

PROSPECTUS

31 On Dennis

Scholars Residential Lodge

“HOME FROM HOME”



31 Dennis Road, Lonehill, Johannesburg 061119



31 On Dennis

IN A NUTSHELL...

Scholars' Home from Home

Lodge Established 2007

Family Living Environment

Independence and Responsibility

Fully Serviced

Dedicated Transport Solution

Sound Medical Solutions

Healthy and Fun Food

Safety and Security

Experienced Management





31 On Dennis

THE NEED: “HOME FROM HOME”

Searching for a “home from home” for your high-school child, ideally near to school?

Accommodation should be close to the place of learning. It should also be a friendly, caring and controlled environment.

We have a smart, alternative solution!

31 On Dennis, a large family-owned property, is a residential campus - a Lodge - for high school Scholars.

The Lodge offers individualised and personalised living for Scholars in a family-type environment.

We have a friendly, community mindset that, indeed, provides a home-from-home!

31 On Dennis is located on the site of an original Lonehill farmhouse and has a distinct country feel, although it is positioned in the heart of residential Lonehill.

BACKGROUND

A conventional guest lodge has operated successfully on the property since 2007.

The guest lodge has from time to time provided accommodation to high-school level Scholars. Currently, we have three Scholars from Crawford College staying with us.

This positive experience has confirmed a substantial need for quality, dedicated scholar-level accommodation. So, we have converted the conventional guest lodge into a focused residential accommodation facility for Scholars.

We have dedicated accommodation available immediately and we grow to “full capacity” of 23 Scholars.



31 On Dennis

INDEPENDENCE & RESPONSIBILITY

Accommodation at 31 On Dennis is by application only and is a private arrangement, essentially a landlord/tenant lease.

We liaise with partner schools, but we are not directly affiliated to any institution.

Our buy-in to diversity is enhanced by our multi-school model. Scholars are expected to be loyal to their school and to be a “citizen” of the Lodge!

Discipline is important to our way of life, but we advocate and pursue self-discipline and personal accountability.

We differentiate discipline from regimentation.

We believe in a balance between study and recreation.

We subscribe to our Lodge Policies and Rules to which all Scholars, and the Lodge, are morally and legally bound.

“FAMILY” LIVING AT 31 ON DENNIS

Our accommodation is deliberately not a sterile hostel dormitory but customised “individual” accommodation.

We encourage personalised living spaces with Scholars contributing their own linen, paintings, rugs... but, there are limits and rules!

Accommodation arrangements are adapted to meet specific needs.

We are flexible, but generally, two senior Scholars (same gender) share their personal, stand-alone, garden units equipped with their own en suite bathroom and a kitchenette.

Younger Scholars are allocated a bedroom with two or three same-age Scholars in the central “house” complex (where the Lodge Manager also resides) and share bathrooms.



31 On Dennis

MIGRATION FROM GUEST LODGE TO SCHOLARS LODGE

The owners of 31 On Dennis are Rob and Barbara Childs.

They have lived in Lonehill since 2003 and have operated the Dennis Road Guesthouse, with Barbara as the General Manager, since 2007.

31 On Dennis is under the active management of a resident Lodge Manager, Jane Cartlidge, with 24/7 professional supervision of all Lodge services: accommodation, meals, cleaning, recreation, transport...

The core cleaning, kitchen, gardening and maintenance staff have been in place for many years.

Two staff families live on the premises.

These mainstay resources have been supplemented to deal fully with the needs of the Scholars.

OFFERINGS & SERVICES

Our meals are a special point of difference - healthy and fun.

We have excellent medical solutions, including:

- Own sickbay
- Lonehill-based 24/7 medical emergency service
- Special arrangement with a comprehensive medical practice (500m)

Scholars are kept safe and secure via a reliable, integrated security system, with ample on-site parking, enough for all visitors.

Our dedicated transport solution, in partnership with RUBIX, is excellent and transport schedules are developed for each scholar, according to their circumstances, including extra-murals.

Our Lodge facilities include dining room, study, pool (deck and braai area), Lapa and braai area, laundry, workshop, garden shed, vegetable garden, Wi-Fi...

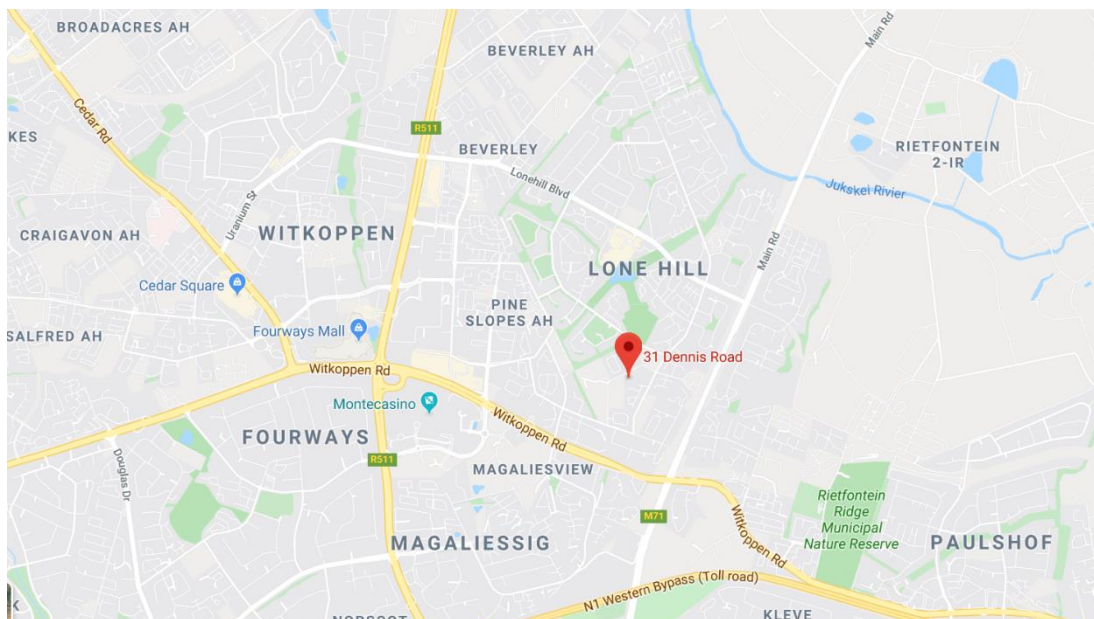


31 On Dennis

LOCATION

- 1,2km from Crawford College.
- 2,8km from Fourways High School.
- 2,8km from EduInc, Fourways.
- 5,0km from Reddam, Helderfontein.
- 5,6km from Dainfern, College.
- 6,1km from Lonehill International Academy, Dainfern.
- 7,2km from Kings College.
- 7,2km from Bryanston High School.
- 7,5km from Beaulieu College.
- 7,9km from Steyn City School.
- 9,3km from St Peter's College.

Note: The 31 On Dennis transport partner, RUBIX, services at least all the above schools and locations.



- 1,6km from Lonehill Shopping Centre.
- 1,2km from Lonehill Park.
- 0,5km from Medical Practice.
- 2,3km from Gautrain (bus) [Monte Casino complex].



31 On Dennis

ACCOMMODATION

Accommodation is available in 10 units, each uniquely different.

7 of the units are set in the property's gardens from where they have their own private access and own garden area. These are best described as “garden cottages”.

Each garden unit provides accommodation for between 1 and 3 senior Scholars who share an en suite bathroom (all units have showers, 3 also have baths), a kitchenette and a private garden area.

Each kitchenette has its own fridge, kettle, microwave and kitchen sink.

Junior Scholars share a bedroom and communal bathrooms.

There is a regular unit cleaning service and a laundry service at no extra cost.

Places are available immediately, with further places being added during 2020 to a total of 23.

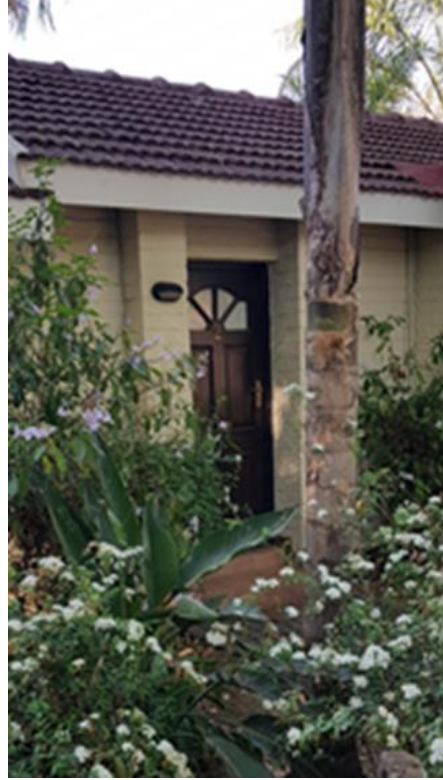
Plans exist to expand well beyond 23 in 2022 into other suburbs.





31 On Dennis

Units 1, 2, 3 and 4





31 On Dennis

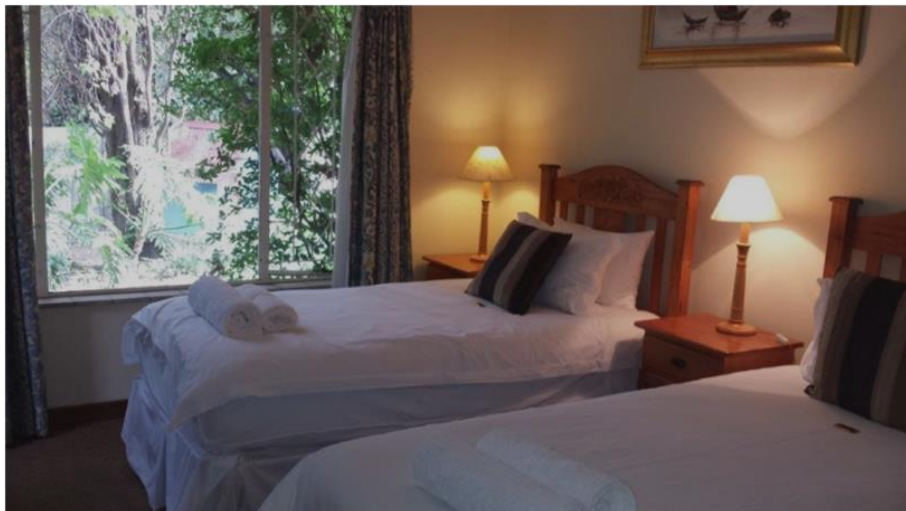
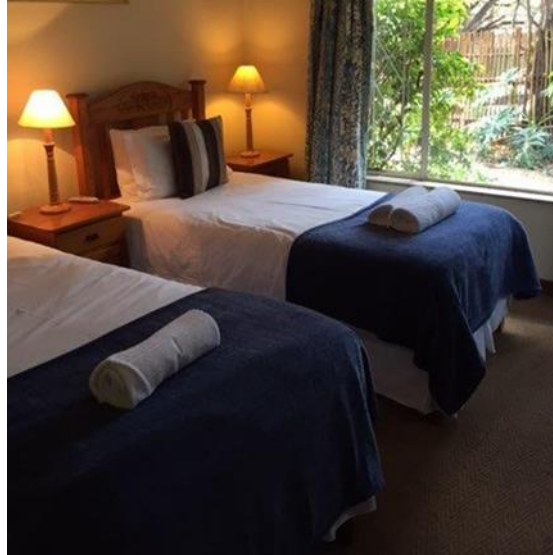
Units 5, 6, and 7





31 On Dennis

Bedrooms



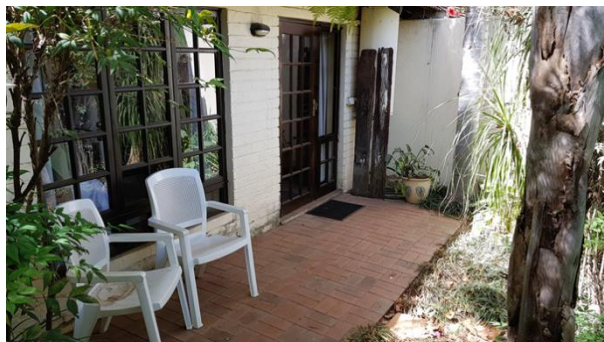
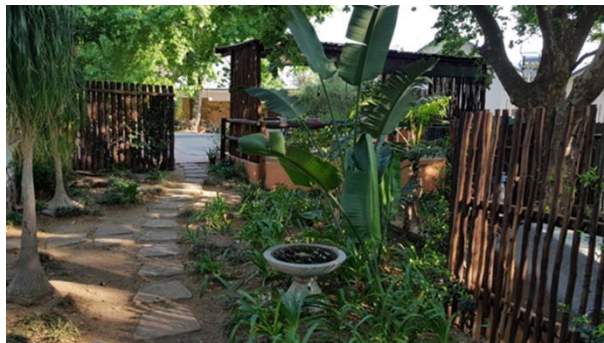


31 On Dennis

Kitchenettes



Private Gardens





31 On Dennis

Typical Set-Up





31 On Dennis

MEALS

We pride ourselves on our marvellous food! A carefully designed meal programme is nevertheless adjustable to suit individual scholar's needs. We are very conscious of hygiene requirements in our food preparation.

We offer wholesome, varied breakfasts, healthy packed school lunches (our speciality), fun weekend lunches, and a nutritional, rotating dinner menu.

We cater for special requests (e.g. vegetarians) and dietary needs and consult on menu preferences. Regrettably, we do not offer either Halal or Kosher meal options.

To meet in-between meals hunger requirements, a tuckshop offers relief including our regular, home-made eats.

The Dining Room





31 On Dennis

Breakfast

Our school day breakfasts are extensive “continental” breakfasts designed to provide convenient, “on-the-move” but healthy meals to start the day:

- Tea, coffee, juice, milk, water
- Bread, toast, muffins, bagels, bread rolls...
- Assorted cereals
- Yoghurt and fresh fruit
- Butter, spread, jam, peanut butter...
- Assorted cold meats and cheeses...



School Lunches (rotates on a 10-day cycle):

- Juice, water, fruit, fresh vegetables
- Assorted sandwiches with salad and nuts
- Cold meat selection and salad and muffin
- Assorted bread rolls with salad and energy bar
- Chicken pieces with salad and muffin
- Assorted baguettes with salad and lunch bar



Our school lunches are our speciality. We recognise that teenage appetites can be HUGE, so we make triple sure we supply enough goodies. School lunches are bulked up when there is sport or extra-murals on the day.



31 On Dennis

Weekend Lunch (rotates on a 2-week cycle):

- Tea, coffee, juice, water, milk
- Salad of the day
- Toasted sandwiches and fries
- Chicken Prego rolls and fries
- Hamburgers and fries
- Boerewors rolls and fries



Dinner

Main Courses

- Macaroni and cheese
- Fish and chips
- Mutton curry
- Beef stir-fry and stir-fry vegetables
- BBQ chicken pieces and fries
- Spaghetti bolognaise
- Steak, egg and fries
- Roast chicken with potato wedges
- Boerewors, pap and sauce
- Chicken schnitzel and potato salad
- Beef and vegetable stew
- Bobotie
- Glazed gammon and mash potatoes
- Cottage pie



Dinner Extras

- Fruit Juice, water, fruit
- Salad of the day (summer)
- Soup of the day (winter)
- Vegetables of the day
- Starch of the day
- Dessert of the day





31 On Dennis

TRANSPORT

31 On Dennis' preferred transport service provider is RUBIX, a privately owned and managed business. RUBIX's provide a safe, friendly and caring service designed to eliminate stress and concern.

RUBIX utilise the latest technology, supported by dedicated staff committed to excellence, to keep everyone informed. All RUBIX vehicles have satellite tracking.

In addition to RUBIX, other transport options include UBER (where appropriate) and the GAUTENG TRAIN and BUS service (1,2km), with OR Tambo airport about a 40 min journey. Lanseria is 20 minutes from 31 On Dennis.

The transport service at 31 On Dennis, offers:

- Dedicated vehicle, based on the Lodge site, allowing flexibility to accommodate schedule changes or additional requests.
- Dedicated drivers, approved by the Lodge, are directly accessible via cell phones.
- A 10-kilometre radius from the Lodge operating throughout the day.
- A convenient solution to and from school, extramural activities, outings and weekend events.





31 On Dennis

DISCIPLINE

All Lodge Scholars are subject to the guidelines and instructions delineated in the Lodge Policies and Rules regarding Scholar behaviour.

Failure to comply with the Lodge Policies and Rules, which is an integral part of the Lodge Contract entered into with the Scholar's parent/s or guardian, can and may amount to a breach of contract.



We are committed to providing an environment conducive to both enjoying life and fully exploiting learning by:

- Promoting the rights and safety of all Scholars, staff and visitors.
- Ensuring Scholars take full personal responsibility for their actions and behaviour.
- Prohibiting all forms of unfair discrimination and intolerance.
- Eliminating all disruptive, dangerous and offensive conduct.

LEARNING SUPPORT

There is a personal study desk and chair for each scholar, a Study Room for PREP and other schoolwork, high-speed cable-enabled Wi-Fi, and our Library.

The primary accountability for the learning progress of Scholars is with parent/s or guardian in consultation with the Scholar's educational institution.

31On Dennis' will support Scholars by providing a conducive environment where Scholars have ample time and facilities to study, complete homework and carry out projects.



NB: There is a monitored and mandatory PREP period daily (weekdays). Generally, 90 minutes is the minimum. Details are agreed with parents and schools per individual scholar. Where special circumstances require, such as extra-murals, Scholars can agree personal PREP times with the Lodge Manager. We apply both a Lights-out Policy and an Internet-out Policy.



31 On Dennis

MEDICAL SUPPORT

The primary responsibility for the health of a Scholar lies squarely with the scholar and the scholar's parent/s or guardian in consultation with their medical advisors.

31On Dennis will support the health of Scholars by providing an environment beneficial to healthy living.

31 On Dennis provides an on-site, regularly monitored Sick Bay to deal with minor, short-term health issues.

31 On Dennis has an arrangement with a nearby (500m) medical practice – “Concourse Medical & Dental Centre”. It is required that Scholars register with the centre. The centre provides a full range of medical services – “GP, dentist, physiotherapist and more.



31 On Dennis subscribes to the emergency medical service provided by the Lonehill Residents Association, via their service provider, SLA.



If a scholar (or visitor) requires urgent medical attention, SLA provides a rapid emergency response.

SLA is operated by a team of highly qualified and experienced Advanced Life Support Paramedics, using fully-equipped vehicles operating from their Base in Lonehill.

Please note that this emergency service does not include free transport to hospitals or hospitalisation costs. These costs must be covered by each scholar's medical aid scheme. Membership of a medical aid scheme is mandatory.

Nearby hospitals: Cure Day Hospital (Day Care) [2,0km]; Life Fourways Hospital [4,6km]; NETCARE, Sunninghill Hospital [6,5km].



31 On Dennis

SECURITY

Security in the Lonehill Suburb

31 On Dennis subscribes to the suburb-wide security system facilitated by the Lonehill Residents Association via their services provider, FIDELITY. This arrangement provides a dedicated 24/7 Security Control Room with back-up facility – 1,0 kilometre from 31 On Dennis. Lonehill suburb-level camera surveillance is backed by trained, locally based and armed response teams.



Security at 31 On Dennis Lodge

Dennis Road Street Patroller.

Access control and CCTV surveillance of entrance.

Security lights straddle property.

Emergency response buttons – a panic button is located in every residential unit. Activation is linked directly to Lodge alarm and the Security Control Room.

An Emergency Evacuation Plan is in place.

A fire extinguisher is appropriately located in each residential unit. The Lodge has a secure safe to keep expensive items safe for Scholars.

A personal locker is provided to each scholar to safeguard valuable and treasured possessions.



31 On Dennis

ENTERTAINMENT

At 31 on Dennis:

- Swimming Pool
- Common Room
- Pool table
- Fozzball table
- Table tennis table
- Darts board
- Board games
- Movies (big screen TV)



In and Near Lonehill:

- Virgin Active [1,8km]
- Lonehill Park and Koppie [1,2km]
- Movies:
 - Monte Casino [2,5km]
 - Cedar Square [4,0km]
 - Fourways Mall [2,6km]
- Malls:
 - Lonehill [1,5km]
 - Fourways [2,6km]
 - Fourways Crossing [2,2km]
 - Cedar Square [4,0km]
- Fourways Farmers Market [2,3km]



Weekend Activities Include:

- Apartheid Museum
- Gold Reef City
- Hartbeespoort Dam
- Union Buildings
- Vaal Dam
- Ice Skating
- Johannesburg Zoo
- Kloofendal Nature Reserve
- Cricket – Wanderers
- Rugby – Ellis Park
- Voortrekker Monument
- Sun City
- Cradle of Humankind
- Johannesburg Planetarium
- Adventure Golf
- Lion



31 On Dennis

TESTIMONIALS

Sean Macebo

Matric, Crawford College, Lonehill, 2018.

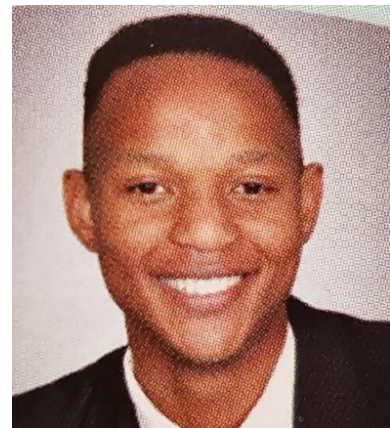
Resident at 31 On Dennis from July to December 2018.

“31 On Dennis is truly remarkable. It's in close proximity to a wide range of schools, which of course means there is affordable transportation.

On the subject of schools, the environment in the Lodge provides a safe and secure area. The study environment allowed me to thrive and achieve more than I ever expected.

Furthermore, I felt so welcomed and I felt as if they cared for me as their own child. Their willingness to assist me in everything I asked, is what really unleashed my potential to achieve all my set goals.

Kind regards.”



Jenna Honey

Matric, Crawford College, Lonehill, 2019.

“I'm Jenna Honey, I have had a lovely experience staying at 31 Dennis Road and it has been a great home to me for the past years while I have finished my last two years at school.

Academically, it is convenient to be placed so close to the school and it is a peaceful, welcoming environment which has allowed me to focus on my schoolwork.

I always feel safe in the guest house and there is always a hand to help if needed.”





31 On Dennis

GENERAL

Lodge Agreement: An agreement is entered into between The Lodge and the party responsible for the payment of the scholar's fees (Parent/s or Guardian/s). This agreement includes annexures, including the Lodge Code of Conduct which is an integral part of the agreement.

Induction: All new Scholars are mentored through a comprehensive Induction Programme.

Personal Care: Scholars are educated and monitored regarding hygiene and health.

Health: It is a contractual condition that the Lodge is always fully informed of all significant medical conditions. All prescription medicines are to be dispensed by the Lodge.

Dietary Needs: The Lodge will endeavour to meet special dietary preferences conditions, allergies and intolerances.

Toiletries: Scholars are required their own personal toiletries. A Checklist is provided. The Lodge will supply toilet rolls and air fresheners.

Clothing: Scholars supply their school uniforms and their personal clothing. A Checklist is provided.

Linen and Bedding: Scholars are encouraged to provide their own personal linen and bedding. Three sets are recommended. A checklist is provided.





31 On Dennis

Laundry: The Lodge offers a complete laundry service. This service does not include dry cleaning or repairs (there is a Levingers at the Lonehill Shopping Centre that provides these services).

Room Cleaning: Accommodation units are cleaned regularly. A Daily Room Checklist is part of the Code of Conduct.

Room Décor and Customisation: Scholars are encouraged, within the guidelines, to personalise their living areas. All personal items must be cleared by the Lodge Manager. Generally, the following are acceptable: rugs, pictures, ornaments, bean bags, duvet covers, blankets, “teddy bears”, own books...etc.

Friends and Visitors: Scholars are encouraged to invite visits by and make visits to friends and relatives, subject to the Code of Conduct. All visitors must be pre-identified and registered with the Lodge.

Sleepovers: Sleepovers are permitted but require the prior [48hours] approval of the Lodge Manager.

Shopping and Outings: Transport for approved shopping and outings must be specifically arranged with the Lodge Manager.

Tuckshop: The Tuckshop is well stocked and open at specific times.

Pocket Money: Arrangements for the safekeeping and control of pocket money can be arranged with the Lodge Manager.





31 On Dennis

MANAGEMENT

Barbara Childs – Co-Owner and Operations Director

- Barbara's early career was 7 years' in banking.
- Thereafter, with two children of school-going age, Barbara was responsible for administration for the Woodmead Preparatory School followed by Crawford Preparatory School, Fourways, before having a third child.
- Since 2007 Barbara has successfully managed all aspects of the Dennis Road Guesthouse & Conference Centre, for short-term guests and long-term tenants.
- Barbara especially enjoys meeting a wide variety of guests, including international visitors to South Africa.
- She has all-round lodge management experience and is tuned in to meeting the needs of valued customers.
- B.A., HDPM.



Jane Cartlidge – Lodge Manager

- Jane and her daughter, Jenna, have been tenants at 31 Dennis Road for 18 months.
- Jenna has thrived in the homely, safe and secure environment and the close and easy access to Crawford College.
- Jane has successfully raised 4 children - 3 were schooled at Crawford College Lonehill and 1 at King Edward VII as a boarder.
- So, she has "got the t-shirt" in mothering four very individual and different personalities. She has developed a sound understanding of a child's need for independence and self-discipline.
- Jane has formal childcare experience tutoring primary school maths. She has owned and operated her own successful au pair placement agency which has given her knowledge and experience of managing high-school level Scholars.





31 On Dennis

Rob Childs – Co-Owner and Commercial Director

- Rob Childs has extensive corporate and consulting experience.
- His early career was in Human Resources with senior positions in Everite, Barlow Rand, Premier and SABMiller.
- At SABMiller for 15 years, he transferred early from HR into line management as Operations Director responsible for SAB production, sales and distribution.
- After SABMiller, Rob moved into the parastatal environment at Transnet, where he was an Executive Director and Managing Director of Portnet.
- Multi-disciplinary consulting work for over 20 years via Bastion Consulting.
- BA; BCom; MBA.



Jane Cartlidge

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Barbara Childs

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Rob Childs

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31 On Dennis

FEES

OPTION A: Accommodation Termly (7 days per week,)

or

OPTION B: Accommodation Weekly (5 days per week (Sun>Fri or Mon>Sat))

Both options include:

- Meals (all - breakfast, lunch, dinner... packed meals for school lunch, extra-murals etc).
- Transport (all weekly needs, to and from school, sport, extra-murals, events, functions, social excursions...).
- Laundry (all - civvies, school clothes, bed linen...).

Our **DAILY RATE** includes accommodation, all meals, transport, laundry etc for all days not covered by OPTIONS A or B during the Core Lodge Terms (i.e. between 11 Jan and 5 Dec 2020). We are very happy to discuss alternative arrangements to meet the special needs of individual Scholars, e.g. schools with different terms, special extra murals etc.

DEPOSIT: Additional to payments below:

All options (payable on registration)	R20,000
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OPTION A: 7 Days/Week:

Annual payment:	R109,000
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Quarterly x4:	R 29,430
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OPTION B: 5 Days/Week:

Annual payment:	R 90,579
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Quarterly x4:	R 24,454
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DAILY RATE

Per 24-hour day:	R 395
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31 On Dennis

CRAWFORD AND ISASA 3 AND 4 TERM CALENDARS

2020	DAY>	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	<DAY	2020
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FEB	CCL	ISASA 4	ISASA 3	CCL	ISASA 4	ISASA 3	CCL	ISASA 4	ISASA 3	CCL	ISASA 4	ISASA 3	CCL	ISASA 4	ISASA 3	CCL	ISASA 4	ISASA 3	CCL	ISASA 4	ISASA 3	CCL	ISASA 4	ISASA 3	CCL	ISASA 4	ISASA 3	CCL	ISASA 4	ISASA 3	CCL	ISASA 4	ISASA 3	
MAR	CCL	ISASA 4	ISASA 3	MID	CCL	ISASA 4	ISASA 3	CCL	ISASA 4	ISASA 3	CCL	ISASA 4	ISASA 3	CCL	ISASA 4	ISASA 3	CCL	ISASA 4	ISASA 3	CCL	ISASA 4	ISASA 3	CCL	ISASA 4	ISASA 3	CCL	ISASA 4	ISASA 3	CCL	ISASA 4	ISASA 3	CCL	ISASA 4	ISASA 3
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DEC	CCL	ISASA 4	ISASA 3	CCL	ISASA 4	ISASA 3	CCL	ISASA 4	ISASA 3	CCL	ISASA 4	ISASA 3	CCL	ISASA 4	ISASA 3	CCL	ISASA 4	ISASA 3	CCL	ISASA 4	ISASA 3	CCL	ISASA 4	ISASA 3	CCL	ISASA 4	ISASA 3	CCL	ISASA 4	ISASA 3	CCL	ISASA 4	ISASA 3	

KEY: CRAWFORD ISASA 4 TERM ISASA 3 TERM WEEKENDS PUBLIC HOLIDAYS SCHOOL HOLIDAYS