Guideline of Masaryk University No. 8/2017

HALLS OF RESIDENCE ACCOMMODATION RULES

(in force since February 11, 2019)

According to Article 13 (5) a) point 5 of the Organizational Code of Masaryk University, I issue the following instruction:


(1) Halls of residence (hereinafter also referred to as the “residence hall” or “housing unit”) fall within the authority of university special-purpose institution - Správa koleji a menz (Accommodation & Catering Services), with its seat at 5 Vinařská, 603 00 Brno (hereinafter referred to as the “SKM” or “Landlord”), a part of Masaryk University, with its seat at 617/9 Žerotínovo nám., 601 77 Brno, ident. no. 002 16 224, a state university, established under Act No. 50/1919 Coll., acting in accordance with Act No. 111/1998 Coll., on universities and on modification and amendment to other laws (University Act), as amended (hereinafter referred to as “MU”). Organization and administration of halls of residence within the (university-wide) authority of SKM is specified in the following Article II. of the Accommodation Rules.

(2) The primary purpose of the halls of residence is to accommodate MU students and to render services connected with accommodation on temporary basis and for payment (hereinafter referred to as the “accommodation”); accommodation may be provided for a short or long period of time.

(3) If the accommodation capacity permits it, students of other universities, other members of MU academic community, or other individuals or legal entities may be accommodated there.

(4) During summer holidays accommodation is governed by the so-called “holidays accommodation” rules.

(5) Without prior consent of the Landlord and without making the appropriate contract in writing, the Occupant shall not pursue business or other similar activities in premises of the halls of residence or the adjacent area.

Article 2. Organization and Management

(1) University halls of residence are the following complexes of buildings:

a) Accommodation unit I. – Vinařská 5
   1. Residence hall Vinařská 5 - residence hall with non-stop reception services
   2. Residence hall Tvrdého 5/7 - residence hall with night reception services

b) Accommodation unit II. – Kounicova 50
   1. Residence hall Kounicova 50 - residence hall with non-stop reception services
   2. Residence hall Mánesova 12a – residence hall with night reception services
   3. Residence hall Klácelova 2 - residence hall with non-stop reception services
   4. Residence hall nám. Míru 4 - residence hall with no reception services
   5. Residence hall Veveří 29 - residence hall with no reception services

c) Accommodation unit III. – bří Žůrků 5
   1. Residence hall bří Žůrků 5 - residence hall with non-stop reception services
2. Residence hall Sladkého 13 - residence hall with non-stop reception services

(2) Within the scope of his/her powers and authority resulting namely from SKM Organizational Rules, the SKM director controls accommodation and all related activities (economic, operational, technical, organizational etc.), and exercising of the accommodation policy: methodically controlled scope of authority is a part of activities of the MU bursar and MU vice-chancellor for students’ matters.

(3) The hall council act as a representative for students staying at the appropriate residence hall, and they are concerned with conditions of the halls of residence they are staying at. The hall council shall inform the students staying at the appropriate residence hall of matters related to accommodation at the residence hall. The hall council help to safeguard peace and quiet in the residence hall. Other tasks of the hall council are specified in Rules of Election and Procedure for Representation of Students Accommodated at Halls of Residence.

Article 3 Accommodation

(1) MU students of all study programmes accredited at MU may be provided with accommodation in the halls of residence. If demand for accommodation of all applicants for accommodation studying at MU is met, students of other Brno universities may be accommodated there under the same conditions as the MU students.

(2) Free accommodation capacity may be utilized commercially.

(3) Accommodation of a student at the halls of residence is subject to Accommodation Contract (Contract of Temporary Lease) made between MU, SKM (Landlord) and the accommodated student (Occupant) in accordance with provision of Section 2326 and the following of Act No. 89/2012 Coll., Civil Code, as amended (hereinafter referred to as the “Civil Code” or “CC”), where the Landlord undertakes to provide temporary accommodation for the Occupant for agreed period of time, and the Occupant undertakes to pay for the accommodation and for services connected with accommodation within the period agreed mutually in accordance with Accommodation Rules. Accommodation is governed by contractual rights and duties agreed under the Accommodation Contract, generally binding and other regulations, MU and SKM internal regulations, namely Rules of Accommodation at MU Halls of Residence, MU directive regulating accommodation of students at MU halls of residence, Accommodation Rules as well as instructions and measures issued by the MU employees, including SKM, within the scope of their authority and powers.

(4) Accommodation at the halls of residence is provided for a period of one academic year. Accommodation may also be provided for a period of summer holidays (so-called holidays accommodation); conditions of the holidays accommodation are stated by the SKM director in Holidays Accommodation Directive published at SKM website and on other places usual for the purpose, namely on official notice boards of the halls of residence.

(5) There is no legal right to accommodation at the halls of residence.

(6) Accommodation of the students is subject to Rules of Accommodation at MU Halls of Residence for the given academic year.

(7) Accommodation start date is stated in the accommodation schedule issued by the SKM director for the given academic year.

(8) During the academic year the Occupant may move to another bed only with the Landlord’s consent. In exceptional cases the Landlord is entitled to order move (including move to another residence hall) if it is in the Occupants’ interests or for operational reasons, to be able to utilize the accommodation capacity effectively or if it is necessary for other SKM or MU well-founded purposes.

(9) If there is free accommodation capacity, the Occupant and Landlord may agree on establishment of the right of use to another free bed for payment in accordance with Pricelist of Other Services Connected with Accommodation published on SKM website and
on other places usual for the purpose, namely on official notice boards of the halls of residence.

(10) On the Occupant’s request delivered to the Landlord one month before the accommodation termination date specified in the Accommodation Contract, the accommodation period maybe extended; the modification of the Contract shall be made in writing in the form of an amendment signed by either party.

(11) Husband and wife or partners may be accommodated together only in special double rooms, depending on the reserved accommodation capacity.

(12) It is strictly forbidden to accommodate children in the MU halls of residence.

Article 4

Termination and Cessation of Accommodation

(1) Accommodation is terminated or ceases to exist:

a) Upon expiration of the accommodation period agreed under the Accommodation Contract;

b) Before expiration of the agreed accommodation period, by delivery of the Occupant’s written notice without giving a reason. The notice period is two months and it starts on the first calendar day of a month following after delivery of the notice to the Landlord. However, this does not deprive the Landlord of the right to indemnity due to premature termination of accommodation in accordance with Section 2330 para. 2 CC.

c) Before expiration of the agreed accommodation period, by delivery of the Landlord’s written notice effective immediately if the Occupant keeps breaching his/her obligations resulting from the Contract in a material way or acts against morals although he/she has been warned; failure to pay the price of accommodation (accommodation fee), destruction of furnishings, fixtures and fittings of the accommodation area or the common area (Art. V, clauses 1, 2), yielding the accommodation area or its part to a third person, soiling the accommodation area or the common area, disturbing the other occupants or the Landlord’s authorized representatives, infringing other rights or legitimate interests of the other occupants or the Landlord’s authorized representatives, breaching duties under the influence of alcohol, narcotics or psychoactive substances, breaching peace and quiet at the halls of residence or in their surroundings or – last but not least – breaching other rules that apply to accommodation, in particular the rules stated in Art. IX of Accommodation Rules. The Landlord shall send the notice to the Occupant’s last address (of temporary or permanent residence). If delivered by the postal licensee, the notice is considered delivered after the lapse of the fifth calendar day after its written version was handed over to the postal licensee regardless of the fact whether the Occupant received it.

d) Upon expiration of period determined for a pre-accommodated person in accordance with Accommodation Contract.

e) In accordance with general provisions of the Civil Code on extinction of obligations, e.g. due to subsequent inability to meet obligations in accordance with Section 2006 and the following of Civil Code. For the purposes of this agreement the “subsequent inability” means, among others, cases of failure by the Landlord to provide accommodation and the related services pursuant to decision taken by the appropriate state administration bodies or a self-administration body or for other objective reasons (damage to or destruction of the halls of residence).

(2) Upon termination of accommodation the Occupant shall follow, among others, the appropriate internal regulations, instructions and measures provided by the Landlord, usually published on SKM website or on other places usual for the purpose, namely on residence hall official notice boards.
(3) If a student's accommodation was terminated in accordance with clause 1, sub-clause c) of this Article, it is not possible to accommodate him/her repeatedly.

Article 5

Place of Accommodation and Common Area

(1) Place of accommodation means a bed located in the area (a room) determined for the Occupant's accommodation (also "accommodation area").

(2) Residence hall common area means a common area determined for such purpose due to its building-technical location in the halls of residence (e.g. staircases, common corridors etc.), and other areas determined for the purpose by the Landlord, e.g. reading rooms, common sanitary facilities, common kitchenettes etc.; all of these are to be used by all occupants to the same extent.

(3) A MU student accommodated all the year round will be allotted a place of accommodation within the given accommodation capacity so that reasonable utilization of the residence hall is observed, due to economical or operational-technical reasons.

(4) A place of accommodation and common area should be used only for the purposes they are determined for. When taking over the place of accommodation, the Occupant shall check condition of the room and its furnishings, fixtures and fittings, and to record possible defects immediately in the book of deficit kept at the residence hall reception desk or to report of damage in writing, and to hand over the report at the residence hall reception desk; the Landlord shall review the extent of the damage or defect without undue delay. If the Occupant fails to report the defects, it is considered that he/she took over the place of accommodation without any defects; defects and damage found later shall be covered by all of the roommates in equal proportions.

(5) The Occupant shall follow all legal and other regulations related to accommodation, including fire, safety, sanitary and environmental regulations.

(6) In the halls of residence where the students are accommodated in rooms with sanitary facilities, the Landlord carries out disinfection of the sanitary facilities once per month.

Article 6

Halls of residence with non-stop reception services

(1) Halls of residence are open non-stop. From 12:00 p.m. to 05:00 a.m. the Occupant may enter the appropriate hall only after he/she submits his/her halls identity card (ISIC).

(2) Night peace and quiet is from 10:00 p.m. to 06:00 a.m. During this period of time the Occupant shall take necessary steps to prevent any noise, he/she namely can't play any musical instruments, sing or speak loudly. He/she should turn radio, TV or other devices down so as not to disturb the other occupants. Night peace and quiet should also be kept on areas adjacent to the halls of residence, including playgrounds or relaxation areas designated by the Landlord.

(3) Visiting hours are:

   a) from 08:00 a.m. At the reception desk the visitor shall present his/her identity card or passport and to fill in a visitor card to follow Act No. 101/2000 Coll., on protection of personal data, as amended;

   b) if the visitor stays at the halls of residence even after 11:00 p.m., the Occupant shall pay a fee for accommodation of a visitor on a bed vacated for a short period of time in accordance with Pricelist of Other Services Connected with Accommodation in accordance with Art. IX, clause 3, sub-clause u) of Accommodation Rules;

   c) the visitor may not come to the room if the roommate doesn't agree with it;

(4) Students accommodated at the halls of residence consisting of a few buildings needn't enrol when visiting their friends in another building; he/she just presents his/her halls identity card (ISIC).

(5) The Occupant having a visitor is responsible for meeting Accommodation Rules to the full extent and pays possible damage caused by the visitor to the Landlord.
(6) It is strictly forbidden to allow people who didn’t announce their arrival in advance under conditions specified in Art. IX, clause 3, sub-clause u) of Accommodation Rules to stay (for a short period of time, overnight).

(7) Main entrances to the halls of residence are monitored by camera systems to protect property and safety of people; the Landlord shall inform the occupants of installation of the monitoring system in accordance with Section 16 of Act No. 101/2000 Coll., as amended.

Halls of residence without reception services and with night reception services

(8) On start of accommodation the Occupant will be given keys to the room and to the main entrance. If there is an electronic entrance system, the Occupant shall use his/her ISIC to enter the building. If the student doesn’t have an ISIC, he/she will be given a spare card on the start of accommodation. If he/she loses the card, he/she should pay a fee.

(9) The Occupant is responsible for locking the room and the residence hall, and he/she shall follow fire, safety, sanitary and environmental regulations, Accommodation Rules and related regulations, instructions and measures published on a place usual for the purpose and on SKM website.

(10) Visitors may come to see him/her only if his/her roommate agrees with it.

(11) Accommodation of visitors is subject to Art. IX, clause 3, sub-clause u) of Accommodation Rules.

(12) Main entrances to the halls of residence are monitored by camera systems to protect property and safety of people; the Landlord shall inform the occupants of installation of the monitoring system in accordance with Section 16 of Act No. 101/2000 Coll., as amended.

(13) Provisions valid for halls of residence with reception service shall adequately apply to night residence service in halls of residence with night reception service.

Article 7
Halls Identity Card

(1) Halls identity card is a document proving that its owner is accommodated at the appropriate residence hall, and it entitles the owner to enter the building of the residence hall he/she is accommodated at but also to other buildings of MU halls of residence. ISIC with an identification label of the appropriate residence hall for the given academic year, temporary student’s card with an identification label, or halls identity card issued by the appropriate Landlord serve as halls identity cards. When entering halls of residence with reception services, the Occupant shall present his/her halls identity card immediately.

(2) Halls identity cards are non-transferable. The Occupant shall inform the Landlord of the appropriate residence hall of loss or theft of his/her halls identity card.

Article 8
Price of Accommodation, Charges for Other Services Connected with Accommodation and Terms of Payment

(1) Student shall pay:

a) price of accommodation (accommodation fee) in accordance with Pricelist of Accommodation; the accommodation fee includes services connected with accommodation if they are not expressly listed in the Price List of Other Services Related to Accommodation in accordance with sub-paragraph b);

b) charges for other services connected with accommodation in accordance with Pricelist of Other Services Connected with Accommodation,

all of these in amount fixed for the appropriate academic year;

c) other payments agreed under the Accommodation Contract,

The payments shall be made through SUPO in accordance with instructions related to payments and use of SUPO published on SKM and MU website. Pricelist of Accommodation
Fee and Price list of Charges for Other Services Connected with Accommodation are published on SKM website and on other places usual for the purpose, namely on official notice board at hall of residence; the Landlord shall inform the Occupant of the Price lists as of the date of the Accommodation Contract.

(2) Accommodation fee is payable in accordance with Schedule of Collection and Transfer of Wages published in the SUPO system, in the month for which the accommodation fee is paid. If accommodation starts during a month, the accommodation fee is payable on the tenth (10th) day from real start of accommodation. Accommodation fee shall be put on the Landlord’s bank account on the due date. Failure to pay accommodation fee always represents gross breach of the Occupant’s duties – Accommodation Contract, and it is a reason for termination of accommodation by the Landlord in accordance with Art. 4, clause 1, sub-clause c) of Accommodation Rules.

(3) Accommodation fee for accommodation during summer holidays is specified in a pricelist in accordance with Instruction for Accommodation in Summer Holidays issued for the appropriate academic year; accommodation fee is paid through SUPO, in cash at the reception desk or in the hands of the accommodation clerk of the appropriate residence hall if it is not specified otherwise in the Instruction. Instruction for Accommodation in Summer Holidays is published on SKM website and on other places usual for the purpose, especially on official notice boards of the halls of residence.

(4) Due date of charges for other services related to accommodation and method of their payment is subject to the preceding clauses of this Article.

Article 9

Occupant’s Rights and Duties

(1) The Occupant has exclusive right to use the place of accommodation and the common area (Art. V, clauses 1, 2) pursuant to Accommodation Contract, and the right may not be transferred to another person.

(2) The Occupant is entitled:

    a) To use properly the accommodation area designated to him/her that he/she took over in condition suitable for proper use; to use the common area of the residence hall properly;
    
    b) To use properly outside area in the residence hall premises, e.g. playgrounds and relaxation area designated for the purpose by their owner - the Landlord in accordance with Accommodation Rules;
    
    c) To accept properly services connected with accommodation;
    
    d) To receive basic furnishings, fixtures and fittings of the room (to the extent of the room inventory) and to have the furnishings, fixtures and fittings maintained;
    
    e) To receive one key to the room he/she is accommodated in, and if there is no reception services in the residence hall, keys to the building and the common area;
    
    f) To have bed linen changed regularly;
    
    g) To accept visits in accordance with Art. 6, clause 3 and Art. 9, clause 3, sub-clause u);
    
    h) To submit proposals and objections concerning operation of the residence hall to the hall council, the residence hall management or the SKM director;
    
    i) To use electrical appliances that he/she reported of in advance, and that were approved, to pay the fee amount of which is specified in the Pricelist of Other Services Connected with Accommodation. The Occupant’s own electrical appliances used in the halls of residence should meet the applicable standards ČSN. Use of satellite TV receiver is possible only with prior consent of the SKM director or other authorized employee, and installation should always be carried out by a specialist;

(3) The Occupant is obliged:

    a) To use properly the accommodation area designated to him/her that he/she took over in condition suitable for proper use; to use properly common area of the
b) To use properly outside area of the residence hall premises, e.g. playgrounds and relaxation area designated for the purpose by their owner - the Landlord in accordance with Accommodation Rules;

c) To accept properly services connected with accommodation;

d) When moving in the residence hall, to submit a valid identity card. For the purpose the Occupant may authorize his/her representative who should submit a power of attorney certified by a notary public and necessary documents;

e) To pay accommodation fee properly and in a timely manner, in amount specified in Pricelist of Accommodation Fee, Charges for Other Services Connected with Accommodation as well as other payments agreed under Accommodation Contract. If he/she fails to pay accommodation fee properly and in a timely manner, he/she will be imposed a fine amounting to five Czech crowns (CZK 5.00) for every calendar day of delay in accordance with the Accommodation Contract; this does not relieve the Occupant of his/her obligation to indemnify the Landlord against damage it suffered, in amount exceeding the contractual fine. Terms of payment are agreed under the Accommodation Contract;

f) To meet contractual (legal) obligations in accordance with the Accommodation Contract, legal regulations, internal regulations of MU and SKM related to accommodation, namely:
   1. Accommodation Rules, MU Directive on Accommodation of Students at MU Halls of Residence and Accommodation Rules for the appropriate academic year;
   2. Emergency and fire rules, safety, sanitary and environmental rules, published on places usual for the purpose or on other places in the residence hall, usually nearby to the appropriate equipment (electrical appliance);
   3. Instructions and measures MU a SKM related to accommodation at halls of residence;

g) To use frugally, not to damage and protect furnishings, fixtures and fittings of the room, common area of the residence hall and outside area, and to behave so that damage is prevented;

h) To indemnify the Landlord against damage the Occupant caused by his/her activity or omission;

i) To keep principles of cohabitation, to respect needs of other occupants, and not to endanger safety of people, property by his/her behaviour, not to cause a public nuisance at the halls of residence or in the adjacent areas, or interfere in other people’s rights and legitimate interests;

j) To inform the Landlord and the police of suspected tort or offence (i.e. crime or offence) or misdemeanour in the residence hall premises;

k) To carry out usual cleaning of the room;

l) To secure the room properly by locking, against unauthorized entry, to secure also the residence hall entrance if there is not a reception service;

m) To inform the Landlord in advance that he/she intends to bring in and use information technology (PC, notebook, accessories etc.), audiovisual technology, optics (cameras, projectors, binoculars etc.) or other things of value by filling in the appropriate form that may be obtained from the accommodation clerk of the appropriate residence hall.

n) To ask the accommodation clerk for approval with bringing in and/or use of electrical appliances or other similar electrical devices (hereinafter referred to as the "electrical appliances") by filling in the appropriate form that may be obtained from the accommodation clerk of the appropriate residence hall and in accordance with the Landlord’s Instruction on Use of Brought in Electrical Appliances. It is strictly forbidden to bring and/or use electrical appliances in the residence hall that don’t meet parameters and requirements specified under the appropriate technical
standards or with power consumption substantially higher than usual power consumption for the given residence hall. If the Occupant fails to inform of the thing of value or an electrical appliance in a manner specified under the Accommodation Rules or Accommodation Contract, he/she shall pay the Landlord a contractual fine amount of which is specified under the Accommodation Contract.

o) When entering the residence hall, he/she shall submit the halls identity card (ISIC) to the receptionist. If he/she is asked to do so, he/she shall submit the halls identity card also to other employees of the appropriate halls of residence or other authorized employees appointed by the SKM director;

p) To economize electrical power, hot and cold water, to sort waste;

q) To let workers enter the room who check electrical appliances and other devices, fire prevention and perform check of building or operational-technical condition of the building and equipment in accordance with building regulations, regulations related to safety at work and protection against fire, to let employees of the residence hall who repair equipment, furnishings, fixtures and fittings of the residence hall enter the room;

r) To inform the Landlord (usually at the nearest reception desk) immediately about defects and damage if it is not required otherwise – e.g. by a record in the defect journal put at the designated place);

s) If he/she intends to use the common area for other than the usual purpose, to inform the Landlord in advance in writing of the purpose of use (usually operational manager of the residence hall) who will issue his /her decision in writing;

t) To move to another room of the same residence hall only with the Landlord’s consent, or to move to other university hall of residence only with prior consent issued by SKM accommodation operational department under conditions determined by the Landlord in his/her instruction or measure;

u) To inform the receptionist, or the accommodation clerk of extraordinary accommodation of a visitor on a bed that is free for a short period of time in the Occupant’s room if the Occupant:

1. submits his/her roommate’s written consent that he/she won’t use the bed within the given period of time or he/she won’t require indemnity from SKM in the event of any loss;

2. takes bed linen for the visitor and sign a certificate of its takeover he/she will be given by the inventory keeper (or receptionist), and after the visit returns it back to the inventory keeper (or receptionist); he/she may use his/her own bedclothes. The Occupant’s duties related to accommodation of a visitor are subject to Art. VI, clause 6 of Accommodation Rules.

3. A visitor accommodated temporarily on a free bed shall pay a fee in accordance with Pricelist of Other Services Connected with Accommodation.

v) Upon termination of accommodation:

1. to restore the original condition of the place of accommodation, and to hand it over to the authorized employee of the residence hall by 12:00 a.m. of the accommodation termination date. If any defects or damages are found, to give his/her opinion in a written report of defects;

2. to hand over the borrowed inventory in the original condition to the authorized employee of storeroom or another authorized employee who shall certify takeover in the appropriate form;

3. to return the borrowed keys and bed linen, to submit the halls identification card (ISIC) so that validity of the label may be terminated, to check out of accommodation;

4. to pay for damage he/she caused during the period of accommodation at the residence hall an amount calculated by the Landlord’s employee;
5. to meet other financial obligations the Occupant has towards the Landlord having arisen during the period of accommodation or connected with it.

w) To follow the Landlord's instructions concerning use of playgrounds and relaxation areas in the residence hall premises, namely:

1. to use playgrounds and relaxation areas only for the purpose determined by the Landlord (owner); it is strictly forbidden to cycle there or go by any means of transport, take animals there, including pets, but with exception of guide dogs of visually impaired students who should submit Certificate of Allocation of Compensating Aid;

2. to follow principles of prevention of damage to health and property, fire, sanitary and environmental regulations; care should be taken especially on the relaxation area with an outdoor barbecue grill;

3. to use equipment of playgrounds and relaxation areas and other property belonging to the Landlord only for the purpose it is determined for;

4. to protect equipment of playgrounds and relaxation areas and other property of the Landlord designated for the purpose from damage, loss, destruction, misuse or soiling;

5. the outside areas of premises of the halls of residence are not guarded by the Landlord who is not responsible for things the Occupant has with him/her during use of the areas; the Landlord is not obliged to effect an insurance, or it is not responsible for damage incurred by the Occupant as a user in this connection (including misappropriation of the things).

x) to inform the property developer without undue delay of changes concerning the identification of the accommodated person as well as of other facts decisive for the proper fulfillment of the obligations resulting from the Accommodation Agreement; these are also the contact details of the occupant including the e-mail address.

(4) The Occupant is forbidden:

a) to move to other room without consent of an authorized employee;

b) to have visitors in contradiction to Art. 9, clause 3, sub-clause u);

c) to modify installations of any kind and to put in service unauthorized electrical appliances and similar devices;

d) to replace a lock of the room he/she occupies, or to replace the lock of the main entrance door if there is not reception services at the residence hall;

e) to relocate and dismantle furniture in the room, to exchange furniture with other rooms, to take the furniture out of the residence hall;

f) to smoke in other areas of the residence hall but the smoking rooms designated for the purpose, to handle open fire, to carry out works that may cause fire;

g) to park means of transport in the premises of the halls of residence outside car parks or other areas reserved for the purpose;

h) to keep any guns specified in annex to Arms Act No. 119/2002 Coll., as amended;

i) to keep, produce, store or procure for other people narcotics or psychoactive substances or poisons in accordance with Act No. 40/2009 Coll., Criminal Code, as amended, and Act No. 200/1990 Sb., on administrative infractions, as amended;

j) to have animals in the rooms, with exception of guide dogs of visually impaired students who should submit Certificate of Allocation of Compensating Aid;

k) to put any things on outside window sills, which may endanger passers-by;

l) to store rubbish on (enclosed) balconies of halls of residence;

m) to put or stick posters and other items on outside or inside furnishings of the accommodation area (furniture, doors, windows, balconies etc.). If painting of the room wall is damaged, the Occupant should restore the original state;
n) Use fire extinguishers and hydrant hoses for purposes other than the intended purpose or damage them; induce or cause false alarms, in particular through misuse or unauthorized interference with an EPS or a fire detector; violation of this prohibition can be considered as a general threat.
o) to keep sports equipment, bicycles and other large items in the room without consent of all roommates.

Article 10
Landlord’s Rights and Duties

(1) The Landlord is entitled:

a) to issue instructions and measures ensuring proper meeting of the Occupant’s obligations related to accommodation, including services connected with accommodation;
b) to enter rooms without prior notice in case of emergency or in exceptional events, e.g. if safety of a person (persons) is endangered or if there exists a danger of damage to property; in other cases (check of proper use of the room, check of technical equipment, repair of defects etc.) only in accordance with Accommodation Rules;
c) to move the Occupant out of the residence hall at the Occupant’s costs, or to store the Occupant’s belongings in a room determined for the purpose if the Occupant failed to vacate the room as of the date of termination of accommodation. After lapse of the legal period of time the things are considered abandoned;
d) to change accommodation area for serious reasons, namely operational-technical reasons or to ensure purposeful use of accommodation capacity, once for the period of accommodation as maximum, although the Occupant may be moved within the same residence hall if the Landlord and the Occupant don’t agree otherwise. The Landlord shall inform the Occupant on change of accommodation area pursuant to this agreement the Landlord shall grant the Occupant a lump-sum reduction in accordance with the Accommodation Contract in the month in which the accommodation area was changed;
e) to accommodate another student or a visitor on a free bed for a short period of time. The Occupant shall be informed of the possibility by e-mail (without guaranteed signature) sent to his/her university address, while the Occupant’s consent is not required;
f) to terminate the Accommodation Contract if critical state is announced; if the Occupant is not present at the residence hall, to move out the place of accommodation and to work out a report of it;
g) to monitor premises of the halls of residence to protect property and safety of people in accordance with Act No. 101/2000 Sb., as amended, and to inform the occupants of location of cameras in accordance with this Act.

(2) The Landlord undertakes:

a) to hand over the accommodation area, which means one bed in a room, including basic furnishings, fixtures and fittings of the room (to the extent of the inventory), in condition suitable for proper use (i.e. in standard quality), and to enable the Occupant proper use of the common area of the residence hall and outside playgrounds and relaxation area in the residence hall premises;
b) to ensure proper and undisturbed execution of rights related to accommodation, which means ensuring standard quality of accommodation, including services connected with accommodation (i.e. heating, lighting, to repair continuously defects in the accommodation area and the whole residence hall).

(3) Operational manager or authorized representatives appointed by him/her are entitled:

a) to check rooms in accordance with Art. IX, clause 3., sub-clause q);
b) to enter rooms only in presence of the Occupant or his/her authorized representative, or in presence of the halls council members in other cases. If an emergency situation or other exceptional incident or damage to property or health of people is threatening, the Landlord is entitled to enter the accommodation area even without prior notice. The Landlord shall inform the Occupant subsequently in a suitable way.

(4) Moreover, the Landlord is obliged:

a) to ensure proper operation of the halls of residence;

b) to ensure proper operation of outside playgrounds and relaxation areas in the residence hall premises;

c) to publish regulations, instructions and measures related to accommodation and operation of the halls of residence as well as operation of outside playgrounds and relaxation areas on SKM website and on other places usual for the purpose, namely on official notice boards of the halls of residence;

d) to inform the Occupant in advance of all important circumstances influencing operation and accommodation conditions, including services connected with accommodation;

e) to ensure compliance with the instructions of the regional hygiene station and other government bodies.

Article 11
Temporary provisions

If reference is made to this Accommodation rules in the Accommodation Agreement or other document using the Roman Numbering of Articles, reference is made to articles that are indicated by Arabic numerals with the same numerical value as these Accommodation Rules.

Article 12
Final Provisions

(1) This Guideline repeals Guideline MU 8/2017 - Residence Rules of Higher Education College, dated August 28, 2018, effective from 1 September 2018.

(2) This Guideline follows the MU Directive governing the accommodation of students in MU’s dormitories.

(3) I instruct the Director of the SKM to interpret the individual provisions of this Guideline.

(4) This instruction belongs to the area of methodical management “Accommodation and Catering

(5) Control of compliance with this instruction is performed by the Director of the SKM.

(6) This Instruction shall enter into force on the date of signature.

(7) This instruction becomes effective on 11 February 2019.

signed electronically

Naděžda Rozehnalová
vice-rector for student welfare