

## **RESIDENTIAL REGULATIONS**

### **The Student Welfare Organization at Vestlandet – Sammen Housing**

#### **CHAPTER 1: INTRODUCTION**

These regulations concern residential premises owned and run by the Student Welfare Organization at Vestlandet (Sammen) and regulate matters that are not covered by the Tenancy Agreement. The Residential Regulations is a supplement to 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 housing.
2. Pets are not allowed in Sammen's student housing. Exceptions are made if there are good reasons for it, and if it is not a disadvantage for the landlord or other users of the property. Exceptions can, for example, be made if a guide dog is needed.

##### **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 Sammen 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. Sammen may apply special rules in special situations, 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, skis, 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 Sammen Housing.
9. The Students Committee – where this exists – or Sammen 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 Sammen Housing. Picture rails must be used.

#### **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 Sammen Housing of lack of cleaning. If residents fail to meet written requests from Sammen for improved cleaning, Sammen Housing will have the premises professionally cleaned at the expense of the residents. Sammen 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).
4. If errors or deviations occur in the shared kitchen or shared bathroom that must be rectified by Sammen Housing, the resident must report the error through a damage report. When submitting a damage report, the residents accept that representatives from Sammen Housing can lock themselves into the common areas to rectify the error, cf. also § 3-1 below. The resident who has reported the error is responsible for informing the other residents in the same housing unit that Sammen Housing will lock themselves into the common area to correct the error.

#### **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 Sammen 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 Sammen 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. Sammen 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**

Sammen Housing may instruct residents to remove any private property (incl. rubbish) they may have left on Sammen'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**

Sammen 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 Sammen's negligence or the negligence of someone acting on Sammen'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. If errors or deviations occur that must be rectified by Sammen Housing, the resident must report the error through a separate damage report form. Sammen Housing must rectify reported errors or deviations within a reasonable time frame.
2. When correcting reported errors or deviations in common areas such as hallways, kitchens and bathrooms, the resident accepts by submitting a damage report that representatives from Sammen Housing can lock themselves into the common areas to correct the errors. Sammen Housing will, if possible, provide information on the relevant timeframe for the improvement. The resident who has reported the error is responsible for informing the other residents in the same housing unit that Sammen Housing will lock themselves into the common area to correct the error.
3. Inspections and other remedial and maintenance work must, if possible, be notified 7 days in advance. The tenant and landlord must try to reach an agreement on a time for carrying out the inspection or maintenance work.
4. In cases where it is not possible to notify the tenant, the landlord can only enter the rental property when necessary to prevent damage. This applies, for example, to the following cases:
  - 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, where measures are necessary to prevent damage to the home and the property in general.
  - 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 Sammen Housing in the first instance.
2. Complaints concerning matters and activities organized by Sammen 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. Sammen Housing or the person or organization nominated by Sammen have 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. Serious or repeated non-compliance with the regulations can give cause for revoking or terminating the tenancy agreement, cf. section 11 (7) 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 there is a material breach of the Residential Regulations/Tenancy Agreement. In such cases, Sammen 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 may result in termination of the lease, cf. section 11 (7) of the Tenancy Agreement.

#### **CHAPTER 5: LOCAL PROVISIONS – BRANN STADION STUDENT HOUSING**

1. On match days/days of events, the following applies:
  - a) There will be a lot of people and activity in the area, as well as high volume from the music system and the audience, both before, during and after the match.
  - b) Windows facing the field will be screened with a canvas or banner to prevent visible access. Brann can also take such measures during certain football trainings.
  - c) Windows must be closed due to possibility of smoke and sounds from the match/event. The fire alarm system is sensitive and can be triggered in connection with smoke from pyro effects.
  - d) Representatives of Brann are given access to lock themselves into rooms where the fire alarm/warning is triggered. If possible, the tenant should be notified before Brann enters the rental property.
  - e) Brann has guards stationed around the stadium and is empowered under section 4-2 to intervene in the event of interference and abuse of alarms. Brann will remove any garbage from spectators, outside the stadium, after the match/event.
2. Residents must not profile other football teams from windows and facades at Brann Stadion.

#### **CHAPTER 6: LOCAL PROVISIONS – HAUGESUND/STORD**

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

**CHAPTER 7: 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 Sammen, who has the authority to adopt minor changes. Significant changes are submitted to the Board of Sammen.

**CHAPTER 8: COMING INTO FORCE**

These regulations shall apply from 22.02.2023, replacing prior regulations.