 179
15C = 15 meals per week Mon to Fri: 3 meals per day*		R22 862	R90 416	R5 000	R85 416
14D = 14 meals per week Mon to Fri: breakfast & supper*		R20 665	R88 219	R5 000	R83 219
Sat & Sun: lunch & supper* 14E = 14 meals per week		R22 933	R90 487	R5 000	R85 487
Mon to Fri: lunch & supper* Sat & Sun: lunch & supper*					
19F = 19 meals per week Mon to Fri: 3 meals per day* Sat & Sun: lunch & supper*		R29 087	R96 641	R5 000	R91 641

Part 7: Residence Fees

Accommodation rental in a double room is R63 384 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: Breakfast R33, Lunch R45, Supper R38 (* - 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. 25 Jan to 06 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. (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 Dining Hall 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
Barnato Hall			
Single rooms	R5 000	R62 390	R67 390
Single rooms – New Wing	R5 000	R82 021	R87 021
Double room – New Wing	R5 000	R75 075	R80 575
Braamfontein Centre			
Shared room (4 beds per flat)	R5 000	R47 500	R52 500
Shared room (3 beds per flat)	R5 000	R47 500	R52 500
Single room (4-bedded flats)	R5 000	R50 000	R55 000
Single room (3-bedded flats)	R5 000	R50 000	R55 000
Shared room (2-bedded flats)	R5 000	R47 500	R52 500
Ernest Oppenheimer Hall			
Single rooms	R5 000	R62 390	R67 390
Double rooms	R5 000	R54 186	R59 186

Residence & room type	Initial Instalment	Balance due 31 March	TOTAL Annual Rentals
International House			
Studio apartments	R5 000	R112 174	R117 174
Knockando Halls of Residence			
Single rooms	R5 000	R63 562	R68 562
Double rooms	R5 000	R55 944	R60 944
Noswal Hall			
Studio apartments	R5 000	R74 000	R79 000
2- bedroomed apartments (Single)	R5 000	R65 000	R70 000
3- bedroomed apartments (Single)	R5 000	R59 500	R64 500
4 - bedroomed apartments (Single)	R5 000	R57 000	R62 000
Reith Hall			
Single rooms	R5 000	R62 683	R67 683
The Wits Junction			
Studio apartments	R5 000	R100 138	R105 138
2-bedroomed apartments	R5 000	R93 604	R98 604
3 & 4-bedroomed apartments	R5 000	R87 961	R92 961
12-bedroomed apartments	R5 000	R82 912	R87 912
West Campus Village			
Studio apartments – renovated	R5 000	R112 174	R117 174
Studio apartments – unrenovated	R5 000	R80 314	R85 314

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 40 weeks. **New first-year undergraduates** in residences receive free accommodation during the orientation period – i.e. 25 Jan to 06 Feb. The normal rental period for residence students then commences on 07 Feb in preparation for the start of the academic year on Monday, 10 Feb. Certain category of students e.g. Health Sciences and Postgraduates (including most Honours, PHD and Masters students) etc, whose academic curriculum will require their presence on campus outside of the periods mentioned above must consult the Residence Administration 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 obligation to pay additional rentals, and to pay for the related additional meals and levies.

Accommodation for deferred/ supplementary exams, electives or support programmes/blocks undertaken by students is not covered by the annual rental.

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 02 January until the 19th December.

The accommodation period for The Wits Junction is 07 Feb to 30 Nov. The accommodation period in other self-catering residences is 07 Feb until the day following the student's last end-of-year examination.

Certain category of students e.g. Health Sciences and Postgraduates (including most Honours, PHD and Masters students) etc., whose academic curriculum will require their presence on campus outside of the periods mentioned above must consult the Residence Administration 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 obligation to pay additional rentals.

Accommodation for deferred/ supplementary exams, electives or support programmes/blocks undertaken by students is not covered by the annual rental.

New first-year undergraduates in self-catered residences receive free accommodation during the orientation period – i.e. 25 Jan to 06 Feb. The normal rental period for residence students then commences on 07 Feb in preparation for the start of the academic year on Monday, 10 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

Residence students needing accommodation for academic or academic-related purposes outside of normal University terms will be charged rentals for this period and includes accommodation required for deferred/ supplementary exams and support programmes/blocks. International students whose family homes are outside Southern Africa and cannot return home at the end of the normal University term but wish to stay in University accommodation will be accommodated in vacation accommodation residences and charged for their period of stay.

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 2025. This amount will be credited to the student's general fee account and is refunded if 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 R5 000 being the initial instalment is due before admission to any residence. The balance is due by 31 March. Students being funded by a sponsor/bursary e.g. NSFAS, are liable for the full fees in the event that the sponsor withdraws/declines the funding or fund only a portion of the fees. 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 by uploading such information on the FASO section of the student self-service portal, to the Residence Administration Officer of the student's assigned residence and to the Fees Office;
- (ii) Students not able to pay the first instalment due to experiencing financial difficulty or other exceptional circumstances will be allowed to waive the initial instalment.
- (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 vacates his/her accommodation within 3 days of taking occupancy and within the first week of the term, rentals for the notice period will not be charged. 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 credit adjustment, except for students who are excluded or de-registered by the Faculty. Masters and PHD students arriving after the 01 April 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 Dining Hall 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.
- Students cancelling their accommodation during the Wits Orientation Programme will be liable for rentals for the duration of their stay.

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	R310
refrigerator - single door, under/more than 220 litres	R2820 / R3590
- double door, under/more than 220 litres	R3590/ R4118
- an Orientation Week Levy of R650 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 may 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.