

بِسْمِ اللَّهِ الرَّحْمَنِ الرَّحِيمِ

ROSEMONT REGULATION

Preamble

- (a) *Whereas* the Ministry of Education of the Republic of Maldives (hereinafter the “Ministry”) which owns the three-bedroom property at 9 Rosemont Avenue, London N12 0BY, England, UK (hereinafter the “House”) entrusted the Maldivian Students’ Association in the UK (hereinafter “MSA (UK)”) on 01 October 2005 the management of the House under the supervision of the Maldivian High Commission in London (hereinafter the “High Commission”) on behalf of the Ministry;
- (b) *Recognizing* the necessity of enacting and maintaining a set of rules to manage the House;
- (c) *Recognizing* that such rules must be based on principles of justice, equality, good governance and sustainability;
- (d) *Aiming* to ensure that Maldivian students studying in London are given equal opportunities to enjoy concessionary rental accommodation at the House;
- (e) *Pledging* to ensure that transparency and financial accountability in managing the House are maintained;
- (f) *Aiming* to ensure that revenue from managing the House is adequate to cover bills, maintenance and improvements;
- (g) *Desiring* that all tenants of the House enjoy their tenancy for mutual satisfaction of all concerned parties;
- (h) *Desiring* that all Visitors are welcomed and a friendly and harmonious relationship prevails between the Tenants and Visitors;
- (i) *Requiring* all tenants and visitors [as well as MSA (UK)] to comply with the provisions herein;

Enactment and Entry into force

This “Rosemont Regulation” (hereinafter the “Regulation”) is hereby enacted and shall enter into force on 15 August 2007.

1. Definitions

In this Regulation, unless otherwise stated,

- 1.1. “MSA (UK)” shall mean the Central Committee of MSA (UK) acting on behalf of the Association.
- 1.2 “Regulation” shall mean this Regulation and Schedule 1, Annex 1 and Annex 2 hereto.
- 1.3 “London” shall include the London boroughs and surrounding counties.
- 1.4 “Members” shall mean members of MSA (UK)
- 1.5 “Tenants” shall mean any person who signs a Tenancy Agreement with MSA(UK) to stay at the House
- 1.6 “Visitors” shall mean any Maldivian student studying in the UK, who is not a Tenant of the House, and their accompanying family members.
- 1.6 “Academic Year” shall mean the period from 21 September to 21 June the following year (39 weeks/273 days)
- 1.7 “Summer Period” shall mean the period from 22 June to 20 September of the same year (92 days)
- 1.8 “Warden” shall mean, the Warden selected for the Academic Year
- 1.9. “Tenancy Agreement” shall mean the assured short-hold Tenancy Agreement (attached as Annex 2) as specified under Part 1 of the Housing Act 1988 (amended by Housing Act 1996).
- 1.10. “Website” shall mean, the website of MSA (UK).

2 The Role of the Ministry and High Commission

The Ministry shall continue to act as the owner/landlord of the House. The High Commission is to act as an advisory body to MSA (UK) in its management of the House.

3 MSA (UK)’s Obligations

- 3.1. The rooms of the House shall be let to Maldivian students who are aged 16 years and over and has a confirmed place in a full-time course of study at an educational institute in the UK. In selecting tenants, however, priority shall be

given to those full-time students whose place of study is located in London.

- 3.2. MSA (UK) shall give the Tenants access to the House at the commencement of their Tenancy.
- 3.3. MSA (UK) shall, in accordance with section 5 of this Regulation, appoint an in-house Warden to ensure that the relevant provisions are appropriately implemented and enforced.
- 3.4. The Warden shall be entitled to a monetary allowance equal to the lesser of the cost of a monthly travel card for London Underground zones 1-4 or £85. This allowance shall be credited against the Warden's monthly rent.
- 3.5. On condition that the Tenants comply with the terms of this Regulation during their occupation of the House, MSA (UK) should not interfere with the Tenants' right to live peacefully in the House except where access is required for MSA (UK) gatherings and activities, for which the Tenants should be given at least one week's notice.
- 3.6. MSA (UK) shall provide reasonable repair, refurbishment and renewal of the property, including bringing any structural changes where deemed necessary, in order to maintain the property in a condition fit for use by the Tenants, Visitors and MSA (UK).
- 3.7. MSA (UK) shall be responsible for the utility and insurance bills of the house. In addition to this MSA (UK) shall provide one basic internet package, one basic cable/satellite TV package and one incoming telephone service line to the House. These three services can however be provided under combined package(s) if found more beneficial by MSA (UK).
- 3.8. At least one meeting should be held by MSA (UK) annually, to discuss the issues related to the House in the presence of the Warden and an official from the High Commission. Agenda items for such a meeting shall cover rents, accounts and outstanding repairs. The meeting can be arranged to coincide with the Annual General Meeting (AGM), and minutes of the House-related meetings shall be filed.
- 3.9. The outgoing Central Committee shall prepare the Rosemont Annual Report which shall include the Income and Expenditure Statement of the House for the year and the detailed breakdowns of monthly income, plus information about any repairs, refurbishments and/or renewals including any structural changes made to the House, together with any recommendations for future work. This report shall also include information on how the selection of Tenants and the Warden was carried out.
 - 3.9.1. The report mentioned in clause 3.9 shall be handed over by the outgoing Central Committee to the new Central Committee within 30 days after the AGM.
 - 3.9.2. The Income and Expenditure Statement of the House shall be announced by MSA (UK) during the AGM.

- 3.9.3. The Income and Expenditure Statement of the House shall also be made available to the members on the website within 30 days after the AGM.
- 3.9.4. Monthly Income and Expenditure Statements shall also be sent to the Ministry and made available on the website, giving details of the income and expenditure of the completed month.

4 Tenants and Visitors

Any Tenant (including the Warden) or Visitor who fails to comply with this Regulation may be given notice to leave the House, and MSA (UK) reserves the right to bar any such person from the House thereafter.

4.1 Tenancy

- 4.1.1. Any student who is a Maldivian national aged 16 years and over and has a confirmed place in a full-time course of study at an educational institute in the UK is eligible to apply for tenancy. In selecting tenants, however, priority shall be given to those full-time students whose place of study is located in London. Applications may be submitted electronically using the form which shall be made available on the website.
- 4.1.2. Interested students may submit their applications once the application process has been opened by MSA (UK). Applications received by 30 June shall be eligible for selection for the forthcoming Academic Year as per the following provisions:
 - 4.1.2.1 Provided that there are more new eligible applicants than the number of rooms in the property, then the Tenants shall be selected by a draw among such new applicants only in accordance with clause 4.1.1. Any existing tenants who have applied for tenancy shall not be entered into the draw.
 - 4.1.2.2. Provided that the new applicants are fewer than the number of rooms in the property, then such new applicants shall be automatically selected. Any remaining vacancies shall be filled by a draw among all other eligible applicants.
 - 4.1.2.3. Provided that there are no new applicants, then the existing tenants who have applied for accommodation shall be automatically selected.
- 4.1.3. The Tenants selection process shall be completed and results made known to the applicants within 7 days from the deadline of submission of the tenancy applications.
- 4.1.4. The contract term shall be from 21 September to 21 June the following year (39 weeks)
- 4.1.5. All the Tenants must sign an assured short-hold Tenancy Agreement (attached as

Annex 2) as specified under Part 1 of the Housing Act 1988 (amended by Housing Act 1996), prior to the beginning on the Tenancy, to stay at the House with the approval of MSA (UK).

- 4.1.6. The House has one large-sized bedroom, one medium-sized bedroom and one small-sized bedroom.
- 4.1.7. At any given time, the total number of Tenants including their spouses and/or children who are aged above 10 years shall not exceed 6 (six).
- 4.1.8. Only a single person shall occupy the small-sized bedroom

4.2 Tenancy Charges

- 4.2.1. All Tenants are required to sign a Tenancy Agreement as mentioned in 4.1.5 and pay the designated rent for their respective rooms as per the rent schedule given in Schedule 1.
- 4.2.2. Tenants shall also pay a refundable deposit equal to one month's rent corresponding to their respective rooms. This deposit shall be paid at the beginning of the Tenancy Agreement.
- 4.2.3. Living with spouse is allowed only in the large and medium-sized bedrooms. If the occupier decides to bring the spouse, 20% (twenty percent) will be charged on top of the normal rent payable by the Tenant.
- 4.2.4. Couples with children are only allowed in the large-sized bedroom.
- 4.2.5. Children under the age of 10 are not charged. Tenants with children aged 10 -16 are charged 10% (ten percent) on top of the normal rent payable by the Tenant. Children who are aged above 16 are considered as an adult and are charged 20% (twenty percent) on top of the normal rent payable by the Tenant.
- 4.2.6. There is also the possibility of two adults who are of the same sex, sharing the large-sized bedroom. In this case, the rent borne by each adult sharing the room is 2/3 (two-thirds) of the unshared room rent. Adults who are of the opposite sex and not couples shall not be allowed to share the room as such.
- 4.2.7. Any Tenant wishing to occupy any of the bedrooms during the Summer Period shall pay 2/3 (two-thirds) of the rent payable during the Academic Year.
- 4.2.8. Any Visitor wishing to occupy any of the vacant bedrooms during the Summer Period shall pay charges in accordance with clause 4.3.5 only.
- 4.2.9. The room rents of the House include charges for gas, electricity, water, basic internet, basic cable/satellite television package and incoming telephone service, all of which are chosen and installed by MSA (UK), and television licence. However, the rent excludes any outgoing telephones services.

4.3. Visitors

- 4.3.1. All visitors shall inform the Warden prior to arrival and register upon arrival, in the Visitors Book maintained by the Warden, by signing in. They are also required to duly inform the Warden of their expected departure date and sign out at departure, in the Visitors Book.
- 4.3.2. All Visitors shall respect the rights of the Tenants all the time and maintain a friendly and harmonious relationship with the Tenants.
- 4.3.3. All Tenants shall respect the rights of all Visitors to the House all the time and maintain a friendly and harmonious relationship with the Visitors.
- 4.3.4. A Visitor can stay overnight at the House for a maximum of 30 nights per Academic Year free of charge, however Visitors are encouraged to donate to the Rosemont Fund in accordance with section 6. A Visitor shall not exceed this maximum number of nights.
- 4.3.5. During the Summer Period, Visitors can stay overnight at the House at the rates given in Schedule 1, without a limit on the maximum number of nights.
- 4.3.6. All the charges mentioned in 4.3.5 are inclusive of all the bills mentioned in 4.2.8.
- 4.3.7. Visitors shall conduct themselves in a proper manner and are responsible for any act or omission or any damage or nuisance that may be caused. The Warden or MSA (UK) at their reasonable discretion requires these Visitors to leave the House immediately and without Notice where those Visitors are not conducting themselves in a proper manner.
- 4.3.8. Only Council Tax exempted Visitors shall stay overnight at the House
- 4.3.9. Clause 4.3.8 shall not apply for those Visitors who has to stay at the House when attending meetings, gatherings and other get-togethers organised by MSA(UK) and those guests mentioned in clause 4.
- 4.4. Tenants can accommodate guests in their rooms for a maximum of 3 (three) consecutive nights, and only 9 (nine) nights per Academic Year. Tenants are responsible for ensuring that such guests conduct themselves in a proper manner and are responsible for any act or omission or any damage or nuisance that may be caused. The Warden or MSA (UK) at their reasonable discretion may require guests who are not conducting themselves in a proper manner to leave the House immediately and without Notice.
- 4.5. MSA (UK) may revise the charges referred to in sections 4.2. and 4.3. (and given in Schedule 1) at any time after consulting with the Ministry. Any changes to the charges shall be informed to all the Tenants and the members at least one month prior to the implementation of such revisions.

- 4.6. The payment of monthly rent (given in Schedule 1) shall be by Standing Order only and is due on the 10th (tenth) of every month, or on a date agreed between the Tenant and MSA (UK). All Tenants must pay their rents by this date to MSA (UK). Failure to pay by this deadline will result in a late payment fee (given in Schedule 1) and/or may be asked to leave the House. Visitors during the Summer Period shall pay the due charges (in accordance with clause 4.3.5 and given in Schedule 1) by cash or cheque at the end of their stay.
- 4.7. All the Tenants/Visitors are advised to make sure that they obtain a receipt of the rent/charge being paid.
- 4.8. The Tenants may terminate their tenancy after giving two month's written notice to MSA (UK) through the Warden.
- 4.9. Provided that a Tenant terminates the contract prior to the expiry of the contract term, then any subsequent Tenancy Agreement for that room shall be until 21 June.

4.10 Meal Charges

Visitors who wish to take meals with the Tenants of the House shall make such arrangements through the Warden. The Warden shall not charge more than the amount spent on buying the day's food (i.e. the total cost for buying food at a given day divided amongst the people taking meals on the day). Visitors shall assist Tenants in cooking and washing-up.

4.11 MSA (UK) Gatherings

MSA (UK) reserves the right to utilize the house for the association's activities and get-togethers. MSA (UK) members/visitors attending such events are exempted from paying any accommodation charges for the period defined by MSA (UK). Tenants are encouraged to facilitate the accommodation of members/visitors attending such events, especially women and small children.

4.12 Cleanliness

- 4.12.1. The Tenants shall maintain the cleanliness of all the communal areas (lounge, kitchen, toilet, garden, stairs and hallways). All the equipment, cooking utensils, crockery, cutlery and glassware must be cleaned properly and all the movables returned to their places after use. The Tenants shall maintain the House shed in a clean and proper state.
- 4.12.2. The burden of cleaning the communal areas must be distributed evenly among the Tenants. The Warden must produce a cleaning rota or at least indicate to the Tenants when their turn is due. All the Visitors are expected to help the Tenants in maintaining the cleanliness of the House and shall not see this as the duty of Tenants only.
- 4.12.3. The Tenants are responsible for the cleanliness of their respective rooms.

4.13. Structural Changes to the House

- 4.13.1. The Tenants and Visitors are not allowed to make any alteration to the premises or to remove any fittings or fixtures.
- 4.13.2. The Tenants and Visitors are not allowed to install a door lock of their own or have an additional one, unless approved by MSA (UK).
- 4.13.3. When fixing objects to any part of the House, furniture or equipment therein, Tenants and Visitors are to refrain from using any material (such as nails) that may damage or leave permanent marks.
- 4.13.4. Any damage to the property, furniture, fixtures and fittings shall be reported to the Warden. Tenants or Visitors wilfully damaging the building, property, fixtures and fittings belonging to the House or other Tenants, or permitting damage to such items in excess of reasonable wear and tear, shall be required to settle the cost of repair or replacement of the items.

4.14 Tenancy agreement and Inventory

In accordance with clause 4.1.5 all Tenants shall sign a Tenancy Agreement prior to moving in. When moving in each Tenant shall check against the Inventory List for the House and their respective rooms (provided to the Tenant by MSA (UK) through the Warden when the Tenant moves in), and report to the Warden of any missing or damaged item(s) immediately. Otherwise, it will be assumed that the room and its contents are in good condition at the time of occupying the room; and the Tenant may be held responsible for any loss or damage, which had not been reported when moving in.

4.15 Keys

- 4.15.1. All the Tenants will be issued a set of keys (one for the main entrance and one for the room being rented) that has to be kept safely. For safety reasons the keys shall not contain any tag that can lead to the identification of the House should the keys be misplaced and fall into wrong hands.
- 4.15.2. A sum equivalent to that of the replacement of the key shall be charged for the loss of any keys. Tenants shall not duplicate the keys issued.
- 4.15.3. Visitors will not be issued with a key; hence, access to the House shall be arranged with the Tenants, who can be reached by various means mentioned in the website.

4.16 Telephone lines, Cable/Satellite Television and Internet

- 4.16.1. All the costs related to telephone /cable line installations / rentals / subscriptions/ upgrades must be borne by the Tenant(s) concerned, except for the basic line rental for the main telephone line and basic Cable/Satellite Television installed at the House by MSA (UK).
- 4.16.2. Tenants shall terminate their phone or cable subscription and pay the telephone bill and provide evidence of such to MSA(UK) through the Warden before vacating the House. Any costs that may arise from failing to do so shall be borne by the subscribed Tenant.
- 4.16.3. Tenants shall not install Cable or Satellite television and/or internet facility to the House. However Tenants are allowed to install telephone services to their respective rooms, the bills of which shall be paid by the Tenant(s).

4.17 Cooking

Tenants are not allowed to install or use any cooking appliances of any type in any of the bedrooms. Tenants may use the appliances, furniture, equipment and utensils in the kitchen for cooking and related purposes.

4.18 Belongings

- 4.18.1. All Tenants shall ensure that their rooms are clean and, if not stored in the house shed as per clause 4.18.2, shall remove their belongings from the House when they vacate the house; failing which MSA (UK) shall remove such belongings from the House without any liability. If such removal incurs any costs, the owner of the belongings shall bear the charges.
- 4.18.2. Depending on the space availability, Tenants may store their belongings in the

House shed at their own risk, packed and labelled properly (with their full name, telephone number(s), permanent address and email address(es)). Such belongings can be stored for a maximum period of 4 (four) months after the Tenant has vacated the House; and if not removed within this period, MSA (UK) shall remove such belongings from the House without any liability. If such removal incurs any costs, the owner of the belongings shall bear the charges.

- 4.18.3. Belongings cannot be stored in any communal areas of the House. If an unavoidable circumstance arise, the Tenant may contact MSA (UK) to see if an arrangement can be made.
- 4.18.4. Members who are not Tenants of the House may store their belongings at the House shed if space is available, but first priority shall be given to the Tenants of the House. The belongings shall be stored by the member at their own risk, packed and labelled properly (with their full name, telephone number(s), permanent address and email address(es)). Such storage can be kept for a maximum of 4 (four) months; and if not removed within this period MSA (UK) shall remove such belongings from the House without any liability. If such removal incurs any costs, the owner of the belongings shall bear the charges.
- 4.18.5. In accordance with clauses 4.18.1, 4.18.2, 4.18.3 and 4.18.4, each Tenant can store a maximum of 5 pieces of luggage (each weighing maximum 30kg), and other members can store a maximum of 3 pieces of luggage (each weighing maximum 30kg).
- 4.18.6. If a Tenant or another member wishes to store their belongings in the House shed he/she shall contact MSA (UK) directly, who shall give the permission of storage after checking with the Warden about space availability mentioned in clause 4.18.2, 4.18.3 and 4.18.4.

4.19 Conduct

- 4.19.1. Tenants shall not sub-let or allow any other person to use their room(s), without prior approval from MSA (UK) except during the Association's gatherings and meetings and where allowed as per clause 4.4.
- 4.19.2. Unauthorised entry to the House or a room by means of a duplicated key or any other tool is a serious offence.
- 4.19.3. Any Tenant or Visitor indulging in an act that is punishable under the Maldivian and/or the UK law may be evicted from the House after a warning, and the case may be referred to the police.
- 4.19.4. Tenants and Visitors shall not keep pets in any part of the House.
- 4.19.5. Tenants and Visitors shall observe the regulations governing safety and security and do nothing to compromise their own or other Tenants'/Visitors' safety and security.

- 4.19.6. Smoking in the House is not allowed except in the designated area(s).
- 4.19.7. No littering or burning of waste material is allowed. All premises shall be kept clean, neat and orderly.

4.20 Inspection

If there is any suspicion of any Tenant/Visitor indulging in an act (mentioned in section 4.19), or committing any other crime under the Maldivian and/or UK law, MSA (UK) reserves the right to give instructions for inspecting the room with the consent of the particular Tenant. If the Tenant does not give the consent, MSA (UK) reserves the right to give instruction for the inspection with/without his/her consent.

5 The Post of Warden and Associated Duties

5.1 The Post of Warden

- 5.1.1. The post of Warden shall be made open for application annually to all Maldivian students over the age of 18 as part of the tenancy application process given in clause 4.1.1, 4.1.2. and 4.1.3. Preference shall be given to students of proven leadership and responsibility.
- 5.1.2. The Warden shall be selected from all interested applicants who applied for tenancy at the House as per clause 5.1.1. The Warden shall be selected by MSA (UK) from the interested applicants through an interview process by 15 July. The decision made by MSA (UK) shall be notified to the members of MSA (UK), the Ministry and the High Commission.
- 5.1.3. The Warden shall reside at the house and the Warden's term shall begin and end as for other Tenants in accordance with clause 4.1.4.
- 5.1.4. In the event of the Warden leaving her/his post (before the end of her/his term) due to the termination of her/his studies or due to any other reason, a temporary Warden shall be nominated from the Tenants until a new Warden is elected through a new application process.
- 5.1.5. The Warden may at any time step down from this post after giving two month's written notice to MSA (UK).

5.2 Warden's Duties and Responsibilities

- 5.2.1. The Warden must be a person of good character, morals and etiquette.

- 5.2.2. The Warden must be an understanding person who always takes priority in keeping peace among the Tenants and Visitors and between her/himself and the rest of the household.
- 5.2.3. The Warden must be fair, just and kind in her/his dealings with all the Tenants and Visitors.
- 5.2.4. Should a dispute among the Warden/Tenants/Visitors arise, the Warden shall take a lead role to resolve the matter. Such matters should in the first place be tried to resolve by means of an appropriate dialogue (in a civilised and diplomatic manner) and the Warden shall not allow the matter to escalate out of hand.
- 5.2.5. Under no circumstance shall the Warden misuse his/her powers and/or use it against the Tenants and/or the Visitors of the House. If such behaviour is noticed or notified, MSA (UK) reserves the right to look into the matter and to warn the Warden in an appropriate manner when deemed necessary. In the event of such behaviour being repeated by the Warden, MSA (UK) reserves the right to ask him/her to step down from the post.
- 5.2.6. The Warden shall provide the tenancy agreement prepared by MSA (UK) for each of the Tenants.
- 5.2.7. The Warden shall collect Council Tax Exemption Certificates from the Tenants within 6 weeks after the start of the tenancy and send to Barnet Council for Council Tax exemption as explained in the Warden's Handbook (attached as Annex 1)
- 5.2.8. The Warden must get prior approval on any spending on the House improvement or repair work exceeding £100 from MSA (UK).
- 5.2.9. The Warden is responsible for keeping record of Visitor attendances, collecting rents, maintaining the Rosemont Fund, and shall provide a receipt, bearing the official MSA (UK) stamp, for any cash collected in credit of the House. The Warden is also responsible for paying all the bills (mentioned in clause 3.7) on time. Any money collected as rents, donations to the Rosemont Fund together with the details of expenditure on bills must be recorded, and receipts must be filed and kept in a safe place. The Warden is also responsible for maintaining a record for the use of the house shed.
- 5.2.10. The Warden shall produce detailed monthly accounts, indicating the income generated as rents, donations to the Rosemont Fund and expenses, and shall present them to MSA (UK) on a monthly basis. The copy of the monthly accounts shall be displayed at the house in a place clearly seen by all the Tenants and Visitors.
- 5.2.11. The Warden shall produce detailed final accounts at the end of the term of the Wardenship and present them to MSA (UK) together with a complete set of the monthly statement mentioned in 5.2.10.
- 5.2.12. The Warden shall follow the guidelines given in the Rosemont Warden's

Handbook (attached as Annex 1)

5.3 Summer Wardenship

- 5.3.1. A Temporary in-house warden shall be selected for the Summer Period to undertake applicable responsibilities of the Warden given in section 5.2 and clause 6.2
- 5.3.2. Any student who is a Maldivian national and minimum 18 years of age and is studying on a full-time course in any academic institution in London may apply for Summer Wardenship. Applications may be submitted electronically using the form which shall be made available on the website.
- 5.3.3. Interested students may submit their applications once the application process has been opened by MSA (UK). Applications received by 15 June shall be eligible for the draw for the post of Summer Wardenship
- 5.3.4. The Summer Warden selection process shall be completed and results made known to the applicants within 7 days from the date of submission of the applications.
- 5.3.5. When selecting the Summer Warden preference will be given to the outgoing Warden if he/she has applied for Summer Wardenship as per clause 5.3.3.
- 5.3.6. The period of the Summer Wardenship shall be only from 22 June to 20 September (the Summer Period).
- 5.3.7. The Summer Warden shall reside at the House throughout the period as per clause 5.3.6. and carry out all the applicable tasks and responsibilities of the Warden given in section 5.2, clause 6.2 and detailed guidelines given in the Warden's Handbook (attached as Annex 1)
- 5.3.8. Rent for the room occupied by the Summer Warden shall be the normal room rent as per clause 4.2.1 and 4.2.7.
- 5.3.9. The Summer Warden shall be entitled to the monthly allowance as per clause 3.4.

6 Rosemont Fund

- 6.1. A special fund shall be opened and maintained for the House for collecting financial contributions for the repair and refurbishment works of the House. All the Tenants, Visitors, and well wishers are duly encouraged to donate towards the maintenance of the House at a standard that is fit for use by all the parties concerned.
- 6.2. A donation box shall be established and maintained at the House for this purpose mentioned in clause 6.1, and until this is done, donation may be given to the Warden who shall submit it to the MSA (UK) account on a monthly basis and include it in

the monthly statement mentioned in clauses 5.2.9 and 5.2.10.

- 6.3. An additional bank account shall be opened and maintained by MSA (UK) and designated for the income and expenditure of the House including any donations received to the Rosemont Fund. Once this account is opened, the account details shall be made public for anyone who would like to donate to the Rosemont Fund.

7. AMENDMENTS

This Regulation may be amended as and when deemed necessary by MSA (UK) upon appropriate consultation. Any such amendments must be approved by the Ministry before they are entered into force, and shall be notified to the Ministry, High Commission and Members by publication on the website and/or other appropriate communication.

Schedule 1: The Rent and Charges Schedule

Room rents

The accommodation charge for a Tenant per calendar month (pcm) is as follows.

Large-sized bedroom: £300

Medium-sized bedroom: £275

Small-sized bedroom: £250

Visitor charges for the Summer Period

During the Summer Period (22 June to 20 September), Visitors can stay overnight at the House at the rate of £4 per night, if the Visitor wish to make use of the Lounge/Sitting Room area on the Ground Floor. However, if the Visitor wishes to make use of a vacant bed space, the rate applied shall be £6 per night.

Late payment fee

The payment of monthly rent is due on the 10th (tenth) of every month, or on the date agreed between the Tenant and MSA (UK) during the signing of the Tenancy Agreement. Failure to pay by this deadline will result in a late payment fee of 5 % of the room rent.