Akademikerhilfe
EINFACH BESSER STUDIEREN

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STUDENT RESIDENCE STATUTE

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
valid from 1 October 2027

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, but not exclusively (§5b Studentenheimgesetz), 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 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. In addition, a balanced allocation according to nationalities is sought. Although the care structure in the residences is not designed to accommodate minors, they may be admitted on a case-by-case basis after weighing up the interests involved.

The application for a residence room can only be sent through the Akademikerhilfe website 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

See Housing contract.

V. Principles for the use of the residences

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 and include balconies, terraces, and loggias.
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, removal (e.g., in the event of a pest infestation) 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.
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.
This applies to tobacco products as well as related products such as electronic cigarettes (e-cigarettes), herbal smoking products, novel tobacco products (e.g., so-called “tobacco heaters”), water pipes, etc.

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. Excessive consumption (more than 30% above the average) can lead to subsequent billing if it can be proven.

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 7 a.m. and 5 p.m. Cleaning work is to be tolerated and will also be carried out in absence.

9. Maintenance and repair work

Maintenance and repair work in private rooms can be carried out at any time from Monday to Friday from 7.00 am to 5.00 pm.

If necessary and possible, Akademikerhilfe will provide the resident with another room in a residence for the duration of the maintenance and repair work. This will be announced at least five working days in advance. Clean-up work and relocations necessary for maintenance and renovation work must be accepted and implemented.
In the event of imminent danger, this period may be shortened accordingly or cancelled and necessary measures may be taken without the resident's consent.

10. Room inspection

For quality control purposes, Akademikerhilfe reserves the right to carry out a room inspection twice a year (more often if necessary) after prior, timely (at least one week) notification in order to determine the condition and proper use of the room. The inspection can and will also be carried out in the absence of the resident(s). Any damage found that goes beyond normal wear and tear may be charged to the student

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. The visited person has to be present.
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 beobserved:

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.
g. The external appearance of the building may not be changed, even temporarily. No objects (such as flags, insect screens, birdhouses etc.) may be visibly attached or deposited on the window sill.

13. Electrical appliances

Electrical appliances used in the residence must comply with ÖVE regulations and bear the CE mark. The installation of heating and air conditioning units, refrigerators and other appliances with high energy consumption is prohibited. Only if there is an indispensable reason (e.g. mini-fridge for medication) can the Residence Manager authorise an exception. 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 residence (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 and advertising materials must either be posted by residence representatives (in consultation with the residence management) or have the express approval (e.g., stamp) of Akademikerhilfe (residence management, site management, or central administration).

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.

26. Mutual respect

The residents are committed to mutual tolerance and acceptance and to always treat each other and everyone working at the residence with respect, regardless of gender, origin, education, age or religion.

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)
- Residents Starkfriedgasse: Garden User Rules Starkfriedgasse
- Registration Law
- Provisions regulating Fire Safety and Construction
- Event Licensing Act