



RESIDENTIAL REGULATIONS

The Student Welfare Organization in Bergen, Student Accommodation

CHAPTER 1: INTRODUCTION

These regulations pertain to residential premises owned and run by the Student Welfare Organization in Bergen (SiB) and regulate matters which are not covered by the Tenancy Agreement; these Regulations supplement the Tenancy Agreement.

The Director of Student Accommodation, 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 SiB`s student hostels.
2. Pets are not allowed in SiB`s accommodation. Guide dogs are except.

§ 2-2 DISTURBING THE PUBLIC PEACE

1. Each individual 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 student housing estates must end at the above-mentioned times. The Students Committee (TU) may, if approved by the Director of Student Accommodation, grant dispensation from the rules of residence in connection with special events. In such case, the Students Committee is responsible for ensuring compliance with the rules of residence in line with the dispensations granted.
4. Special rules apply for quiet hours during examination periods.

§ 2-3 ACCOMMODATION PREMISES

1. Each resident is responsible for keeping his own accommodation clean and tidy. This includes common areas where SiB is not responsible for cleaning.

2. Private property must never be stored in escape routes, hallways, corridors, stairwells, or outside storage rooms. Such property will be removed at the owner's expense. The owner must be informed and warned of any such removal.
3. The drying and airing of clothing must never take place in common areas or escape routes, and must not inconvenience any of the other residents.
4. The installation / use of privately owned washing machines, refrigerators and other white goods is prohibited.
5. Apart from central heating radiators and/or electric heaters belonging to the relevant estate, the use of heaters is subject to special approval by the Student Accommodation Department.
6. The Students Committee or the Student Accommodation Department may organise working parties for the cleaning of storage rooms whenever this is considered useful or necessary. This entitlement does not include storage rooms which are considered part of the residents' accommodation units.
7. It is not allowed to beat nails or screws in the walls, in order to hang pictures etc, without permission from the Student Accommodation Department. Image lists or other lists must be used.

§ 2-4 USE OF SHARED KITCHEN FACILITIES/BATHROOMS

1. Residents connected to kitchen/bathroom facilities are personally responsible for keeping the premises clean and tidy, and have a joint responsibility to notify SiB of lack in cleaning. If residents fail to meet requests from SiB for improved cleaning SiB will have the premises professionally cleaned at the expense of the residents. The Student Accommodation Department may also demand that an Ombudsman scheme be established.
2. Cooking is prohibited on premises served by shared kitchen facilities.
3. If the person or persons guilty of 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 § 4-2 -1.

§ 2-5 COMMUNAL AREAS

1. Residents connected to communal areas are responsible for keeping them clean and tidy. It befalls the Residents Committee to draw up good schedules for cleaning and tidying.
Should the Student Accommodation Department find the cleaning and tidying of communal areas to be unsatisfactory, the establishment of a monitoring scheme may be requested.

§ 2-6 PARKING

1. All bicycles and vehicles parked on SiB's property must be registered with the Student Accommodation Department at the time of moving in and subsequently at the start of every term.
2. Cars and bicycles must be parked in the indicated places and in accordance with the signs. The Student Accommodation Department will ensure that illegally parked cars are removed at the owner's expense.

§ 2-7 POSTERS, ADVERTISEMENTS AND NOTIFICATIONS.

SiB and the Students Committee are priority users of the poster boards. All posters and notifications must be approved and stamped by either SiB or the Students Committee. Posters

etc. may be displayed only in specially designated areas, and they must be removed at the agreed time by whoever puts them up.

§ 2-8 REMOVAL OF PRIVATE PROPERTY AND RUBBISH

The Student Accommodation Department may instruct residents to remove any private property (wrecked cars, rubbish etc.) they may have left on SiB's property. If the resident fails to comply with the instruction, the property will be removed at the owner's expense.

§ 2-9 SiB's LIABILITY FOR THE RESIDENTS' BELONGINGS

SiB is not in any way liable for the residents' belongings when kept in their student accommodation, unless the loss of or damage to such belongings is caused by SiB's negligence or the negligence of someone acting on SiB's behalf.

§ 2-10 ABSENCE

If a resident intends to stay away from the premises for more than 1 month, the resident must report this to the Student Accommodation Department.

CHAPTER 3: THE LANDLORD'S ACCESS TO THE PREMISES

§ 3-1 INSPECTION / MAINTENANCE

1. By filing a damage report, the resident grants the Student Accommodation Department access to the premises until the damage has been rectified. The repair must be carried out within a reasonable period of time.
2. Inspections and maintenance work which requires notification are to be notified 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 material breach of either the tenancy agreement or the residential regulations.
 - c) Inspections prompted by suspected material damage or deficiency which 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 the Student Accommodation Department in the first instance.
2. Complaints concerning matters and activities organised by SiB should be submitted to the Students Committee in the first instance.

§ 4-2 THE RIGHT TO INTERVENE, NOTICE TO QUIT ETC.

1. The Student Accommodation Department, or the person or organization nominated by SiB, has the right to intervene if the public peace is disturbed, and in the event of suspected misuse of

alarms or damage to property. The Student Accommodation Department may demand that the matter be rectified and is entitled to turn out anyone who is not a resident. The Student Accommodation Department may demand that the residents cover the costs caused by the incident. The cost will be defined carefully according to the cost that goes to cover security and the time spent on case administration. The current prices will be described in our price list. Serious or repeated non-compliance with the regulations can give cause for serving a notice to quit or for the tenancy agreement to be terminated (see §13(5) of the Tenancy Agreement).

2. The Student Accommodation Department has the right to intervene and demand that the matter be rectified if property has been damaged or if a tenant is in material breach of the cleaning regulations, c.f §2-4 (1). In such cases, the Student Accommodation Department is entitled to issue warnings. If the matter fails to be rectified, this may constitute grounds for serving a notice to quit, or for terminating the Tenancy Agreement.
3. If an incident occurs under §4-2, 1 or 2 above, the Head Student Representative can be consulted before a notice to quit is served or a tenancy agreement is terminated.
4. Should the Students Committee request that the Student Accommodation Department serve a notice to quit or terminate a tenancy agreement and this request is turned down, the Students Committee may lodge an appeal with the Managing Director of SiB.

CHAPTER 5: GENERAL MEETINGS, RESIDENTS' REPRESENTATIVES, STUDENTS COMMITTEE ETC.

Please refer to Chapter 6 of the Norwegian Residential Tenancy Act: "Resident representation in special housing schemes".

The Director of Student Accommodation may grant dispensation from this chapter should the Students Committee wish not to conform with the below guidelines when organising a general meeting of residents.

§5-1 GENERAL MEETINGS OF RESIDENTS

1. The general meeting is the residents' ultimate body of authority and its decisions are binding for all residents.
2. Notification of a general meeting shall be posted with at least ten days' notice, with an agenda for the meeting. Minutes of the meeting must be forwarded to the Director of Student Accommodation. SiB's Board of Directors and management are entitled to attend the meeting without voting rights.
3. The Students Committee shall propose their accounts for the previous term and their budget for the current term to the general meeting for approval. The Head Student Representative shall submit his/her report for the previous term.
4. Representatives for the Students Committee must be elected by the general meeting to be held at the beginning of each term. The procedure for electing such representatives must be proposed by the Students Committee and approved by the general meeting.

The Head Student Representative shall be elected by the general meeting. He/she shall chair the Students Committee and sit as a representative on the Accommodation Committee.

5. Any general meeting is at liberty to remove a student representative from office should he/she have proved not to be suited. Removal from office requires a 3/4 majority in the electorate.
6. The Head Student Representative shall call an extraordinary general meeting if requested to do so by at least 2/3 of the Student Committee or by a considerable proportion of the

residents. In special cases, the Head Student Representative may call an extraordinary general meeting giving three days' notice.

7. Matter of significant importance to the residents shall be settled by ballot among the residents.

§ 5-2 THE STUDENTS COMMITTEE

1. The Students Committee shall discuss all matters raised by the residents and, if agreed, pursue these matters with the Director of Student Accommodation. The Students Committee has a duty to propose, initiate and take part in measures designed to provide a good residential environment within their Housing Estate.
2. If a general meeting cannot be held, the Students Committee shall ensure that committee representatives be elected and organise a ballot for electing the head representative.
3. The Students Committee shall establish their own working methods and form of organisation.
4. The funds allocated to the Student Committees are intended to benefit the Student Housing Estates and the residents there. All accounts and budgets must be submitted to the Student Accommodation Department. The accounts are subject to the Student Accommodation Department's approval. If such approval cannot be obtained, an auditor shall be appointed and approved by both parties. Continued payment of funds to support the Students Committee's work, is subject to approval of the accounts.
5. The Students Committee shall forward minutes of their meetings to the Director of Student Accommodation.

§ 5-3 POWERS VESTED IN THE GENERAL MEETING AND THE STUDENTS COMMITTEE

1. The general meeting and the Students Committee may issue orders to residents and impose restrictions within the areas mentioned under §2-1, §2-2, §2-4 and §2-5 of these regulations.
2. The Students Committee may organise residents' working parties when this appears useful. The Student Accommodation Department must be informed before the working party takes place.

§ 5-4 THE HEAD STUDENT REPRESENTATIVE (HTR).

1. The Head Student Representative shall work to ensure liaison between the residents and the Student Accommodation Department by keeping informed and by making sure that the residents receive all necessary information.
2. The Head Student Representative may propose that the Director of Student Accommodation issue a warning of notice to quit under §13-5 of the tenancy agreement. The Head Student Representative shall be notified of all warnings and must be consulted with regard to notices to quit, if this appears relevant.
3. The Head Student Representative is responsible for ensuring that the Students Committee work to benefit the residents and may propose that any member of the Students Committee be removed if he/she has been proved to neglect the duties of his/her office. Removal from office requires 3/4 majority of the votes within the Students Committee.

§ 5-5 CONFIDENTIALITY

Members of the Student Committee are subject to an obligation of confidentiality in all matters relating to the personal and social circumstances of residents. The Head Student Representative shall make sure that all committee members are aware of which instances are covered by their duty of confidentiality. Any failure to comply with this duty will entail removal from office.

§ 5-6 SUPPLEMENTARY PROVISIONS

Residents on the individual student housing estates may adopt supplementary provisions with regard to the methods of work and form of organisation for individual bodies, provided these are not in conflict with the provisions of this chapter.

CHAPTER 6: AMENDMENTS

The Accommodation Committee and the Director of Student Accommodation may propose amendments to the residential regulations. Such proposals must be submitted for consultation with the various Students Committees and the Student Accommodation Department. The consultation period is 2 months. Replies must be forwarded to the Accommodation Committee, who will draw up a recommendation to the Director of Student Accommodation. The Director will in turn make his recommendation through the proper channels of his office.

CHAPTER 7: COMING INTO FORCE

These regulations shall apply from 01.06.2010, replacing the regulations from 01.08.2008.