

SEA OF MOUNTAINS

STUDENT ACCOMMODATION

The residence rules are binding and designed to create a safe, respectful, and supportive living environment. They promote harmony through mutual respect, accountability, and responsible behavior, ensuring residents' well-being by maintaining order and security. **Students in contravention of these rules will be held liable or subject to harsh disciplinary measures.** These rules foster community values of integrity and fairness, contributing to a positive atmosphere for academic and personal growth.

2026 RESIDENCE RULES

CONSIDERATION FOR OTHERS WITHIN THE RULES OF THE HOUSE:

Engaging in serious disorderly conduct that disrupts others may result in the immediate termination of your tenancy agreement, with full liability for the charges outlined in the contract. If you pose a risk to yourself, others, or Sea of Mountains property and staff, the tenancy may also be terminated, with efforts made to involve your educational institution for assistance. Always ensure irons are attended to, as unattended irons present a fire risk to the building and its occupants. Playing music or making noise at unreasonable levels is strictly prohibited, and any noncompliance may lead to the confiscation of equipment, which will be returned at the end of the semester. Shouting, loud conversations, and running in corridors or common areas are not allowed. Any disturbances should be reported to the Warden, Junior Warden or Building Manager immediately.

WATER & ELECTRICITY USAGE

- 1. Report Leaks Promptly:** Immediately notify maintenance/building manager of any water leaks to prevent waste.
- 2. Limit Shower Time:** Keep showers under five minutes to conserve water.
- 3. Turn Off Taps:** Ensure taps are fully closed after use to prevent dripping.
- 4. Switch Off Lights:** Please switch off room lights and any other lights not in use to save power.
- 5. Unplug Idle Devices:** Disconnect chargers and electronics when not in use to save power.
- 6. Use Natural Light:** Utilize daylight to minimize the need for artificial lighting.
- 7. Avoid Overfilling Kettles:** Boil only the necessary amount of water to save energy.
- 8. Report Power Issues:** Inform residence authorities of any electrical faults or outages promptly.
- 9. Never Leave Stove On or Unattended:** Never leave stoves unattended while cooking to prevent fire hazards and to ensure the safety of all residents.

COMMUNE AND ROOMS

- Residents must keep rooms, common areas, and bathrooms clean at all times.
- Waste must be disposed of properly, and food stored to prevent pests.
- No removal, swapping, or additional furniture and appliances (e.g., microwaves, fridges) are allowed.
- Strictly no smoking of nicotine cigarettes, e-cigarettes(vapes), hubbly or any other smoke producing items is allowed in rooms, communes and inside the building. There are dedicated smoking areas for this purpose.
- The use of incense, candles and oil lamps or anything with a naked flame is not prohibited within the confines of the residence.
- All food kept in your room must be stored in suitable containers or wrapped tightly, this prevents insects or rodents from accessing it.
- Furniture should not be moved from the common areas/kitchen area to your rooms. If you are found to have taken the furniture to your room, you will be issued with a R500 spot fine which needs to be paid immediately via cash settlement.
- All rooms and communes are inspected twice a month. Should you consistently keep your room/commune in an unacceptable state, we will arrange for your unit to be cleaned and all costs will be for your account.
- Cooking of food in your room is strictly forbidden.
- Clothes or other items may not be hung from the windows of the building.
- Toilets must not be used for the disposal of any foreign objects or sanitary items, only domestic toilet paper may be flushed down the toilet. Please avoid discarding leftover food, human hair etc into the basin, sink, toilet and shower as these cause blockages in the system.
- When leaving the residence for a holiday or weekend please ensure that your room is left clean and tidy.
- No animals or pets are allowed in the building.
- No items may be screwed or hung onto the walls of the building.
- You may have only have a iron, hairdryer, straightner in your room as additional appliances for your convenience.

VISITOR POLICY

- The host student must sign in visitors, who are required to leave by 22:00 on weekdays and by 24:00 on weekends.
- Visitors must leave their student cards or identification documents with security before gaining access to the building.
- Each student is limited to having no more than two visitors at a time.
- All visitors must check in with security and cannot access your room directly.
- Visitors are not permitted to enter the residence after hours (between 00:00 and 08:00).
- No visitors may stay in the building without the presence of the student. If the student leaves, the visitors must also exit.
- No sleepovers are allowed.
- Management retains the right to impose further restrictions on visitor access if there is a significant increase in utility usage, inappropriate visitor behavior, or if the building's capacity is exceeded in any way.
- Management reserves the right to block visitors due to threat of and/or protest action. Visitors will be allowed at the discretion of Sea of Mountains Management.

SMOKING, DRUGS & OTHER SUBSTANCES

- The building is a smoke-free building; any student found smoking cigarettes, e-cigarettes, vape devices, hookah pipes, cannabis or any type of smoking device/ product, will be charged with a warning/fine. Smoking of these products is only prohibited in the designated smoking areas.
- Alcohol is strictly prohibited in the premises. A student may not bring, store or consume alcohol anywhere in the building or in the designated smoking areas.
- Should any form of restricted drugs be found in your possession or in your room, we reserve the right to immediately terminate the lease agreement and take whatever legal action that may be necessary against you.
- A student may not keep or store cannabis or any form of illicit drugs in their rooms or commune.
- The Residence Manager, Warden, Junior Warden along with a security official of the residence may conduct a drug/alcohol search on reasonable suspicion.
- If a student violates any of the above rules, the Residence Manager/Owner reserves the right to report the matter to the university for further disciplinary action, which may have academic consequences.

INAPPROPRIATE BEHAVIOR & DISTURBANCES

- Noise levels should not disturb other residents. Implemented quiet hours must be observed, particularly during exams.
- Fighting, threatening, intimidation, or any disorderly conduct is strictly forbidden.
- No acts of vandalism, public exposure, or illegal activities.
- Loud sounds, music or conversations that may disturb other residents are forbidden and the Warden or Junior Warden reserve the right to confiscate items, reprimand or fine students for such behaviours.
- Unnecessary running, jumping or acts to cause panic amongst residents are strictly forbidden.
- The incitement of violence or any disputes that may lead to harm, disruption, or a breakdown of order will not be tolerated.
- Bullying or any violation of privacy and sexual harassment or misconduct will be harshly dealt with and may lead to expulsion from the residence pending any investigations or disciplinary measures.
- Any weapons such as knives and guns are strictly prohibited. Such unsafe items will be removed or discarded by the Residence Manager, Warden or Junior Warden.
- Students are encouraged to report any inappropriate behaviours or violations of the rules to the Residence Manager, Warden or Junior Warden.

EMERGENCIES, MEDICAL CONDITIONS & PREGNANCIES

- The Residence Manager will assign appropriately trained senior students or staff to assist any students with disabilities or medical conditions requiring support.
- No infants or minors are permitted to live in the building with any resident.
- Pregnant students must inform the Residence Manager, Warden, or Junior Warden about their pregnancy and will be required to vacate the building after seven months of pregnancy.
- Students with any medical conditions must notify the manager of their condition(s) to ensure timely arrangements can be made if necessary.
- Should an emergency occur within the building students are to notify the Residence Manager, Warden or Junior Warden along with security personnel, such that emergency services are contacted if necessary.

SECURITY & SURVEILLANCE

- Residents should note that they are under 24/7 Camera and Security surveillance to ensure their safety and the safety of their belongings.
- We cannot be held responsible for any losses that you may incur while residing in our building(s). In light of this, please keep your room locked at all times and ensure that the windows are properly closed when you are not present in your room.
- You should never lend/give your keycard to another person. It is vital to ensure that you never leave your keycard in a place where it could be stolen or lost.
- You are not allowed to grant access into the building for any visitor or other students staying in the building or banned person using your keycard.
- In the case of a lost/stolen keycard, we will only grant you access to a new one given you pay a fee of R100.
- No student has the right to interfere in the duties of residence security.
- In the case of any misconduct or loss of items within the residence, the residence manager may be the only official to grant access to security footage in order to aid any investigation or confirm any suspicion by law enforcement, university officials or students.
- In the case that a student is charged by the university due to any misconduct, the residence manager reserves the right to suspend or terminate the students lease agreement.

MAINTANANCE & LAUNDRY

- Students may not leave their laundry unattended in the machines for long periods of time.
- No student is allowed to hang clothes to dry anywhere in the building, there are driers for this purpose.
- Should a washing machine or drier be damaged, students are encouraged to report this to the Warden or Junior Warden.
- Each student may only use 1 washing machines or driers at the a time.
- Students are required to ensure their laundry does not contain any metal or solid items that may damage the washing machines or driers.
- Any maintenance issues should be reported in time to the Warden or Junior Warden so they can be attended too promptly.

