

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 Studentenunterstützungsverein
valid from 1 October 2019

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 affordable living facilities.

For this crucial period of life Akademikerhilfe provides attractive structures for living and studying at affordable 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 administration is governed by the principles of economic efficiency, economical management and cost recovery.

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 right to vote and the right to stand for election into the Residence Representation will be defined together. 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, 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. Applications can be sent any time.

The contracts of use (Housing Contracts) will be issued for one residence year. Shorter periods of stay are possible.

The residence year begins on October 1st and ends on September 30th of the following year, except for the following two residences: Schwarzes Roessl Salzburg (October 1st to June 30th) and Guesthouse Haydnkons Eisenstadt (September 1st to June 30th).

The procedure of a contract renewal is laid down in the Housing 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 residences

Residence rooms are rooms allocated to the individual residents for the purpose of living. Depending on the room category the room is used by a single student or shared.

Common rooms are either at the disposal of all residents (e.g. study room, music room) or of a certain group of residents (e.g. common kitchens and sanitary facilities on the respective floor).

Use of the residence facilities is at the residents' risk. Residents are obliged to observe any existing terms and regulations of use. The Akademikerhilfe website provides information about common rooms available in the respective residence.

1. Careful handling of the equipment

The equipment of the residence room and the common rooms is to be handled with utmost care. 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.

If a group of residents or the Residence Representatives explicitly wish a room reserved for smokers, such a room – if available and suitable at all – may be designated as such with the consent of the Residence Management.

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.

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. 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.

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.

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 in advance.

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. Residents are not permitted to allow a person to stay overnight or live with them.

- 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 drying facilities, 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.

12. Alterations of the residence room

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

- a. On moving out the original state of the room must be restored.
- b. Walls must not be damaged or soiled by fixing wall decoration. The use of wall tattoos, adhesive tapes or glue pads is not permitted.
- c. The rearranging of furniture in the rooms shall not obstruct any cleaning and repair work. It is up to the Residence Manager to decide whether the rearrangement is regarded as an obstruction.
- d. The interests of fellow occupants must be taken into consideration.
- e. 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 requires 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 of vehicles is only permitted for the residents' own use and must be arranged with the Residence Management.

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 incl. 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.

16. Longer absence

Residents are supposed to notify the Residence Management about periods of longer absence or extraordinary occurrences (accidents, hospitalization).

Akademikerhilfe advises the residents to update their personal data in the Online-Portal regularly (e.g. telephone number, 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, motorbikes, bicycles) may be parked in places specifically designated by Akademikerhilfe at their owner's 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. The riding of sports vehicles (e.g. e-scooter, scooter, bicycle etc.) is not permitted in any of the Akademikerhilfe residences.

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. Messages among residents require no such permission.

22. Commercial activities

Neither residents nor non-residents are permitted to carry out commercial activities on the premises and the infrastructure of the residences with the intention of earning money.

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.

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