

Regulations for the allocation of student housing at Studentsamskipnaden SiO

1. Preamble

These regulations apply to the allocation of tenancy agreements for housing owned and administered by Studentsamskipnaden SiO.

All housing at SiO Housing is subject to the Tenancy Act.

2. Definitions

The term 'student' in these regulations is taken to mean a person who studies at an institution that uses SiO to provide student welfare, and who has paid/pays the semester fee to SiO for the semester for which housing is being applied for.

The term '1st semester student' is taken to mean an applicant with a residential address in the National Population Register outside of Oslo, who, at the start of the period being applied for, is under 23 years of age and is commencing his or her studies at an institution that uses SiO to provide student welfare.

'Entitled' is taken to refer to a student who fulfils the requirements set out in these regulations for applying for and holding a tenancy.

3. Entitlement to apply

Those entitled to apply for housing are students at one of SiO's educational institutions for whom studying is their primary occupation during the tenancy period.

The applicant must achieve study progression of at least 50 percent during the tenancy period and must, on request, be able to document this progression. If the tenant is able to document delays in his or her studies due to illness, giving birth, compulsory military service, student-union participation and similar activities, this will be assessed individually.

Individuals planning to study during the tenancy period are also entitled to apply provided that they can prove their status as students at the start of the tenancy.

PhD students and individuals who have previously breached a tenancy agreement with SiO Housing are not entitled to apply.

You can apply for housing with us until you reach the age of 35. If you have not been allocated housing within the date you turn 35, your application will be rejected.

4. Applicant's and tenant's duty to inform

The applicant undertakes to provide accurate and complete information that may be relevant for assessment of the application.

Significant inaccurate or undisclosed information will invalidate the tenancy agreement and may lead to termination of the tenancy.

SiO Housing has the right to verify all information presented in the application and may check at any time if the tenant is entitled to hold a tenancy.

5. Order of priority for allocating single-person housing

1. Existing tenants entitled to apply for a new tenancy contract.
2. Entitled existing cohabitants.
3. International students for whom housing have been reserved under an agreement with SiO educational institution. In this case, the tenancy commences on either 1st August or 1st January, and the reservation deadline for the educational institutions and the application deadline are 1st June and 1st November respectively.
4. First semester students are prioritised by age, with the youngest first. In this case, the tenancy commences on either 1st August or 1st January.
5. Other entitled applications will be prioritised by date of submission.

6. Order of priority for allocating accommodation for couples

1. Existing tenants entitled to apply for a new tenancy contract.
2. Entitled existing cohabitants.
3. Entitled couples without children who are both students.
4. Entitled couples without children.
5. Other entitled applications will be prioritised by date of submission.

7. Order of priority for allocating family housing

1. Existing tenants entitled to apply for a new tenancy contract.
2. Entitled existing co-habitants.
3. Entitled single parents and international students with children for whom housing has been reserved under an agreement with an SiO educational institution. For international students, the tenancy commences on either 1 August or 1 January, and the reservation and application deadlines are 1 June and 1 November respectively.
4. Entitled families where both parents are students.
5. Entitled families.
6. Other entitled applications will be prioritised by date of submission.

8. Order of priority for allocating adapted housing

1. Existing tenants with special needs entitled to apply for a new tenancy contract.
2. Entitled individuals with special needs.
3. Other entitled applications will be prioritised by date of submission.

9. Exceptions from the order of priority

Exceptions from the order of priority can be made in special forms of housing, such as sharing with one friend or co-living.

10. Allocation of temporarily unoccupied housing

Temporarily unoccupied housing may be allocated to individuals who do not have entitlement under these regulations. Such allocations shall be for short-term tenancies terminating no later than 31 July and entail no priority in respect of new allocations.

Short-term tenancies will be allocated according to the following order of priority:

1. SiO students for whom studying is not their primary occupation.
2. Students who are not members of SiO.
3. Non-students.

11. Period of residence

The maximum period of residence for all residents of SiO housing is limited to 5 years. If the tenant is able to document delays in studies due to illness, giving birth, compulsory military service, error by the educational institution, student-union participation and similar activities, this will be assessed individually, and the period of residence may be extended. Period of residence beyond 5 years may also be granted those attending a program that is standardised to more than 5 years. The absolute maximum period of residence including delays in studies is 8 years.

12. Complaints and appeals

A final refusal of an application for a new contract may be appealed to SiO's Council of Complaints for student housing. The Council of Complaints shall ensure that the regulations for the allocation of student housing are followed. The complaint must be submitted not later than 14 - fourteen - days following receipt of the rejection. The complaint must be justified, and complainants are obliged to submit documentary evidence. The SiO's Council of Complaints for student housing is composed by board members and has a majority of students. If the complainant believes that there has been a formal procedural error, the case can be appealed to SiO's Appeals Committee for student housing.

13. Confidentiality

Anyone who deals with matters pursuant to these regulations has a duty of confidentiality in respect of any personal data they become aware of.

14. Validity and amendments

These regulations replace all previous regulations on the allocation of SiO housing.

Amendments to these regulations may be adopted by the General Board of SiO following recommendation by the Welfare Council.

15. Entry into force

These regulations came into force on April 1, 2022