

RESIDENTIAL REGULATIONS

The Student Welfare Organization at Vestlandet – Saman Housing

CHAPTER 1: INTRODUCTION

These regulations concern residential premises owned and run by the Student Welfare Organization at Vestlandet (Saman) and regulate matters that are not covered by the Tenancy Agreement. The Residential Regulations is a supplement to the Tenancy Agreement.

The Director of Saman 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 Saman's student housing.
2. Pets are not allowed in Saman's student housing, with the exception of guide dogs.

§ 2-2 Disturbing the public peace

1. Each 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 the student housing must end at the above-mentioned times. The Students Committee (TU) – where this exists – may, if approved by the Director of Saman Housing, grant dispensation from the rules of residence in connection with special events. In such cases, the Students Committee is responsible for ensuring compliance with the rules of residence in line with the dispensations granted.
4. Saman may apply special rules under some circumstances, to ensure peace and quiet.

§ 2-3 Accommodation Premises

1. Each resident is responsible for keeping his own accommodation clean and tidy, cf. section 2-5 (1).
2. Private property must never be stored in escape routes, hallways, corridors, or stairwells or outside storage rooms. Such property may be removed at the owner's expense without further notice.
3. Bicycles, skies, and other equipment must be stored in private storage rooms or other suitable places.
4. Trash must be sorted according to current rules and properly packed before deposited at designated places. Rules and written notices concerning recycling must be followed.
5. Valves must not be blocked by clothes or similar items. This may cause moisture, mould, and building damages.

6. Drying and airing of clothing and carpets must never occur in common areas, on balconies, through windows or in escape routes and must not inconvenience any of the other residents.
7. 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.
8. Apart from central heating radiators and/or electric heaters belonging to the student housing, the use of heaters is subject to special approval by Saman Housing.
9. The Students Committee – where this exists – or Saman Housing may organise voluntary work for the cleaning of storage rooms whenever this is considered useful or necessary. This does not include storage rooms that are considered part of the resident's accommodation unit. The storage room must be cleaned when moving out.
10. It is not allowed to insert nails or screws in the walls to hang pictures etc. without the permission from Saman Housing. Picture rails must be used.
11. Overnight visitors are allowed only by agreement of Saman Housing and for a maximum of 7 days. The tenant must be present during the visit.

§ 2-4 Use of shared kitchen/bathroom facilities

1. Residents with access to common kitchen/bathroom facilities are personally responsible for keeping the premises clean and tidy and have a joint responsibility to notify Saman Housing of lack of cleaning. If residents fail to meet written requests from Saman for improved cleaning, Saman Housing will have the premises professionally cleaned at the expense of the residents. Saman Housing may also demand that an ombudsman scheme may be established.
2. Cooking shall only take place in kitchens/common kitchens.
3. If the person or persons responsible for 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. section 4-2 (1).

§ 2-5 Common rooms

1. Residents with access to common rooms are responsible for keeping them clean and tidy. The Students Committee – where this exists – is responsible for drawing up suitable schedules for cleaning and tidying.
2. If Saman Housing finds the cleaning and tidying of common rooms to be unsatisfactory, the establishment of a monitoring scheme may be requested. Serious breaches of agreement may result in Sammen Housing closing down the common room.

§ 2-6 Parking

1. Vehicles parked on Saman Housing's property are subject to the applicable parking regulations at all times. Bicycles must be marked with a valid sticker.
2. Parking must take place in the indicated areas and in accordance with the signs. Saman Housing will ensure that illegally parked cars are removed at the owner's expense.
3. It is not allowed to connect the engine heater to, or charge the car and similar activities via, power outlets in the student homes unless permission is granted.

§ 2-7 Posters, advertisements, and notifications

Posters and notifications may only be put up in designated places intended for this purpose.

§ 2-8 Removal of private property and rubbish

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

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

Saman is not liable for the residents' belongings when kept in their student housing, unless the loss of or damage to such belongings is caused by Saman's negligence or the negligence of someone acting on Saman's behalf. The tenant must provide insurance for his/her belongings.

CHAPTER 3: THE LANDLORD'S ACCESS TO THE PREMISES

§ 3-1 Inspection/Maintenance

1. By filing a damage report, the resident grants Saman Housing access to the premises until the damage has been rectified. The repair must be carried out within a reasonable period of time.
2. In cases where inspections and maintenance work require notification, notification is to be given 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 serious 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 serious material damage or deficiency that 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 Saman Housing in the first instance.
2. Complaints concerning matters and activities organized by Saman Housing should be submitted to the Students Committee – where this exists – in the first instance.

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

1. Saman Housing or the person or organization nominated by Saman have the right to intervene if the public peace is disturbed and in the event of suspected misuse of alarms or damage to property. Saman Housing may demand that the matter be rectified and is entitled to turn out anyone who is not a resident. Saman Housing may demand that the residents cover the costs caused by the incident. Serious or repeated non-compliance with the regulations can give cause for revoking or terminating the tenancy agreement, cf. section 13 (5) of the Tenancy Agreement.
2. Saman Housing has the right to intervene and demand that the matter be rectified if property has been damaged or if there is a material breach of the Residential Regulations/Tenancy Agreement. In such cases, Saman Housing is entitled to issue warnings and/or call a meeting. If

the matter fails to be rectified, this may constitute grounds for revoking or terminating the Tenancy Agreement.

3. Misuse of fire equipment and fire detectors (including covering 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, cf. section 13 (5) of the Tenancy Agreement.

CHAPTER 5: LOCAL PROVISIONS – HAUGESUND/STORD

The residential assistants hold the same function as the Students Committee, in the sections they are referred to.

CHAPTER 6: AMENDMENTS

The Director of Sammen Housing and the Accommodation Committee may propose amendments to the Residential Regulations. The Housing Director will draw up a recommendation to the Director of Saman, who has the authority to adopt minor changes. Significant changes are submitted to the Board of Sammen.

CHAPTER 7: COMING INTO FORCE

These regulations shall apply from 01.02.2018, replacing prior regulations.