

TERMS AND CONDITIONS (“TS AND C’S”):

1. The Landlord’s decision on any matter relating to the Competition shall be final and binding and no correspondence will be entertained.
 2. The Competition is open to any tenant who validly concludes a new 12 (twelve) month lease agreement with the Landlord, either online or in person (“lease agreement”).
 3. The following persons are not eligible to participate in the competition: any employee or director of the Landlord and/or immediate family members of any employee or director of the Landlord, any persons who pay their rental by means of a bursary or grant and any tenant with an arrears rental account at the date of the draw.
 4. The following properties are not included in this competition: The Fields, Howzit Hilda and all buildings within the VMSLK Portfolio. The Landlord reserves the right to exclude any other of its properties from this competition at its sole discretion from time to time.
 5. The R10 000.00 (Ten Thousand Rand) prize money (“the prize money”) may not be set off against any charges payable by the applicant unless the Landlord, in its sole discretion, consents to do so. The applicant will still be liable for the basic rental of the lease agreement and including water, electricity, utilities, rental deposit, parking, municipal and any other charges other than rental.
1. The Landlord reserves the sole right to choose the “winner” of the prize money, from any building within its portfolio for the duration of the competition.
 2. Competition winners are not allowed to transfer the prize money to another tenant and/or have it applied to another lease agreement where the winner cancels his/her lease agreement earlier than the expiry date.
 3. By entering the competition, the entrants agree that should they become a winner, they will avail themselves to appear in person and/or in the electronic media and/or the print media, and/or to endorse, promote or advertise the apartment building, for which no fee, royalty or other compensation will be payable.
 4. The Landlord reserves the right to amend, modify, change, postpone, suspend (temporarily or otherwise) or cancel this competition at any time before a winner is chosen or announced for any reason that it reasonably deems necessary.

COMPETITION RULES

1. The competition will commence on 1 December 2021 and end at 12h00 on 31 March 2022.
2. Following verification of all entries received prior to each draw, the Landlord will determine the total number of winners that will be selected during the competition period. Random Draws will take place between February 2022 and April 2022 at the Landlord’s election and discretion, as follows.
 - 2.1. Lease Agreements successfully concluded to commence during the period of 1 December 2021 and 31 January 2022 will be automatically entered into a draw to take place during February 2022.
 - 2.2. Lease Agreements successfully concluded to commence during the period 1 - 28 February 2022 will be automatically entered into a draw to take place during March 2022.
 - 2.3. Lease Agreements successfully concluded to commence during the period 1 - 31 March 2022 will be automatically entered into a draw to take place during April 2022.
 - 2.4. Any Lease Agreements successfully concluded within the Kempton Park area and/or portfolio to commence during the period of 1 December 2021 – 31 March 2022 will be automatically entered into a draw to take place during April 2022.

3. Every qualifying participant shall be entitled to submit one entry per lease agreement concluded in respect of the qualifying premises. To the extent that an entry is drawn, and such entry does not meet all the requirements to qualify as a participant, then the draw shall be redone until a qualifying participant entry is drawn.
4. All entries shall be verified by the Landlord and/or its authorised agent to ensure that they comply with the requirements before being entered into a monthly draw.
5. The Landlord will endeavour to transfer the prize money to each of the qualifying winners via electronic funds transfer within 10 (ten) working days from the date of the draw. The qualifying winners will need to verify the account details in order to conclude the payment.
6. Where the Landlord consents to set off of the prize money, it shall only apply to rental and no other charges.
7. Should any “winner” of the Competition elect to terminate the lease agreement prior to the expiry of the 12 (twelve) month period (“early termination”), the prize money which was received by the “winner” shall be debited to their rental account. All other terms and conditions of the lease agreement related to early termination will also apply.