



## STUDENT RESIDENCE STATUT

**in accordance with § 15 Student Residence Law, BGBl. No. 291/1986, in the version of BGBl. I No. 15/2019 for the student residences of Akademikerhilfe Studentenunterstützungsverein valid from 1 October 2024**

*The English translation is for ease of understanding only; Akademikerhilfe accepts no liability for its accuracy. Only the German version is legally binding. This document can be read or downloaded from the homepage.*

### **I. Managing Society, purpose and dedication**

Akademikerhilfe is a charitable, non-profit society that runs and manages student residences all over Austria. Especially freshmen shall be supported during the initial period of their studies through the provision of adequate living facilities.

For this crucial period of life Akademikerhilfe provides attractive structures for living and studying at calculable costs. The residence environment shall foster individual initiatives, interdisciplinary networking and community life. The background of this offer is an attitude based on and growing from the Christian, Catholic faith.

### **II. Principles of residence administration**

The principles of efficiency, economy and cost recovery apply to the administration.

The Society's Executive Committee delegates the administration of the residences to employees of Akademikerhilfe. They cooperate closely with the Residence Representatives, who act in the interest of the residents. They support the Residence Representatives in matters of their election and constitution as well as in the running of the Representatives' tasks. The current Residence Representatives will remain in office until the constitution of the newly elected Representation is announced.

### **III. Principles for the awarding of residence rooms**

Akademikerhilfe residences are open to all students who are enrolled in an Austrian university or comparable institution (e.g. University for Applied Sciences, Academy) or undergo another academic training that requires A-levels (High School Diploma), as well as to people taking part in a preparation course for university admission.

Residence rooms will be awarded in accordance with the regulations of §11 Student Residence Law. Dedication and purpose of the applicants' economic situation, the right of nomination by a third party (e.g. province governments) and guidelines of proprietors are decisive criteria. In compliance with Akademikerhilfe Society Statutes priority may be given to Austrian students in the allocation process.

The application for a residence room can only be sent through the Akademikerhilfe website [www.akademikerhilfe.at](http://www.akademikerhilfe.at). Applications can be sent any time.

The contracts of use (Housing Contracts) will be issued for one residence year (a shorter period of stay is possible in consideration/according to capacity). The residence year begins on October 1st and ends on September 30th of the following year, except for the following two residences: Schwarzes Rössl student residence at Priesterhausgasse 6 in Salzburg (October 1st to June 30th) and the Student Host - Joseph Haydn Private University at Propstengasse 1 in Eisenstadt (September 1st to June 30th).

It is possible to extend the contract in accordance with the Student Residence Law. An invitation to extend the contract with a deadline (at least 14 days) will be sent to the resident by email by the student residence operator. The student residence operator points out that the residence place will be allocated elsewhere if the contract extension is not carried out by the student in due time on the online portal. Residents with a fixed-term occupancy contract will not receive an invitation to extend their contract.

### **IV. Mode of payment of Housing Fee and deposits**

The Housing Fee and deposits must be paid through bank transfer (bank charges at the client's cost) or through SEPA Direct Debit Mandate. Cash payment may be arranged in exceptional cases. Further information concerning Housing Fee, Reminder Fees and Caution Money is provided in the Housing Contract. Any interests accumulated through the payment of the Caution Money will be used for purposes of the residence community.

### **V. Principles for the use of the homes**

Home places are rooms that are made available to residents as living space. Depending on the room category they may be used alone or with others.

Additional or common rooms are not part of the contract and are made available by the dormitory operator on a voluntary basis as far as possible until revoked at any time.

Use is at your own risk. If rules of use exist, these must be adhered to. Which common rooms are available in each student residence varies according to the external circumstances.



#### 1. Careful handling of the equipment

The equipment of the residence room and the common rooms is to be handled with utmost care. Attention must be paid to cleanliness and order. Defects and/or damages must be reported to the Residence Management at once. Eventual repair costs or replacement costs will be collected from the resident responsible for the damage. Every resident is liable for wear and tear going beyond the norm, (e.g. soiled or damaged walls). Residents are also liable for any consequential damage caused through a culpably delayed damage report (e.g. in the event of pest infestation).

Residents are advised to take out a household inventory insurance or to have their parents expand an existing insurance. After use common rooms should be left in a state that allows other residents to use them at once without any restrictions or obstacles. Common rooms will be cleaned at regular intervals. Additional work caused through excessive soiling will be put to the account of the Residence Representation.

#### 2. Ban on smoking

All Akademikerhilfe residences are non-smoking zones to guarantee the protection of non-smokers.

#### 3. Fire Safety

The Fire Safety Regulations are an integral element of the Housing Contract, residents are obliged to observe them strictly. Akademikerhilfe advises all residents to inform themselves about preventive fire safety and escape routes. Fire Safety Regulations forbid the placing of any objects in the corridors.

Tampering with the fire alarms or the fire protection system can lead to the immediate withdrawal of the residence.

#### 4. Peace and mutual consideration

Residents are obliged to be considerate towards their fellow residents as well as to people in the neighbourhood and to avoid any noise from 10 p.m. to 6 a.m. The same consideration is expected during daytime as well.

#### 5. Careful use of natural resources

Akademikerhilfe and its residents commit themselves to using energy and water economically.

#### 6. Internet

The Internet User Rules are part of the Housing Contract and must be observed mandatorily. Users are especially reminded to be considerate towards other users and to observe current laws.

#### 7. Keys

The keys received on check-in remain the property of Akademikerhilfe. Residents are not permitted to have the keys duplicated or to pass them on to a third party. Any loss of keys must be reported to Akademikerhilfe at once, as well as to the competent local authorities. A penalty will be charged if the loss report is missing. The cost for a new key and, if necessary, for a new lock will be charged to the resident's account.

#### 8. Cleaning

In accordance with § 6 (1), 2 Student Residence Law it is announced that the cleaning inclusive of preparatory work and its supervision will be carried out from Monday to Friday between 8 a.m. and 5 p.m. Cleaning work is to be tolerated and will also be carried out in absence.

#### 9. Renovations and repair work in the room

Renovations and repair work may be carried out from Monday to Friday between 8 a.m. and 5 p.m. If necessary, Akademikerhilfe will provide a substitute room at a notice of five workdays at least. In case of imminent danger this period may be shortened accordingly or may not apply at all.

#### 10. Controlling of rooms

For reasons of quality control Akademikerhilfe reserves the right to control residence rooms twice per year. In case of need more often. The control will be announced in due time (at least one week) in advance. The inspection can and will also be carried out in the absence of the resident.

#### 11. Visiting rules

In order to guarantee a proper community life all residents commit themselves to observing the following rules:

- a. Residents are responsible for their visitors.
- b. It is not permitted to let anyone stay overnight or to live with you. In the event of unauthorized subletting, disclosure of the income generated may be required or a lump sum may be charged. This will be donated to a charitable cause of the operator's choice.
- c. Visits in two-bedded rooms and in apartments require the prior consent of the respective roommates or fellow occupants.



- d. Visitors are not allowed to use laundry-, ironing- or dryingfacilities, showers and baths. The use of gym halls, sports facilities, music rooms, TV rooms and other common facilities is permitted to visitors at their own risk and only in accordance with the current rules and regulations. They are primarily available to the persons living in the residence. Disruption of the community (e.g. through recurring or prolonged use of the kitchen etc.) is not permitted.

#### 12. Alterations of the residence room

Residents may arrange their residence room individually; the following restrictions are to be observed:

- a. Neither removal of the inventory nor dismantling of the inventory, nor storage of the inventory outside the room is permitted.
- b. The room must be returned in its original condition (arrangement of the inventory, completeness according to the inventory list, etc.).
- c. The home management must be informed in advance of any planned rearrangement of furnishings and will grant or refuse permission. Cleaning and repair work in the rooms must not be obstructed. The decision as to whether such an obstruction exists is the responsibility of the home management.
- d. Walls must not be damaged or soiled by fixing wall decoration. The use of wall tattoos, adhesive tapes or glue pads is not permitted.
- e. The interests of fellow occupants must be taken into consideration.
- f. Akademikerhilfe does not assume liability for objects brought in by the residents.

#### 13. Electrical appliances

Electrical appliances used in the residence must comply with ÖVE regulations and bear the CE mark. The use of heating and AC appliances or other gadgets with high power consumption (e.g. refrigerators...) is forbidden and requires an absolute necessity and the prior consent of the Residence Manager. In the common rooms only the electrical appliances provided by Akademikerhilfe or those provided by the Residence Representatives may be used as long as the latter have been authorized by Akademikerhilfe. Charging batteries is only permitted in personal presence, unless generally prohibited by the fire safety regulations.

#### 14. Events in the residences

Events organised by residents are only permitted as „in-house“ events and require the prior consent of the Residence Management. Also a person in charge must be nominated in writing.

Akademikerhilfe reserves the right to use the common rooms of the residences for its own events or for events organised by a third party.

#### 15. Mail delivery

Residents are reminded to communicate their complete mailing address inclusive room number and to keep it updated in order to enable a proper delivery of mail and parcels. The Residence Management may provide the Post Office staff with a list of the residents' names with room number to facilitate a correct delivery. Akademikerhilfe staff are not allowed to take delivery of mail or parcels on behalf of residents. If a resident has moved out, he/she is solely responsible for forwarding mail and parcels. Post will not be forwarded or handed to other residents by Akademikerhilfe staff.

#### 16. Longer absence

Residents are supposed to notify the Residence Management about periods of longer absence or extraordinary occurrences (accidents, hospitalization). Also in this case Akademikerhilfe recommends a forwarding order as described under "Mail delivery".

Akademikerhilfe advises the residents to update their personal data in the Online-Portal regularly (e.g. telephonenumber, email-address, emergency contact).

#### 17. Pets/Animals

No pets or animals are allowed in Akademikerhilfe residences.

#### 18. Weapons

Weapons of any kind must not be brought into or carried in Akademikerhilfe residences.

#### 19. Drugs

The consumption and trading of drugs is strictly prohibited. Trespassers will lose their residence room immediately. Every suspicion of illegal drug trading will be reported to the authorities.

#### 20. Parking of vehicles

Vehicles (cars, motorcycles, bicycles) may be parked in accordance with the regulations applicable to the respective dormitory (parking permit, parking contract, marking of bicycles, etc.), exclusively in the designated areas at your own risk. In certain places the parking of vehicles must be paid for and requires a specific arrangement with



Akademikerhilfe. Regulations of use must be observed. Riding sports equipment (e.g. e-scooters, scooters, bicycles, etc.) is not permitted in any of the Akademikerhilfe buildings.

#### 21. Notices in the residences

Akademikerhilfe announcements are posted in order to inform the residents. Other notices need to be posted by the Residence Representation or must be authorized by Akademikerhilfe.

#### 22. Commercial activities

Neither residents nor non-residents are permitted to register a business in the student residences or the existing infrastructure, to carry out a commercial activity or to use rooms as offices for tax purposes.

#### 23. Exclusion of liability for residents' property

Residents must make sure to keep their own rooms locked to secure their property. As common areas and common rooms are open to a wider group of users, Akademikerhilfe advises the residents not to leave any personal items in these rooms or areas. Akademikerhilfe does neither assume liability for objects brought in by residents or their guests nor for objects brought in by the Student Representation. The exclusion of liability applies to the entire residence area.

#### 24. Fiduciary custody

Objects and equipment purchased by the Student Representation (e.g. fitness equipment, video projectors etc.) may be given into fiduciary custody of Akademikerhilfe in order to make sure that these objects will remain at the residents' disposal without interruption during the change or absence of the Student Representation. Akademikerhilfe excludes any liability for items handed over, except in cases of gross negligence or intent on the part of its vicarious agents.

#### 25. Recordings (sound and image)

If image and sound recordings are made in the private rooms (e.g. by means of surveillance cameras), the following must be done:

- a. inform the home management in advance,
- b. cleaning and technical staff must be informed before entering (e.g. on the outside door),
- c. delete all recordings on which no offense or similar has been recorded within 48 hours,
- d. comply with all legal regulations (including those relating to data protection).

We reserve the right to adjust the camera when working in the room or to refuse or postpone the completion of work.

### **VI. Arbitration proceedings**

By mutual agreement the Student Representatives and Akademikerhilfe nominate an arbitrator for a period of two residence years. If there is no agreement the function of arbitrator will be transferred to the Student Ombudsman in accordance with §18 (2) Student Residence Law.

### **VII. Rights and duties concerning the operation of Student Residences laid down in other legal provisions**

Apart from the Student Residence Law there are other agreements and applicable legal provisions to regulate the rights and duties of the Residence Managing Society and the residents, especially the following:

- Housing Contract and its integral elements Residence Statute, Fire Safety Regulations, Internet User Rules
- ABGB (Austrian Civil Code)
- Registration Law
- Provisions regulating Fire Safety and Construction
- Event Licensing Act