

# 2021 INK HOUSE RULES

## (APPLICABLE TO OCCUPANTS AND THEIR VISITORS)



### SECURITY

Crime is widespread in Stellenbosch. Occupants must at all times aim to enhance the security of the Building and other Occupants.

**Occupants are responsible to ensure that:**

- Vehicle gates are completely closed before driving off;
- Pedestrian gates are completely closed after entering or exiting;
- Doors to the Building are completely closed and locked before leaving the Building;
- Pedestrian gates or other access points are not opened for unknown persons at any time;



### NO DRUGS

The possession and use of drugs or narcotics are against the law and will be treated and reported as a felony. The possession or use of drugs or such substances on the Premises is a breach of the Agreement and Occupants violating this rule will be required to immediately vacate their Units and the Premises.

### NO ANTI-SOCIAL BEHAVIOUR

- Any form of violence or threatening behaviour on the premises or carrying a weapon without permit
- Verifiable physical or verbal assault of any third party on the premises
- Use of force or threat to make a person do something (or not do something) or obstruct a person from doing what the person rightfully may or may not. Including false imprisonment or detention.
- Actual or attempted sexual assault or unconsenting sexual assertion in respect of a third party on premises



### GENERAL

- No animals/pets are allowed.
- Only one occupant may occupy a Unit.
- No hanging or placing of washing or any other items or signs are allowed on the outside of a Unit or the Building that is visually unattractive when viewed from the Unit or the street.
- No loud music or conduct that causes a disturbance to other Occupants or neighbours are allowed. No noise between 22:00 and 08:00 daily.
- No furniture or fittings provided in the Unit may be removed from the Unit at any time.
- No nails or press-stick to be used on walls.
- Any breach of a local authority rule/regulation is a criminal offence. This include water restrictions as stipulated by the Municipality of Stellenbosch.

Occupants must ensure that they at all times:

- keep their Units clean and tidy and remove refuse directly from their Units to allocated municipal bins in the refuse yard;
- do not damage, fit or install anything to the communal property or anywhere outside their Units;
- do not increase the risk of fire to the Premises or compromise the insurance on the Premises;
- refrain from interfering or causing damage to the electrical and plumbing services of the Premises and take all reasonable steps to stop blockages and obstructions in the drains, sewerage pipes and water pipes on the Premises;
- refrain from using or damaging the emergency equipment, fire extinguishers or fire hoses for any other purpose than an actual emergency;

- Reported harassment (which could include physical or cyber stalking or threatening behaviour)
- Actual or attempted arson, trespass, larceny, vandalization or destruction of private property.
- Unlawful or forcible entry into a person's unit or unauthorised area on the premises



## PARKING, VEHICLES AND BICYCLES

Parking on the Premises is at your own risk. Occupants and their visitors may only park in allocated parking bays. The cleaning of oil spills or brake fluid will be for the Occupant's account. No dismantling or work on cars are allowed on the Premises.



## REPORTING OF FAULTS

Any issues related to maintenance must be reported immediately to the Manager via [info@inkstudios.co.za](mailto:info@inkstudios.co.za)

Please refer to the website for all relevant after hour emergency numbers.



## REPORTING

## TRANSGRESSION OF RULES

Any issues related to the transgression of these rules must be reported immediately to the Manager via [info@inkstudios.co.za](mailto:info@inkstudios.co.za)



## PENALTIES FOR TRANSGRESSION OF THESE RULES

The agent shall investigate complaints received against the transgressor and should it be valid, they will at their sole discretion (be entitled but not obliged) in respect of:

- a first complaint, to address a written warning to the transgressor or impose a fine of at least R200 against the Resident; or
- a second complaint, to impose a fine of at least R500 against the Resident; or
- a third complaint, to impose a fine of R500 to R1,200 against the Resident; or
- a fourth complaint, to terminate the lease of the Resident and to take all such legal steps as may deemed necessary.
- Anti-Social behaviour, or suspicion of unlawful behaviour by a Resident, which in the reasonable opinion of the agent or the authorities, may hold a reasonably foreseeable risk of harm or damage to other persons on the premises and/or the premises itself, including but not limited to any of the above, is a terminable event.

If the Agent, in its sole discretion, is of the view that the transgression of the house rules is of such a serious nature that it constitutes a breach of the Rental Agreement, the agent may take such steps required to terminate the Rental Agreement without any previous complaints having been lodged and/or fines having been levied against the Resident. All fines will be due and payable on receipt of an invoice.

If, on the Termination Date of the Rental Agreement, any amounts/ fines/ additional administrative fees are still due and unpaid by the Resident, the Agent will be entitled to deduct such amounts due from the Deposit of the Occupant, prior to refunding of any balance due to the Occupant.

# EMERGENCY NUMBERS & INK OFFICE

Ambulance	10177
Ambulance	082 911
<b>Campus Security</b>	<b>021 808 2333</b>
Campus Trauma Centre Trauma Counselling	021 808 4994 021 808 4707
Crisis Services ER24	010 205 3032
Electrician	021 300 1879 083 368 2920 (emergency call-out R500)
Email	<a href="mailto:info@inkstudios.co.za">info@inkstudios.co.za</a>
Fire Department	021 808 8888
Hospital	021 808 6100
INK Office	071 424 6429
Internet	Francois 072 272 8563
Maintenance issues	info@inkstudios.co.za
Medi-Clinic 24-hour	021 861 2095
Plumber (Plumb Certain for after hour EMERGENCIES)	021 882 8209 071 677 1949 (emergency call-out R500)
Police	021 809 5000 OR 10111
Remote Entry Systems for room access	021 887 9033 082 511 3386 (after hours)
Thorburn Armed Response	060 521 8368

# CAPPED AND UNCAPPED DATA

## **Capped Data:**

1GB = R20  
2GB = R40  
5GB = R90  
10GB = R150  
20GB = R230  
50GB = R400  
100GB = R650

All capped data packages are valid for 6 months+ and can be used at all buildings and residences which we cover and service so you can roam! Data can be purchased 24/7 from our Portal and we use all major payment gateways (PayPal, Snapscan, PayFast etc).

**Uncapped:** Please note that the uncapped is per person and not per unit or per couple/room mate. Only for the user and their personal devices. Each device will get that speed and not as a combined speed. It is a month to month service, no contract needed, pro-rata.

2mbps = R250  
4mbps = R400  
10mbps = R750

*Higher speeds are available on request.*