

Home rules and information from A to Z

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OÖ. Heimbauverein

The OÖ. Heimbauverein is the name of the association that runs the dorm. Since 1955, we have been building, maintaining and operating student residences as well as houses for pupils and apprentices.

Currently there are 8 houses in Upper Austria with 1.400 beds covering Linz, Wels, Ried and Braunau.

The central administration is located at the Ziegeleistraße 78a, 4020 Linz. There is a manager in the dorms who is in direct contact with the residents. This person provides all necessary information and supports the residents during their stay.

Home rules and information from A to Z

Bed linen and bedding

Unless agreed otherwise, no bedding and bed linen are provided.

Bedding and bed linen is not provided in student dormitories.

Cancellation of the contract by OÖ. Heimbauverein

The OÖ. Heimbauverein is entitled, irrespective of the agreed term of the contract, to terminate the contract with one month's notice at the end of each month, if the resident, despite the warning:

- is using the object unlawful, especially to let someone else live in the room.
- is misusing and mishandling the property.
- doesn't clean and ventilate the room regularly.
- violates the terms of the contract and the house rules.
- is 2 months behind with payments.

In addition, the OÖ. Heimbauverein is entitled to terminate the contract immediately, if:

- the resident does not move in within two months after the start of the contract.
- there is a serious disturbance of the house peace and misbehaviour caused by the resident or his/her guest.

Changing the room

If the resident wishes to change the room during the stay, the residents shall do so through writing form. When moving, a flat rate is charged for administration and cleaning.

Cleaning

Unless agreed otherwise, the residents must clean and tidy their own room and they must dispose the garbage. Due to improper hygiene, dragging vermin through the luggage and clothes, it may be necessary to call a pest control inspector to remove these pests. Due to mouldiness caused by insufficient ventilation of the room, it may be necessary to call a special cleaning service. The resident shall bear the pertaining cost for such service through a written notice. The public areas shall be cleaned by our cleaning staff once a day from Monday till Friday. After using the kitchen, the resident must clean the used workspace.

Confirmation of studies

Confirmation of studies must be handed over or emailed to the manager of the house in every semester by the 31st of October or the 31st of March, otherwise a guest fee may be charged retroactively and may result in the loss of the home place.

Departure

The departure from the house is possible on working days by the end of the contract. The resident must inform the manager of the dorm about the leaving date. The original condition of the room must be remained the same as the resident moved in. At the end of the contract, the dormitory space must be cleared of all of the personal items and handed over cleaned.

After sorting out the formalities, the resident must hand back the keys. From that moment, the resident is not allowed to re-enter the room. Should there appear to be any damages and it is proven to be resident`s fault, these costs shall be deducted from the deposit of the resident or will be invoiced to the resident.

Deposit

The initial payment includes in the security deposit. After checking out, all keys must be returned. If the room is not damaged and the cleaning fee is calculated, the remaining amount of the deposit will be transferred to the pertaining account.

Dishes

Unless agreed otherwise, no dishes are provided.

Dishes are not provided in student dormitories.

Dorm spokesperson

The dorm spokesperson is elected by the residents and represents the interests of the residents. This representative can be elected once a year.

Early termination by the resident

The early termination notice must be submitted in written form to the manager at least 1 month prior to the desired end of the contract. The cancellation period is till the last day of the following month.

Extension of the contract

The contract can be extended upon mutual agreement. For this purpose, the resident must submit a written application for an extension to the manager of the house. This application must be made 2 months prior to the end of the contract for the following academic year or semester. Within 2 months before the contract ends the OÖ. Heimbauverein is allowed to allocate the room to another person.

The OÖ. Heimbauverein is entitled, but not obliged, to accept the renewal contract and can make a room inspection to ensure the proper condition of the room. In the case of an extension, a supplement contract shall be concluded.

Events

For any events in the dormitories which the OÖ. Heimbauverein is not the organizer, the OÖ. Heimbauverein is not liable. If there is an event in the house, the manager must be informed about the event and the responsible person.

Fire protection regulations

The house is equipped with an automatic fire alarm system. The alarm goes directly to the fire fighters. The fire safety regulations of the OÖ. Heimbauverein (according to homepage) is to be observed.

- Smoking ban throughout the whole building.
- No objects may be stored in the floors to keep the escape route clear (this includes shoes, mats, etc.)
- It is necessary to handle the items of the communal kitchen with care. Do not leave the heated ovens unattended. Turn off the oven.
- No cooking or heating appliances (e.g. cooking plates, mikrowaves, etc.) shall be in operation in the rooms without kitchen.
- No additional devices (e.g. dishwasher, washing machine, etc.) may be used in rooms with their own kitchen/flats.
- Changes to the existing equipment require the written approval and clarification of the manager.
- Rooms with balconies/flats: Commissioning a grill requires the written approval and clarification of the manager.

A fire alarm can be assigned to the triggering room by the automatic fire alarm system. The resident shall bear the cost for the misuse of the fire brigade and other incurred damages.

GIS-fee for radio and TV

There is no charge for radio and television, as the fee has already been paid by OÖ. Heimbauverein.

Guests

Sleep-over guests are not allowed in the rooms/flats. Contraventions can result in the cancellation of the contract. Guests shall leave the house by 10:00 pm until 7:00 am.

Internet

Free internet is available to the residents of the house. Internet access is provided on a voluntary basis with no guarantee of availability or the size of the bandwidth. The Internet user regulations can be found on our homepage or posted in the dorm.

Keys

It is forbidden to leave the keys to third parties. It is not permissible for residents to make duplicate keys. Any loss must be reported immediately to the manager of the house. The resident shall bear the cost for the lost keys and/or electronic access chip.

Liability

Disturbances or restricted use of premises and resources e.g. repair work, construction work, etc. do not entitle the residents to reduce the rent. The use of all the facilities of the dormitories by residents or foreigners is at their own risk.

Moving in the dorm

Moving in is possible only during the working days and office hours. The resident must inform the manager of the dorm about the date of moving in. At this date, the contract is signed, the keys are handed over and the information of the house shall be submitted to the resident.

Night rest

In order to ensure a peaceful and proper living atmosphere in the house, the night rest must be respected from 10 pm to 7 am in the entire house and in the garden.

Payment of the rent

The agreed rent must be on the account of the OÖ. Heimbauverein not later than the 5th of each month. In case of any delays in payment, a late charge fee shall be imposed.

In case of direct debit (SEPA-Lastschrift = the OÖ. Heimbauverein takes the money from the account of the resident monthly), the resident is obligated to ensure that the account is always endowed so that the debits can be made. If the bank-account is not adequately endowed, the OÖ. Heimbauverein has the right to withhold or charge a dunning fee and any charges incurred.

The fee to be paid for the current academic/school year is determined by the board of OÖ. Heimbauverein for the following academic/school year before the start of the same. Increases in the usage fee within a year of study are possible in accordance with Section 13 (3) StHG.

Pets

The resident is not entitled to keep pets in the room/flat at any time.

Post

Post, letters and parcels deliveries in the dorms will be carried out according to official post rules and regulations. The OÖ. Heimbauverein and dorm officials are not responsible and shall not be liable for any late or non-delivery of the mails. Cash on delivery parcels will not be accepted as well as cash postal orders or parcels. When moving out of the accommodation, the resident must organise a change of address order to the post office otherwise the OÖ. Heimbauverein has no choice other than to return the mails.

Registration and de-registration of the residence

According to the registration rules, the resident must register their stay to the relevant offices within 3 days. Before you register, the registration form needs to be stamped and signed by the manager of the dorm. The official de-registration is to be made within three days prior or after the leaving the accommodation.

The resident must register or de-register themselves in Linz for example at the Bürgerservice Linz, Neues Rathaus, Hauptstraße 1 – 5.

The registration or de-registration in Wels takes place in the city council of the city of Wels, Meldeservice, Stadtplatz 1.

The registration or de-registration in Braunau takes place in Stadtamt Braunau am Inn, Stadtplatz 38.

The registration or de-registration in Ried takes place in Stadtgemeinde Ried im Innkreis, Hauptplatz 12.

Reservation fee during the summer months

If the room is not being used during the summer months of July and August, a reservation fee can be agreed upon with the manager of the house. This fee covers the running costs and the processing fee. The OÖ. Heimbauverein will keep the keys for the room during this period.

Repairs

Residents must report any damage in the room/flat and in the kitchens to the manager of the house. Self-repairs are not allowed. The technical staff of the OÖ. Heimbauverein ensure the necessary repairs.

Safety

The dormitories are equipped with a special security system and with video surveillance. The residents only allow authorized persons to enter the house.

The carrying of weapons of any kind is strictly prohibited.

Waste separation

In the sense of environmental protection, waste disposal systems are provided in or outside the houses. Information is published in the houses.

Washing machines and dryers

Washing machines and dryers are provided by an external company. The pertaining company is responsible for the repair and maintenance. Value cards may be requested from the company or are issued by the manager of the house upon arrival and can be charged according to the user manual.

Linz, 29.06.2021