

OCCUPATION OF APARTMENTS

- If more than one person is a working adult they will have to contribute towards rental and their combined income will determine rental and apartment size. No more peoples either than the set limit below can reside in one apartment.

TYPE	MAX PEOPLES
2 (two) bedrooms	4 (4) persons
1 (one) bedrooms	2 (two) persons
0.5 (bachelor) bedrooms	2 (two) persons

FREQUENTLY ASKED QUESTIONS

What if my sink is blocked? All concerns or maintenance requests are logged in at reception and will be resolved timeously with turnaround time given to the tenant on registration of the issue

Are there onsite staff that live on the premises? An onsite caretaker is able to respond to emergencies within set turnaround time depending on each item

Am I allowed to sublet? Sub-letting is not permitted and will be deemed as a breach of contract

Can I drill nails into my wall? No alterations may be made in the structure of the apartment including nails. Any alterations must be done by the landlord.

Where do I hang my clothes? An onsite laundry facility is available. Nothing may be hung from windows or doors

What if my neighbour is not keeping their unit hygienic? For the benefit of everyone, each apartment shall be kept clean and hygienic. The landlord may raise concerns with tenant if there is upkeep required.

Where do I throw away my refuse? The tenant shall use the refuse area outside regularly to dispose of household items and shall leave no refuse in the passages

Can I bring a pet into the facility? Pets are not permitted

Can I use the building for anything either than residential e.g. Business? Apartments can only be used for residential purposes. Office space for rental is available in the commercial space

What if I notice my neighbour engaging with illegal substances? For the protection of all tenants no illegal activity will be tolerated whatsoever, this will constitute breach of contract. Any such information brought forward will be forwarded to authorities and investigated.

RENTAL MIX

RENTAL CATALOGUE 2020				
Income Bracket	Apartment number	No of units available for Building 1: Steve Biko	Apartment Description	Average rental (Subject to change)
R11302-R15000	Unit 3, Unit 4	14	2 BEDROOMS (sea-view)	R5 250
	Unit 3, Unit 4	15	2 BEDROOMS (city view)	R4 602 (average rental)
	Upper-Ground 2 bed	1	2 BEDROOMS	R4 602 (average rental)
R7701-R11300	Unit 5, Unit 6	14	1 BEDROOM (sea-view)	R3 955
	Unit 8, Unit 7	14	1 BEDROOM (city-view)	R3 325 (average rental)
R3500-R5500	Unit 9	7	1 STANDARD BEDROOM (city view)	R1 850
R3500-R5501	Unit 1	3	1 SMALL BEDROM	R1 850
R3500-R5501	Unit 10	4	Large Bachelor (Rodney)	R1 050 (average rental)
R3500 (max)	Unit 10	3	PB Large Bachelor	R875
R3500 (max)	Unit 1	3	PB Small 1 Bedroom	R875
R5501-R7700	Unit 11, Unit 13, Unit 12, Unit 2	27	CITY VIEW 1 BEDROOM (Morgan/ Rodney & Peel Street)	R2 464
R5501-R7700	Upper-Ground 1 Bed	4	UPPERGROUND 1 BEDROM	R2 112 (average rental)

GENERAL RULES

- Each unit must have white lace curtains underneath any curtain
- No one who is not declared on the lease document may reside in the flat more than 24 hours
- Any peoples staying longer than 24 hours and less than 5 days must be booked with caretaker
- Any persons visiting for more than five days but less than a month, must be booked in one month in advance
- No visitors are permitted for longer than one month as they will then be charged as tenants
- No smoking inside the facility
- No noise is allowed in the facility
- Parties and gathering of more than five people must be booked for in the events lobby
- Parents are requested to keep children away from windows
- No children are allowed to play in passages or staircases

DEFAULT PAYMENTS

- Late payments will attract interest charges of 3% daily.
- Payments later than 7 x days will trigger a letter of demand and will be handed over
- Tenants later than 15 days will be trigger eviction from the apartment

OFFICE HOURS

08:00AM - 17:00PM



+27 41 582 2038
+27 437220427
0630029566 (Prosper)
0842394608 (Emily)



rentals@qhama.co.za
info@qhama.co.za
www.qhama.co.za

44th Strand Street, Central (CBD)
Port Elizabeth, Eastern Cape



@SteveBikoPrecinctApartments



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STEVE BIKO PRECINCT



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(TENANT INFORMATION BROCHURE)

44TH STRAND STREET, CENTRAL (CBD)
PORT ELIZABETH, EASTERN CAPE
RENTAL APARTMENTS



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RENTALS L UTILITIES & SERVICES

- THE TOTAL MONTHLY RENTAL IS PAYABLE BY THE FIRST BUSINESS DAY OF EACH AND EVERY MONTH
- STATEMENTS & INVOICES ARE SENT BY THE 15TH OF EVERY MONTH
- RENTALS ARE BASED ON TENANTS' INCOME AND APARTMENTS LAYOUTS
- TENANTS CAN PAY RENTAL PRIOR TO THE MONTH END
- ONE AND HALF MONTHS DEPOSIT IS REQUIRED
- BASIC RENTAL DOES NOT COVER WATER, LIGHTS AND TV RETICULATION THESE ARE ALL ADDITIONAL COSTS WHICH ARE ALL MANDATORY
- ELECTRICITY IS PREPAID AND BOUGHT AT ANY REGISTERED SHOP
- EACH APARTMENT HAS ITS OWN HOT & COLD-WATER METER WATER IS BILLED MONTHLY AND MUST BE PAID MONTHLY
- MANDATORY UNCAPPED WI-FI CONNECTIVITY BILLED MONTHLY @ R350
- FAILURE TO PAY OUTSTANDING AMOUNTS WILL RESULT IN BLOCKAGES OF SERVICES

WHO QUALIFIES AS A TENANT?

- RSA CITIZENS
- EMPLOYED PERSONS WITH PROOF OF INCOME
- 18 YEARS OLDER
- TWO OR MORE PEOPLE CAN SHARE A TWO BEDROOM ON THEIR COMBINED INCOMES
- INDIVIDUALS WHO HAVE NEVER BENEFITED FROM HOUSING SUBSIDY

SAFETY & SECURITY

- THUMBPRINT RECOGNITION ACCESS
- 24-HOUR GUARDS ONSITE
- CCTV CAMERAS
- TENANTS MUST SIGN OUT GUEST BY 23:00PM UNLESS VISITATION BOOKING MADE WITH CARETAKER



AMENITIES

- LAUNDRY SERVICES (CASH OPERATED)
- MINI GYM (MONTHLY MEMBERSHIP)
- DAY CARE FACILITY (6 MONTHS TO 3 YEARS OLD)
- FOOD COURT
- INTERNET CAFÉ
- BEAUTY SPA
- OFFICE RENTAL SPACE
- LIBERATION HERITAGE MUSEUM

