

House Rules Greenhouse



HOUSE RULES

The GreenHouse student residence is committed to a high level of service in cooperation with the residents as well as respectful contact with each other, which fosters a friendly and communicative climate between everyone in the residence. We expedite cooperation with all residents as well as the facilitation and support of residents' representation. Getting to know other cultures, participation and networking are especially important to us. We expressly welcome feedback regarding our work.

The GreenHouse is characterised by several features. This community project, established in the urban planning area Seestadt Aspern by three residence sponsors (OeAD-WV, WBV-GPA, ÖJAB), was built in the passive house design and offers excellent facilities for students (Wi-Fi and satellite TV access in every room; fitness, music and community rooms; sauna, etc.).

Duration of residence

The GreenHouse is in principle open to all students who attend a university or an educational programme following their school leaving examination. The duration of residence is, however, limited to a maximum of 7 years. Within the frame of guest contracts, the student residence is also open to non-students. The admittance to the GreenHouse takes place through the assignment of a residence place and the written acknowledgement of the licence agreement as well as the house rules.

Information

Please observe our notice boards, which are installed in the foyer and the passages leading to the “Sonne” (“sun”) and “Erde” (“earth”) sections of the building, as well as the information leaflet which is given to you when you move in. This contains current and important information which is crucial for a course of business that is free of disturbances.

We would greatly appreciate if you could provide us with a current email address at the residence administration's office – we can then supply you with information in this way.

Allocation of rooms

There is no claim to a specific room. The allocation of single rooms is processed by the respective residence operator and is based on the residence representatives' current allocation system. The amount of the usage charge as well as information about other potential costs will be announced via notices in the student residence or can be found on the website of the respective residence operator.

Guests and overnight stays

Receiving guests is in principle possible at any time. Regarding rules about overnight stays, we refer you to the information leaflets of the responsible residence sponsors.

The keys must not be loaned or given to third parties at any time.

Furniture and fixtures

The furniture and fixtures are to be treated with great care. We ask for your understanding for the fact that walls must not be damaged or dirtied by affixing decorations to them. No adhesive labels must be used on doors or furniture, since these are very hard to remove in most cases. Additional large electrical appliances are not allowed in the rooms for fire safety reasons.

Furthermore, you must take care to maintain the order, cleanliness and hygiene of the room and pay attention to economic use of energy and water in the communal spaces as well as in your own room.

List of faults

When first moving into the room, you should note any potential faults. If the furniture or fixtures of the residence are damaged during your stay, this can lead to deductions in your deposit as stated in the residence statute.

Video surveillance

We would like to make you aware of the fact that the entrance area, the bicycle room and the double door system in front of the garage are monitored via CCTV. Despite this, we ask you to ensure at all times – in your own interest – that your room is locked, as we unfortunately cannot assume liability for lost or stolen items.

Fire procedure

The fire safety regulations are to be found on the notice boards. All escape routes are marked as such. All GreenHouse premises are equipped with flame detectors. These are connected directly to the fire services via the fire alarm centre. Please note that the unwarranted setting off of fire alarms (e.g. by smoking) will lead to fire services moving out, which is subject to a charge that will need to be passed on.

Renewal of tenancy

We are happy for you to stay in the GreenHouse for longer! Applications for renewal of tenancy are to be filed with the respective residence sponsor (for information regarding transcripts of study records, we refer you to the student residence law in its current applicable version).

Democracy within the residence

The GreenHouse welcomes all suggestions and feedback from its residents. Each academic year in October, elections take place to determine the resident representatives. The resident representatives are tasked with the representation of the residents' interests, insofar as this arises from life in the residence, towards the residence sponsors, the residence administration and other residents. Decisions reached in the resident representatives' meetings will be disclosed to the residents by notice board or via email.

With respect to all regulations regarding the arbitration committee, please refer to section 18 of the StHG.

Operation of garage and premises

The residents shall take note of the fact that the operation of the garage and the premises may cause interferences within the student residence building, including at night and during the weekends. The residents relinquish any claims, especially to reductions in the usage charge, damage payments or injunctions. Furthermore, the residents shall take note that retail, service and catering businesses are in operation on the premises and relinquish any objections to the construction, operation or modification of these premises, provided that the specifications of public law and the conditions of section 9, paragraph 1 Z 1 to Z 7 and paragraph 2 of the MRG are met. Moreover, the residents commit to tolerate any effects that issue from the rental property, provided that they are permissible by public law.

Non-smoker protection

In accordance with non-smoker protection policy, smoking is prohibited in the entire building.

Inner courtyard

We are happy for you to make use of the GreenHouse's inner courtyard. Please note that the use of leisure facilities (e.g. slackline, climbing wall etc.) takes place at your own risk. In order to maintain night-time peace and in accordance with a considerate communal life for the students and the neighbours, the use of the garden is permitted until 10pm each day.

Consideration for others

We ask that you are generally considerate to each other, and especially in terms of potential noise nuisance.

Termination

We support each other in being considerate towards others and we cultivate respectful contact with each other. Potential conflicts will in the first instance be tried to be defused by way of a personal conversation; the residence administration is readily available for conversations of this nature.

We would, however, also like to point out that the residence administration reserves the right to terminate the licence agreement, especially in the following cases:

- Breaches of the residence regulations or the respective residence statute (e.g. loan of keys to third parties, keeping pets, carrying and storing stabbing weapons or firearms, as well as consuming illegal drugs);
- Putting other residents at risk;
- Gross offences against the residence community or repeated breaches of the directions given by the residence administration.

Reference rooms

We would like to make you aware that as part of the cooperation with ASCR (Aspern Smart City Research GmbH und CO KG), the following data will be collected and registered in all rooms: relative room humidity and CO2 concentration. In the reference rooms, the following measurement readings will be determined in addition to these: usage data of cold and warm water and heating, electricity usage data, power quality parameters, phase currents, room temperature, as well as window contacts.

This data will be passed on in anonymous form and processed by ASCR.