

# STUDENT HOUSING RULES

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### 1. Welcome

Medine Property aims to provide you with quality and comfortable student accommodation during your stay with us. In order to help us in ensuring this and for the well-being of all residents, you, as a resident, have the responsibility to make a positive contribution by following the Student Housing Rules, being courteous and considerate to your fellow residents and respecting neighbours who live in the vicinity of the accommodation.

## 2. About Medine Property and ‘Student Life’ Accommodation

Founded in 1911 as a sugar estate, Medine Limited (‘Medine’) (formerly known as ‘The Medine Sugar Estates Company Limited’) has accompanied the economic development of Mauritius throughout the years, by diversifying its activities in trade, tourism and other sectors. Medine is now a diversified group with 4 main clusters – namely Agriculture, Leisure, Property Development and Education. Medine has engaged in a major integrated property development programme, in line with its 2005-2025 Master Plan, on its lands which are situated in the vicinity of the Country’s major cities and on the highly desirable west coast of Mauritius. ‘Student Life’ Accommodation is expected to welcome 144 students. The residence is fitted with furnished rooms, kitchen facilities, living areas along with laundry facilities. The welfare of resident students will be catered for by the dedicated ‘Student Life’ Team and Medine’s duly designated property management agent (‘Broll’ or the ‘Broll Team’). Broll is currently appointed to assist Medine in the management of the student residences and in ensuring compliance with the present Student Housing Rules. A student housing warden will be available to assist you, as a point of contact (please see contact details below).

## 3. Useful Contacts

The Broll Team will be here to assist with any facilities, repairs or maintenance issues related to the student housing and any leasing issues.

| Useful contacts                                     |   |
|---|---|
| Facilities, Repairs, Maintenance and Leasing Issues | Sachi Virahsawmy<br>Tel: 57238359<br>Email : <a href="mailto:sachiv@medine.com">sachiv@medine.com</a>       |
| Invoicing & Leasing issues                          | Broll Management Services<br>Tel: 4601200<br>Email : <a href="mailto:ann@brollpfm.com">ann@brollpfm.com</a> |
| Studentlife Manager                                 | Sachi Virahsawmy<br>Tel: 57238359<br>Email : <a href="mailto:sachiv@medine.com">sachiv@medine.com</a>       |
| Student Welfare Issues                              | Sachi Virahsawmy<br>Tel: 57238359<br>Email : <a href="mailto:sachiv@medine.com">sachiv@medine.com</a>       |

| Emergency |   |
|-----------|---|
| Police    | Emergency Services/Police Station: 999<br>Nearest Police Station: |

|   |  |
|---|--|
|   | 1. Bambous Police Station: <b>452 0870</b><br>2. Flic En Flac: <b>453 9916</b> |
| <b>Fire Stations</b>                      | Emergency: <b>995</b><br>Nearest Fire Station: Quatre Bornes: <b>464 3068</b>  |
| <b>Ambulance – SAMU</b>                   | <b>114</b>   |
| <b>Nearest Public Hospital</b>            | Candos: <b>425-3031</b>  |
| <b>Nearest Private Clinic (Rose-Hill)</b> | Clinic-Bon Pasteur: <b>464 2640</b>  |

#### 4. Useful Information

##### 4.1 Cleaning

You are responsible for the cleaning of your own room (including any en-suite facilities). You will also be responsible for cleaning up after yourself, when you use any of the common areas, such as the kitchen. Regular inspections will be carried out by the Broll Team. You must comply with any cleaning schedules, communicated to you by Broll.

##### 4.2 Waste Removal Schedules

The Broll Team will communicate to you the Waste Removal Schedules. You must dispose of your waste in the dedicated bins situated outside of your rented premises.

##### 4.3 Mail distribution and Notice Board

i. The warden of the student residence will use his/her reasonable endeavours to email you, when any mail is received for you at the reception. However, you will need to regularly check whether you have any mail. Medine and the Broll Team will not be responsible for any lost mail.

ii. You shall be responsible for consulting regularly, the Notice Board for any notifications, information and/or changes in any policies, codes etc.

##### 4.4 Rental payment

Invoices will be handed to you regarding the rental payment. Payment shall be made by electronic bank transfer into Medine’s designated bank account or bank cheque to the order of Medine.

##### 4.5 Communications

For issues related to the facilities (e.g. cleaning, waste removal, pest control, etc.) repairs, maintenance and/or leasing, the point of contact is Broll. A dedicated Student Support Officer from the Medine Education team is also available to ensure student welfare. The preferred mode of communication is via email for non-urgent requests. As for urgent requests, the preferred mode of communication is by phone.

#### **4.5 Laundry and Cleaning Services**

You may contract your own laundry services and/or cleaning services, from the independent services providers, who have been duly authorised to operate within the student accommodation compound, by the property owner. The property owner and its agent, shall not, however, be liable for the level of quality and/or due execution of such services.

It shall be forbidden for you to hang any clothes to dry outside the leased premises and/or in or on the property other than in the areas specifically designated by the Landlord, as indicated in your lease agreement.

### **5. Code of Conduct**

As residents you must abide by all Student Housing Rules described in this document and applicable laws and regulations in force. These policies benefit individual students as well as the entire residential community. Failure to abide may result in the cancellation of your Lease Agreement and/or civil and/or criminal action being taken against you.

#### **5.1 Alcoholic beverages**

Residents may possess quantities of alcohol that are intended for personal consumption only. Kegs or other large containers or large quantities of alcohol are prohibited in the student accommodation. Any person found to be intoxicated and acting in an unruly manner, will be evicted following cancellation of the lease agreement with immediate effect. It is illegal under local law, to consume alcohol in any public place, unless that place is licensed to allow for the consumption of alcohol or specifically authorised by law e.g. public beach.

#### **5.2 Smoking**

Smoking is prohibited inside the building. Residents may only smoke outside (within the property compound), at least 30 feet away from the building premises. However, all cigarette-butts must be properly put out and disposed of in the designated bins provided for outside the building premises. It is illegal to smoke in any public place, under local law.

#### **5.3 Drugs, narcotics, and paraphernalia**

It is strictly forbidden for any resident to store, possess, manufacture and/or sell any controlled and/or illegal substances and/or drugs for intoxication and/or abusive use of such substances and/or drugs. Residents suspected of violating this policy may be confronted by staff members and/or the Police and authorities and/or be evicted following cancellation of the lease agreement with immediate effect. Criminal legal action and civil legal action may be taken against you. The following consist of additional violations under this policy:

- a. Possession and use of marijuana or use of products that resemble or smell like marijuana is prohibited.
- b. The misuse of prescription medication and/or cleaning products or fumes. Also, the use, possession, and/or sale of marijuana, even with a prescription from your home country, (where same could be legal), is illegal and prohibited in Mauritius.
- c. Inability to exercise care for one's own safety and/or the safety of others while under the influence of controlled substances.

- d. Suspicion of using illegal drugs which includes, but is not limited to, marijuana odour emanating from a unit, drug paraphernalia seen in a room, storage closet, balcony, etc.
- e. The sale and/or distribution of drugs and/or paraphernalia are prohibited.

Any person found in possession of any drugs as above or using such substances on the premises or within the property will be evicted and the lease agreement cancelled with immediate effect. In addition, the matter will be reported to the Police and the relevant authorities.

#### **5.4 Dangerous or threatening behaviour**

Any activity, which can be interpreted as endangering or harming oneself, any other student and/or guest is prohibited. Conduct that threatens or endangers the health and/or safety of any person including physical abuse, threats, intimidation and/or harassment is strictly prohibited. Committing acts of physical and/or mental abuse or engaging in actions that intimidate, harass, threaten, coerce, or otherwise endanger the health or safety of self or another person (including threats or attempts of suicide) is prohibited. This includes but is not limited to physical harm or threat of physical harm to any person and/or to self.

#### **5.5 Destruction/misuse/theft of property**

Property damage is inappropriate and demonstrates a lack of respect for the community, other residents and the property of others. The following are, but not limited to, violations of this policy:

- a. Unauthorized possession, use or misuse, removal, defacement and/or tampering of leased property or equipment or any other property belonging another is prohibited.
- b. Any resident who maliciously or accidentally damages property will be responsible for the cost of remedying the damage and/or the cost of the labour to restore, repair or replace the property.
- c. Residents will be responsible for the actions of and/or damages incurred by their guests.
- d. Residents are prohibited from physically repairing damages to the property. If property is damaged, please report the damage to the staff of Broll.
- e. Furniture must not be removed from student units and/or common areas.
- f. Residents are responsible for ensuring that their respective student accommodations, including any fixtures, fitting, furniture and equipment, are kept clean and tidy at all times.
- g. Residents will not be allowed to stick or fasten items or drill holes by any means on the walls of the common areas. You will be responsible for making good, at your own cost, any holes and/or damages that you cause to any of the walls and/or ceilings of the leased premises and/or building, prior to vacating the premises.

#### **5.6 Fire hazards**

The following are forbidden and constitute a list of violations that could result in prosecution and/or fines:

- a. Tampering and/or damaging fire equipment or intentionally misusing fire alarms, smoke detectors, fire sprinklers, fire extinguishers, emergency exits, and emergency signs or pulling the fire alarm when the cause is unrelated to notification of a fire.**
- b. Intentionally or negligently causing and/or creating a fire, explosion or release of poisonous gas or fumes.**
- c. Failure to evacuate a building immediately following the sounding of an alarm, unless otherwise instructed by the Student Housing staff, fire-safety or other emergency response personnel.**
- d. Possessing or storing gasoline, fireworks and/or combustible decorations and chemicals.**
- e. Storing fuel-driven engines including motorcycles, mopeds, etc. anywhere in the student accommodation compound.**
- f. Open flames (including candles and incense), combustible decorations and chemicals, deep fat fryers, electric fry pans, space heaters and halogen lamps are prohibited (including on balconies).**
- g. Disabling, opening, damaging, or blocking exits used exclusively as fire exits is prohibited (unless being used properly as an exit during an emergency situation).**
- h. Grills – BBQ Grills cannot be operated anywhere except in the BBQ area designated by the landlord and indicated in your lease agreement.**
- i. Using toasters or other cooking devices in areas outside of the designated communal kitchen.**

### **5.7 Safety and security**

Safety/Security policies are necessary for the safety of residents and therefore must be followed. The following is a non-exhaustive list of security violations:

- a. The unauthorized use, possession, or duplication of room or master keys including lending keys to any person;**
- b. Blocking of any door, other than your own room door and/or causing any common areas to be obstructed, is prohibited.**
- c. Unauthorized entry into another room;**
- d. Unauthorized presence on rooftops or areas marked for restricted access;**
- e. Unauthorized use of or entry/attempted entry into computer or telecommunications systems;**
- f. Providing access to any person, other than residents with key access, staff, or attended guests, by any means;**
- g. Failure to lock or secure doors, entrance doors, or allowing any person entrance into a building and leaving them unattended on any part of the grounds**

### **5.8 Weapons, firearms or ammunition**

The possession or use of firearms, ammunition, explosive or combustible materials, pistols, revolvers, pellet guns, air guns, and/or injury-threatening weapons deemed by law enforcement to be deadly are strictly prohibited. This also includes, but is not limited to daggers, machetes, slingshots, switchblade knives, weapons commonly known as blackjacks, sand-clubs, billy-clubs, and metal knuckles. Metal pipes, bars, razors with an unguarded edge or any knife being used for a purpose other than the purpose for which it was intended (i.e. a kitchen knife being used as a weapon or to instil fear in another). This is considered as a material breach and will result in eviction following immediate cancellation of the lease agreement.

### **5.9 Disruption**

Participating in an activity that substantially disrupts the normal operations of the residential community, or infringes on the rights and/or peaceful and quiet enjoyment of the property by other residents are strictly forbidden, and include, but are not limited to:

- a. Overt actions such as verbal attacks and physical assaults on other residents, guests, staff and/or their property.
- b. Physical or written defacement or destruction of residential property and/or Student Housing postings and posters.
- c. Disruptive behaviour that negatively impacts the residential community and the peaceful and quiet enjoyment of the premises by other residents.
- d. playing loud music.

Any one of the above violations will result in eviction following immediate cancellation of the lease agreement.

### **5.10 Failure to comply with an administrative request**

You will be required to cooperate with the property owner and its designated agent. The following include, but are not limited to, violations of these rules: -

- a. Failure to comply with an administrative request when a Broll staff member is acting in his/her official capacity including: failure to appear/meet, to vacate a room, to cease inappropriate behaviour, to produce identification, and/or to exit a facility when requested.
- b. Providing fabricated, falsified, misrepresentative, or non-negotiable information or documents.

### **5.11 Cleanliness**

All residents are expected to maintain cleanliness and hygiene in their student accommodation and designated communal areas. You will be responsible for any pest control within your own student accommodation. Some causes for concern would include but are not limited to, significant odours, excessive trash rotting, or spoiling food left in the open, debris covering exit ways, etc.



### **5.12 Littering and Trash removal**

Littering, inappropriate disposal of trash, and/or sweeping debris into a communal hallway or area in the residence or the surrounding grounds is not permitted.

### **5.13 Locks**

Installation of locks on any door, other than those provided by the property owner, is prohibited. Unauthorized duplication of keys is also prohibited.

### **5.14 Pets**

Pets and animals are not allowed in the student accommodation compound, at any time.

### **5.15 Room swaps and changes**

Unauthorized room transfers or sharing are strictly prohibited

### **5.16 Internet use**

You shall be able to subscribe to your own internet connection from your room, at your own costs. At the end of your lease, you must ensure that all fees are paid to the relevant internet provider and that your connection is duly disconnected.

### **5.17 Guests**

This policy in relation to guests is made with a view to safeguarding the safety and consideration of the property and any other users. Student residents are permitted to host guests as long as the rights and privacy of the other persons living in the property are respected. Residents are responsible for the conduct of their guests at all times and any damages incurred or caused by their guest(s). Residents must ensure that all of their guests comply, at all times, with all Student Housing Rules. Guests may be asked by the staff to provide identification or leave the premises at any time. The guest must comply. A guest must be accompanied by her/his host at all times. Guests are not permitted to be unescorted and may not be left unattended in the host's accommodation or within the student accommodation compound.

Guests will not be allowed to stay overnight. Any guest staying overnight will be considered as a breach of these rules, which may lead to cancellation of your lease agreement.

### **5.18 Parking**

There are no reserved parking spaces. Parking spaces will be available on a first come first serve basis. Parking will only be permitted in the designated parking bays.