

## RESIDENTIAL REGULATIONS

### The Student Welfare Organization at Vestlandet, Sammen Housing

#### CHAPTER 1: INTRODUCTION

These regulations pertain to residential premises owned and run by the Student Welfare Organization at Vestlandet (Sammen) and regulate matters which are not covered by the Tenancy Agreement; these Regulations supplement the Tenancy Agreement.

The Director of Sammen Housing, or other duly authorised representative, may grant dispensation from any of the provisions set out herein.

Please refer to the Norwegian Residential Tenancy Act of 16 March 1999.

#### CHAPTER 2: RULES OF RESIDENCE

##### § 2-1 Smoking and pets

1. Smoking is not allowed in Sammen's student hostels.
2. Pets are not allowed in Sammen's accommodation. Guide dogs are an exception.

##### § 2-2 Disturbing the public peace

1. Each individual resident is responsible for keeping the peace on the premises. Due consideration must be shown at all times and care must be taken never to inconvenience other residents.
2. The residents shall mutually respect each other's right to work and sleep undisturbed. Mondays through Thursdays, and on Sundays, all indoor and outdoor areas shall be quiet after 23.00 hrs. On Fridays/Saturdays and on nights before national holidays all areas shall be quiet after 12 midnight.
3. All events held at student housing estates must end at the above-mentioned times. The Students Committee (TU) may, if approved by the Director of Sammen Housing, grant dispensation from the rules of residence in connection with special events. In such case, the Students Committee is responsible for ensuring compliance with the rules of residence in line with the dispensations granted.
4. Sammen may apply special rules for the examination periods, to ensure peace and quiet.

##### § 2-3 Accommodation Premises

1. Each resident is responsible for keeping his own accommodation clean and tidy, cf. §2-5 (1) ,
2. Private property must never be stored in escape routes, hallways, corridors, stairwells or outside storage rooms. Such property may be removed at the owner's expense.
3. The drying and airing of clothing must never take place in common areas or escape routes, and must not inconvenience any of the other residents.
4. The installation/use of privately owned washing machines, refrigerators and other white goods are prohibited. Exceptions are made for student homes that have fittings for washing machine/drier in the bathroom.
5. Apart from central heating radiators and/or electric heaters belonging to the relevant estate, the use of heaters is subject to special approval by Sammen Housing.

6. The Students Committee or Sammen Housing may organise working parties for the cleaning of storage rooms whenever this is considered useful or necessary. This entitlement does not include storage rooms which are considered part of the residents' accommodation units. The storage room must be cleaned when moving out.
7. It is not allowed to beat nails or screws in the walls, in order to hang pictures etc., without permission from Sammen Housing. Image lists or other lists must be used.

#### **§ 2-4 Use for shared kitchen/bathroom facilities**

1. Residents connected to kitchen/bathroom facilities are personally responsible for keeping the premises clean and tidy, and have a joint responsibility to notify Sammen of lack in cleaning. If residents fail to meet requests from Sammen for improved cleaning Sammen will have the premises professionally cleaned at the expense of the residents. Sammen Housing may also demand that an Ombudsman scheme be established.
2. Cooking is prohibited on premises served by shared kitchen facilities.
3. If the person or persons guilty of violating the rules are not identified, all users of the shared kitchen are jointly liable to cover any costs arising from the breach of the Residential Regulations, cf § 4-2 -1.

#### **§ 2-5 Common areas**

1. Residents connected to common areas are responsible for keeping them clean and tidy. It befalls the Residents Committee to draw up good schedules for cleaning and tidying.
2. Should the Student Accommodation Department find the cleaning and tidying of common areas to be unsatisfactory, the establishment of a monitoring scheme may be requested. Serious breaches may result in Sammen Housing closing down the common area.

#### **§ 2-6 Parking**

1. All bicycles and vehicles parked on Sammen's property must be marked by Sammen Housing at the time of moving in and subsequently at the start of every term.
2. Cars and bicycles must be parked in the indicated places and in accordance with the signs. Sammen Housing will ensure that illegally parked cars are removed at the owner's expense.

#### **§ 2-7 Posters, advertisements and notifications**

Sammen and the Students Committee are priority users of the poster boards. All posters and notifications must be approved and stamped by either Sammen or the Students Committee. Posters etc. may be displayed only in specially designated areas, and they must be removed at the agreed time by whoever puts them up.

#### **§ 2-8 Removal of private property and rubbish**

Sammen Housing may instruct residents to remove any private property (wrecked cars, rubbish etc.) they may have left on Sammen's property. If the resident fails to comply with the instruction, the property will be removed at the owner's expense.

#### **§ 2-9 Sammen's liability for the residents' belongings**

Sammen is not in any way liable for the residents' belongings when kept in their student accommodation, unless the loss of or damage to such belongings is caused by Sammen's negligence or the negligence of someone acting on Sammen's behalf.

## **§ 2-10 Absence**

If a resident intends to stay away from the premises for more than 1 month, the resident must report this to Sammen Housing.

## **CHAPTER 3: THE LANDLORD'S ACCESS TO THE PREMISES**

### **§ 3-1 Inspection/Maintenance**

1. By filing a damage report, the resident grants Sammen Housing access to the premises until the damage has been rectified. The repair must be carried out within a reasonable period of time.
2. Inspections and maintenance work which requires notification are to be notified 3 and 14 days beforehand respectively.
3. Inspections for which no notification is required:
  - a. Inspections prompted by a suspicion that people's lives and health may be at risk.
  - b. Inspections prompted by a suspected material breach of either the tenancy agreement or the residential regulations. Applies only if it is necessary to take measures to prevent damage to the room and the property as such, and it is not possible to notify the tenant.
  - c. Inspections prompted by suspected material damage or deficiency which requires immediate rectification.

## **CHAPTER 4: COMPLAINTS. BREACH OF TENANCY AGREEMENT AND RESIDENTIAL REGULATIONS.**

### **§ 4-1 Complaints**

1. Complaints concerning other residents or their guests should be submitted to Sammen Housing in the first instance.
2. Complaints concerning matters and activities organised by Sammen should be submitted to the Students Committee in the first instance.

### **§ 4-2 The right to intervene, notice to quit etc.**

1. Sammen Housing, or the person or organization nominated by Sammen, has the right to intervene if the public peace is disturbed, and in the event of suspected misuse of alarms or damage to property. Sammen Housing may demand that the matter be rectified and is entitled to turn out anyone who is not a resident. Sammen Housing may demand that the residents cover the costs caused by the incident. The cost will be defined carefully according to the cost that goes to cover security and the time spent on case administration. The hourly rates will be described in our price list. Serious or repeated non-compliance with the regulations can give cause for serving a notice to quit or for the tenancy agreement to be terminated (see §13(5) of the Tenancy Agreement).
2. Sammen Housing has the right to intervene and demand that the matter be rectified if property has been damaged or if a tenant is in material breach of the Rules of Residence/Tenancy agreement. In such cases, Sammen Housing is entitled to issue warnings. If the matter fails to be rectified, this may constitute grounds for serving a notice to quit, or for terminating the Tenancy Agreement.
3. Misuse of fire equipment and fire detectors (including to cover up the fire detector) is considered a serious breach of the residential regulations and the tenancy agreement, and as a result the agreement will be revoked, c.f § 13 (5) in the tenancy agreement.

4. If an incident occurs under §4-2, 1 - 3 above, the Head Student Representative can be consulted before a notice to quit is served or a tenancy agreement is terminated.
5. Should the Students Committee request that SAMMEN Housing serve a notice to quit or terminate a tenancy agreement and this request is turned down, the Students Committee may lodge an appeal with the Managing Director of Sammen.

## **CHAPTER 5: GENERAL MEETINGS, RESIDENTS' REPRESENTATIVES, STUDENTS COMMITTEE ETC.**

Please refer to Chapter 6 of the Norwegian Residential Tenancy Act: "Resident representation in special housing schemes".

The Director of Sammen Housing may grant dispensation from this chapter should the Students Committee wish not to conform with the below guidelines when organising a general meeting of residents.

### **§5-1 General meetings of residents**

1. The general meeting is the residents' ultimate body of authority and its decisions are binding for all residents.
2. Notification of a general meeting shall be posted with at least ten days' notice, with an agenda for the meeting. Minutes of the meeting must be forwarded to the Director of Sammen Housing. Sammen's Board of Directors and management are entitled to attend the meeting without voting rights.
3. The Students Committee shall propose their accounts for the previous term and their budget for the current term to the general meeting for approval. The Head Student Representative shall submit his/her report for the previous term. Sammen may, following an application from the Students Committee, make an exemption from this regulation.
4. Representatives for the Students Committee must be elected by the general meeting to be held at the beginning of each term. The procedure for electing such representatives must be proposed by the Students Committee and approved by the general meeting.
5. The Head Student Representative shall be elected by the general meeting. He/she shall chair the Students Committee and sit as a representative on the Accommodation Committee.
6. Any general meeting is at liberty to remove a student representative from office should he/she have proved not to be suited. Removal from office requires a 3/4 majority in the electorate.
7. The Head Student Representative shall call an extraordinary general meeting if requested to do so by at least 2/3 of the Student Committee or by a considerable proportion of the residents. In special cases, the Head Student Representative may call an extraordinary general meeting giving three days' notice.
8. Matter of significant importance to the residents shall be settled by ballot among the residents.

### **§ 5-2 The students committee**

1. The Students Committee shall discuss all matters raised by the residents and, if agreed, pursue these matters with the Director of Sammen Housing. The Students Committee has a duty to propose, initiate and take part in measures designed to provide a good residential environment within their Housing Estate.
2. If a general meeting cannot be held, the Students Committee shall ensure that committee representatives be elected and organise a ballot for electing the head representative.
3. The Students Committee shall establish their own working methods and form of organisation.

4. The funds allocated to the Student Committees are intended to benefit the Student Housing Estates and the residents there. All accounts and budgets must be submitted to Sammen Housing. The accounts are subject to Sammen Housing's approval. If such approval cannot be obtained, an auditor shall be appointed and approved by both parties. Continued payment of funds to support the Students Committee's work, is subject to approval of the accounts.
5. The Students Committee shall forward minutes of their meetings to the Director of Sammen Housing.

#### **§ 5-3 Powers vested in the general meeting and the students committee**

1. The general meeting and the Students Committee may issue orders to residents and impose restrictions within the areas mentioned under §2-1, §2-2, §2-4 and §2-5 of these regulations.
2. The Students Committee may organise residents' working parties when this appears useful. Sammen Housing must be informed before the working party takes place.

#### **§ 5-4 The head student representative (HTR)**

1. The Head Student Representative shall work to ensure liaison between the residents and Sammen Housing by keeping informed and by making sure that the residents receive all necessary information.
2. The Head Student Representative may propose that the Director of Sammen Housing issue a warning of notice to quit under §13-5 of the tenancy agreement. The Head Student Representative shall be notified of all warnings and must be consulted with regard to notices to quit, if this appears relevant.
3. The Head Student Representative is responsible for ensuring that the Students Committee work to benefit the residents and may propose that any member of the Students Committee be removed if he/she has been proved to neglect the duties of his/her office. Removal from office requires 3/4 majority of the votes within the Students Committee.

#### **§ 5-5 Confidentiality**

Members of the Student Committee are subject to an obligation of confidentiality in all matters relating to the personal and social circumstances of residents. The Head Student Representative shall make sure that all committee members are aware of which instances are covered by their duty of confidentiality. Any failure to comply with this duty will entail removal from office.

#### **§ 5-6 Supplementary provisions**

Residents on the individual student housing estates may adopt supplementary provisions with regard to the methods of work and form of organisation for individual bodies, provided these are not in conflict with the provisions of this chapter.

### **CHAPTER 6: AMENDMENTS**

The Accommodation Committee and the Director of Sammen Housing may propose amendments to the residential regulations. Such proposals must be submitted for consultation with the various Students Committees and Sammen Housing. The consultation period is 2 months. Replies must be forwarded to the Accommodation Committee, who will draw up a recommendation to the Director of Sammen Housing. The Director will in turn make his recommendation through the proper channels of his office.

## **CHAPTER 7: COMING INTO FORCE**

These regulations shall apply from 16.09.16, replacing the regulations from 20.02.15.