



Block A 66 Rivonia Road, Chislehurst, Sandton 2196, P.O. Box 783997, Sandton 2146
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HOUSE RULES AND CONDITIONS: STUDIO STAY ON SIXTY6 SITUATED AT 66 RIVONIA ROAD, CHISLEHURSTON, SANDTON

1. INTERPRETATION

- 1.1. Unless otherwise expressly stated, or the context otherwise requires, the words and expressions listed below will, when used in these Rules, bear the meanings ascribed to them and cognate words and expressions will bear corresponding meanings:
 - 1.1.1. Apartment – a residential accommodation apartment leased from Studio Stay on Sixty6, a division of T & C Properties;
 - 1.1.2. Rules – these house rules and conditions, together with all annexures and addenda hereto;
 - 1.1.3. Site – the website found at address: www.studiostayonsixty6.co.za;
 - 1.1.4. Studio Stay on Sixty6 – is a division of T & C Properties, charged with marketing and managing the Apartments;
 - 1.1.5. T & C Properties – Taeuber & Corssen Properties (Pty) Ltd, Registration Number 1969/016253/07, a company duly registered and incorporated under the laws of the Republic of South Africa, and “we/us/our” shall mean T & C Properties, as the context may require;
 - 1.1.6. You or Yours – means you personally as the lessee of the Apartment and any of your guests or visitors, in or on the premises of 66 Rivonia Road or the Apartment.

2. OCCUPANCY

Each Apartment at Studio Stay on Sixty6 will be occupied by a maximum of 2 (two) guests at a time and no children under 12 years old will be allowed occupancy, unless our prior written consent has been obtained.



3. CHECK-IN AND CHECK-OUT

- 3.1. Check-in time will start at 14h00, and will end at 16h00 on the day of your arrival. In the event that guests cannot abide by the general check-in time, special arrangements can be made for an earlier or later check-in time, subject to reasonable prior notice to us.
- 3.2. Check-out time will start at 08h00, and guests must check-out before 10h00 on the day of your departure. In the event that guests wish to check-out before 08h00, special arrangements can be made for an earlier check-out time, subject to reasonable prior notice to us.

4. ACCESS CARDS

- 4.1. During the period between 14h00 to 16h00, access cards can be collected on arrival at the office of Studio Stay on Sixty6. In the event of late arrival by guests, special arrangements can be made for the collection of access cards, subject to reasonable prior notice to us.
- 4.2. During the period between 08h00 to 10h00, access cards can be handed over to the person designated by us, alternatively deposited in a security box.
- 4.3. In the event that a access card is lost, or in the event of damage to the locks, you will be liable for cost of a replacement access card, and/or the costs of repairing, or replacing, the locks.

5. SMOKING

- 5.1. Smoking is prohibited inside all Apartments of Studio Stay on Sixty6.
- 5.2. You hereby undertake not to contravene or allow the contravention of the Tobacco Products Control Act, No.83 of 1993, (as amended), by any of your visitors, or persons entering the premises of 66 Rivonia Road, under your control or supervision.
- 5.3. Smoking will only be allowed within designated smoking areas on the premises of 66 Rivonia Road.

6. APARTMENTS

- 6.1. At any time when you leave the Apartment, you are obligated to ensure that all lights and air conditioners are properly switched off.



- 6.2. The cooking and storage of food inside the Apartments is only allowed in the facilities provided in the Apartment.
- 6.3. 66 Rivonia Road is a gun-free environment, and no fire-arms will be allowed on the premises of 66 Rivonia Road or within the Apartments.
- 6.4. Apartments are only to be used solely for residential accommodation and for no other purpose, unless our prior consent is obtained.
- 6.5. You will ensure that no radios, hi-fi's, wi-fi systems, surround-sound system, tape recorders, compact disc players, DVD players, MP3 players, televisions, computers or other similar devices will be used in a manner so as to be heard or seen (as the case may be) outside of the Apartment, without our prior consent.
- 6.6. You will not permit the Apartment to be used for any illegal or improper purpose, and will not cause or permit any disorderly conduct of whatsoever nature on the premises of 66 Rivonia Road or become an annoyance, or cause damage or a disturbance to the occupants of the adjoining premises or Apartments or any person whatsoever.
- 6.7. You will take all reasonable precautions to prevent the blockage and obstruction of the lavatory, drains, sewerage pipes, water pipes or any other apparatus forming part of the premises of 66 Rivonia Road and/or the Apartments.
- 6.8. You will be liable to make good any damage to the premises of 66 Rivonia Road and/or Apartment, the common areas, or any part thereof, or any appurtenances thereto, caused by you, or your visitors.

7. COMMON AREAS

- 7.1. You are entitled to the reasonable use of the common areas, together with the other occupants and tenants of 66 Rivonia Road, only for the purposes for which such common areas are intended to be used, as determined by us, and also subject to such reasonable rules and limitations as we may prescribe, from time to time.
- 7.2. Notwithstanding anything else contained in these Rules, you are not entitled to use or to permit the common areas to be used in contravention of any permit, licence, act, by-law, regulation, ordinance or the law in general.



8. PARKING

- 8.1. Parking is available for all guests in the designated parking bays.
- 8.2. The parking of your vehicle at 66 Rivonia Road is entirely at your own risk. We will not be liable for any loss, damage, injury or death resulting from the use of a parking bay, other than as a result of the gross negligence or wilful misconduct on our part.

9. LITTERING

You will not deposit, throw, or permit or allow to be deposited or thrown, on the premises of 66 Rivonia Road and/or the common area, any rubbish, including dirt, cigarette butts, food scraps or any other litter, whatsoever.

10. FIRE HAZARD AND FIREFIGHTING EQUIPMENT

- 10.1. You will take due care to avoid creating a fire hazard, for example, the overloading of electrical power points.
- 10.2. The use of any flammable substances for any purpose whatsoever, including, but not limited to, heating, cooking, and/or lighting, is prohibited inside all the Apartments, unless our prior consent is obtained.
- 10.3. Any firefighting equipment may only be used for its intended purpose of fire control, and for no other purpose.

11. PETS

Pets and/or any animals shall not be allowed in any of the Apartments.

12. VALUABLES, STORAGE AND SECURITY

- 12.1. A safe-deposit box is available in each Apartment.
- 12.2. We will, however, not be responsible for any damage, loss or theft of any valuable items from the premises of 66 Rivonia Road and/or from the Apartments.
- 12.3. Whilst we will take reasonable steps to ensure the safety and security of our guests and their possessions, you retain the ultimate and full responsibility for your own safety and security.



13. LIMITATION OF LIABILITY AND INDEMNITY

13.1. Subject to the provisions of the Consumer Protection Act, 68 of 2008 (as amended), we will not, at any time, be liable for:

13.1.1. any injury, loss or damage (whether direct or indirect, consequential or otherwise) to any persons or property suffered by you, your visitors, any member of the public, or other persons whomsoever, in or upon the premises of 66 Rivonia Road and/or the Apartment, from whatsoever cause arising, and, in particular (without limiting the generality of the foregoing) whether such injury, loss or damage is due to theft, the action of rain, wind, hail, lightning, explosion, spontaneous combustion, gas, fire, water, electric power or current, or is due to riot, strikes, war, civil commotion or to any other cause whatsoever;

13.1.2. any loss, delay, inconvenience or damage (whether direct or indirect, consequential or otherwise) which may be suffered by you, your visitors or other persons in or upon the premises of 66 Rivonia Road and/or the Apartment as a result of any failure in the supply of water, electricity or gas or any other service or power or of any interruptions of same or similar nature, or of any failure to ensure an expeditious resumption of same, to the premises of 66 Rivonia Road and/or the Apartment;

13.1.3. any loss, injury or damage (whether direct or indirect, consequential or otherwise) of whatsoever nature caused to you, your visitors or other persons, by items falling from any part of the premises of 66 Rivonia Road and/or the Apartment, including in particular, if caused by any structural damage of the premises of 66 Rivonia Road and/or the Apartment,

unless such injury, loss, delay, inconvenience or damage referred to in this clause 13.1 is as a result of the gross negligence or wilful misconduct on our part.

13.2. You hereby indemnify and hold us harmless against any loss, damage (whether direct or indirect, consequential or otherwise), cost or expense, (which includes costs on an attorney and own client scale) arising from or in connection with any claim against us pursuant to this clause 13.

13.3. You will not be entitled to withhold or defer payment of any amounts due to us as a result of your occupation of any Apartment at Studio Stay on Sixty6 for any reason



whatsoever, including any claims made against us by you, or by any of your visitors or other persons whatsoever, as contemplated in this clause 13.

14. CHANGES TO THESE RULES

- 14.1. We reserve the right to amend and/or update these Rules from time to time, and to publish such amended Rules on this Site.
- 14.2. By using the Site, you undertake to be familiar with the latest Terms and Conditions of use of the Site, and your continued use of the Site will be deemed as acceptance of the latest published Terms and Conditions. For completeness, please also see our Privacy Statement.

15. CONTACTING US

If you have any questions regarding these Rules, please contact us at: info@studiostayonsixty6.co.za.

