

Student Housing 2019-2020



Table of Contents

Commute or Student Room?	3
The Hunt for the Perfect Student Room!?.....	3
Where to Look for a Student Room?	4
When Do I Start Searching?.....	4
Entering a Rental Agreement	5
In General	5
The Rental Price	6
The Rent Guarantee.....	7
The Rental Period.....	7
The Technical Inventory	7
Internal Rules and Regulations	8
The Registration	8
Subletting for a Short Period	8
Fire Insurance.....	9
The End of the Agreement	9
The Quiet Enjoyment	9
Garbage, Waste,	10
Hints for a Safe Student Room.....	12
The Strong Arm of the Law	12
Information - Advice - Disputes - Mediation.....	13
Useful addresses.....	13
Useful numbers	13

Commute or Student Room?

You are going to study at Howest. You have probably already chosen your area of study. But have you made up your mind yet whether you will be commuting or living in digs?

The considerations below may help you to make your choice:

- How much do you want to or can you spend on the rent of a student room? For a comfortable room, you must count on a monthly rental price amounting to 325 Euros. How much does a train and/or bus pass cost or the use of a car?
- How much time does it take to get to the campus from your home? If you are living very far, commuting can take an awful lot of your time and energy. Avoid commuting when it takes more than one hour for one single trip.
- Living in digs means slowly disconnecting from home, becoming more independent, taking your responsibility. When living in digs, you will have to take care of a minimum number of household tasks.
- You prefer being at home? Do you study better at home? Or are you a member of a number of sport and youth associations and you do not want to give these up?
- When living in digs, you will have more contact with other Howest students outside the classroom. This can be interesting if you have questions about a subject and if you need explanation.
- When living in digs it is also easier to actively participate in student life in Bruges and/or Kortrijk. In these student cities, events are organised on a regular basis. Have a look at the specific websites: www.kortrijkstudentenstad.be and www.brugge.be/studentenstad.

The Hunt for the Perfect Student Room!?

You have decided to live in a student room in Bruges or Kortrijk. We hope this leaflet will guide you both in your quest and during your stay.

Do you want a student room which completely meets all your wishes? Provide enough time and have enough patience to look around. You can choose between a room and a studio. A cosy room probably is not sufficient to succeed your studies, but it certainly helps you on your way.

- What do you expect from a student room? Do you expect a lot of comfort, such as your own toilet, shower and kitchenette? Rather go for a studio.
- Do you want to live in a house with a lot of students or do you prefer being alone?
- Where do you want to live? Close to the Howest campus or in the city centre?
- Choose wisely and in a well-considered way and visit several addresses. In this way you have an overview as to price and quality.
- Visit the student room when the current residents are present. You will immediately have an impression of student life.
- Attention: minimal comfort (washbasin in the room, heating, electricity, insulation, ...), fire safety (fire stairs, fire detection, fire extinguishers) and hygiene.
- Be sure to have a look in your room before entering into a contract!
- Observe the rental agreement that the landlord presents you. Read it entirely and in case of questions or remarks come and see Stuvo Howest. Do so before you sign the contract!

Where to Look for a Student Room?

When you prefer to live in a student room offered by a private rental provider, you can have a look at the offer of available student rooms at www.kotwest.be. Attention: the offer changes every day! Visit the website regularly. You cannot only find addresses there, but also price and agreement details, information about the room facilities, the amount and the kind of renters and the house regulations.

Kotwest.be is a cooperation between the student facilities' services of the universities of applied sciences and the university in West-Flanders. Except for the room offer, students and lessors can also find all kinds of useful information on kotwest.be.

Only rooms with a student room license are recorded in our file!

In case you find other rooms or studios for rent through other channels, we recommend you visit STUVO before you rent it. It may concern rooms or studios which STUVO does not want to recommend or even discourages to rent!

When Do I Start Searching?

The rent season for rooms/studios mostly starts as from the first info day at Howest, namely from March uninterruptedly until the end of September.

Entering into a Rental Agreement

In General

From 1 January 2019, rental agreements for student accommodations must meet the new *Vlaamse Woninghuurdecreet*, freely translated as the Flemish Residence Tenancy Decree. The stipulations which are applicable to these rental agreements are mandatory legislative provisions. This means that one cannot deviate by contract. The most important stipulations have been entered in this brochure. www.woninghuur.vlaanderen

When you rent a room, it must be recorded in a written rental agreement. In such an agreement, the renter and landlord lay down the rules concerning the rental price, the start date and the end date, the guarantee sum, reparations, etc. The contents of such an agreement are drafted by the landlord. Attention: some landlords might draft this agreement to their own advantage. It is important that you enter into a good rental agreement as the new tenancy decree does not provide for everything. A rental agreement is valid as soon as the renter and the landlord have signed it.

Just to be clear: before you sign anything, you can always negotiate the price, ... Once the rental agreement is signed, there is no way back, irrespective of the date on which the rent period starts. The agreement is binding, both for you and for the owner of the room.

Early termination of a rental agreement is only possible in the following situations:

- Before the rental agreement enters into force.
A 2-months' compensation is due if the rental agreement is terminated less than three months before the start date.
- In case of termination of the studies upon presentation of a supporting document of the educational institution.
The notice period amounts to two months and starts on the first day of the month following the month in which the notice is given.
- In case of decease of one of the parents or another person who is responsible for the livelihood of the renter, upon presentation of a supporting document.
The notice period amounts to two months and starts on the first day of the month following the month in which the notice is given.
- The rental agreement is automatically terminated by right because of the decease of the renter on the first day of the month following the decease.

If the landlord does not have a model agreement or if you don't know how to draft one, **Stuvo Howest puts a (model) rental agreement available for free.** It takes the legal stipulations set by decree concerning safety and quality of student rooms into account. In addition, it aims at a division - that is as reasonable and balanced as possible - of the rights and obligations between you (the renter) and the landlord.

The model rental agreements are freely available at www.kotwest.be . In case you copy such an agreement with the logo of Stuvo Howest or Kotwest, you cannot change the text!

The Rental Price

The prices of the rooms and studios are as varying as the offer. The average rental price for a student room in Bruges is 350 Euros, in Kortrijk 290 Euros, all costs included. For a student studio, you pay between 350 and 500 Euros per month, all costs included.

The renter is obliged to pay the rent in time. Most of the time, the rental price is laid down in the rental agreement. The rental price is laid down at the start of the agreement and may not be modified during the duration of the agreement.

The rental price includes a compensation for both the use of the rented property by the renter and all costs and charges, **except for the use of energy, water, telecommunication and the tax on second residences**. So, the landlord can only charge extra for these costs.

In rental agreements for student rooms, the payment of the costs is settled in several ways:

➤ All-in

The costs are included in the rental price. Such an all-in rental price offers the advantage that both parties clearly know in advance which amount must be paid per month. Additional or less consumption of energy is not charged.

If these costs are not included in the rental price, they must be paid separately. The agreement must clearly mention in which way the costs are calculated. There are two possibilities: a fixed amount or periodic advance payments.

➤ Fixed amount

If you choose the fixed amount, you periodically (e.g. monthly) pay a fixed amount, irrespective of your actual consumption. If you have paid less than the actual cost price, the landlord must make up the difference. If you have paid more than the actual cost price, the landlord keeps the overpayment.

➤ Periodical advance payments

If you choose the system of advance payments, you periodically (e.g. monthly) pay an advance payment. At the end of the rent period, the landlord must make up a final settlement in which the actual costs (invoices of electricity, water, gas, ...) are summed up and from which sum the total amount of your advance payments is deducted. If the sum of your advance payments is not sufficient to compensate the actual costs, you must pay the difference. If you have paid more than the actual cost price, the landlord must return the overpayment. The landlord must always be able to prove the costs made by means of the invoices. If he does not furnish any proof, you do not have to pay for these additional costs.

Tip: In case you have individual meters for your room, note the meter readings at the start of your rental agreement and have it signed for approval by the landlord. In this way, there cannot be any disputes about your energy consumption.

The Rent Guarantee

The rent guarantee can maximally amount to **two months' rent and must be provided at the earliest three months before the implementation of the rental agreement.**

The landlord is free to choose to deposit the guarantee on a blocked account in the name of the renter or to have it deposited into his/her account.

This guarantee is a reserve fund for the landlord in case the renter has caused damage to the room. This guarantee can never be used to pay the rent, but only to compensate for repair costs. Anyway, you are entitled to the interests on this sum.

At the end of the agreement, after you have returned your keys and it has been established that nothing has been damaged, the landlord pays back the full sum of the guarantee. The landlord must always be able to prove the costs made by means of invoices.

The Rental Period

Student rooms are rented for a specific period. College students rent, at the earliest, from 1 September and mostly for 12 months.

During the rental period, the student may also live in the room during the Christmas, Easter and summer holidays and at the weekends. The landlord can only deviate from this clause provided it was recorded in writing in the agreement.

The Technical Inventory

The draft of a technical inventory is **legally compulsory**. A technical inventory is only valid when it is drafted and signed by the renter and the landlord together. It must accurately and in detail show the condition of e.g. the furniture, the floor covering, the curtains, the wall covering, the heating devices and the power sockets. If important changes are made in the room after the technical inventory has been drawn up or if you discover a hidden defect, it is better to draw up an appendix. At the end of the rental agreement, the renter and the landlord draw up a final technical inventory. The differences between the initial and the final technical inventory prove the damage for which the renter is liable.

Without final technical inventory, an initial technical inventory has no value. When no (final) technical inventory is drawn up, the legal suspicion that the renter has left the room in good order prevails. Nevertheless, the landlord may prove that damage was caused by the renter.

Internal Rules and Regulations

Most of the time, there are internal or domestic rules that complement the rental agreement. This can be regulations concerning sorting garbage, cleaning the bathroom, the kitchen, limiting noise nuisance, ... Reasonable regulations can only be good for the atmosphere in the student house.

To be valid, the internal rules must be clearly and explicitly mentioned in the rental agreement and the renter must have read these before he/she signs the rental agreement. In addition, the rules cannot deviate from the legal stipulations in the rental agreement. In case of contradictions, the rental agreement prevails.

Internal rules that are not known by the renter before signing the agreement cannot be imposed by the owner afterwards. Neither is it possible to make modifications afterwards.

The Registration

The registration is a legal obligation on behalf of the landlord. It can also be important for you, e.g. when the landlord sells the house while you are staying in it. The rental agreement remains binding for the new owner of the house, as a result of which there will be no consequences for you.

A copy of the rental agreement must be registered at the competent registration office. The registration must be effected at the very latest 2 months after signing of the rental agreement. The competent registration offices and all useful information can be found on <http://financien.belgium.be/nl/kantoren>. You may also find information by calling the contact centre of the FOD Finances on 02 572 57 57.

Subletting for a Short Period

In rental agreements for student rooms, subletting and assignment of tenancy is always forbidden unless you have the written authorization of the landlord.

Nevertheless, an exception is made for students who participate to an exchange programme or who must do a work placement. The landlord must always consent to the transfer or assignment of tenancy to another student. The landlord can only oppose when he has a valid reason to do so. Students communicate the address and contact information of the subtenant to the landlord.

Fire Insurance

If you rent a room or studio, you are liable for the consequences of fire, water damage or explosion in the rented property, except in case of force majeure or by guilt of third parties. That risk must be covered by taking out an insurance against fire, water damage and explosion.

Even if the landlord has taken out a fire insurance for the entire building, we still recommend you taking out a fire insurance yourself. The obligation to take out a fire insurance can be integrated in your rental agreement.

Also have a look at the fire policy of your parents, here you can find a clause concerning the rent of a student room by the son or daughter. In that case, it is no longer necessary to take out a separate insurance.

Attention: this often only concerns the insurance of the inventory of the student and not his/her rental liability.

The End of the Agreement

The rental agreement is automatically terminated on the end date and is not renewable by tacit agreement! So, you do not have to cancel your rental agreement, but you must make clear to the landlord whether or not you want to keep your room for the next academic year. If so, a new rental agreement must be drawn up and signed. As long as this is not done, the landlord can let your room to someone else.

When your rental period has ended, there are a few more important matters to arrange:

- Take away all your stuff, clean the room thoroughly and make sure that small damages such as holes in the wall, ... are repaired;
- Make an appointment with the landlord in the empty room to check the technical inventory;
- Return your house keys to the landlord and ask a written confirmation of receipt. Do not just put them in the mailbox!
- For the reimbursement of the rent guarantee, you make an appointment with the landlord. What if the landlord does not reimburse the rent guarantee? Contact the housing service of Stuvo Howest as soon as possible.

The Quiet Enjoyment

The landlord must respect the privacy of the renters. In this way, he may only enter the room with your permission. Only in exceptional cases (e.g. urgent repairs or fire) the landlord can enter your room without permission.

This right to quiet enjoyment is also applicable to the renter: he/she must respect the peace and quiet in the student house for his/her co-residents, the landlord and the neighbours.

Garbage, Waste, ...

What do you do with your garbage? What about sorting regulations? Where do you buy garbage bags? When do they pick up which garbage in your street?

Are you in possession of a smartphone? Download the free recycle app of Fostplus. In this way you'll never forget to take out your waste and you will be better informed about the sorting regulations and the collection points in your neighbourhood.

Have a look on : www.kortrijk.be or www.brugge.be/afval-en-netheid

OFFERING GARBAGE ON THE PAVEMENT

General waste (household)

➤ When do I put the waste on the pavement?

On the actual day from 06:00 AM

Taking out the waste on the wrong day or offering the wrong kind of garbage (e.g. glass in a cardboard box) is considered as 'illegal dumping'. The fines are not the cheapest!

➤ General waste is flammable, non-recyclable, household waste.

➤ Only to be put outside in household bags of the city concerned!

These bags are for sale in most supermarkets, convenience stores, city halls, ... Attention: a large bag can maximally weigh 10 kg.

PMCC

➤ PMCC is a collective name for several kinds of packaging waste that is picked up together. Use the blue bags for PMCC waste, for sale in all supermarkets, convenience stores, ...

➤ Attention: PMCC is picked up every two weeks! Check the pick-up calendar!

➤ DO: plastic bottles and bottles of soda, water, milk, ... ; metal packagings of soda, beer, tin cans, aluminium trays, metal lids and screw caps; drinking cartons, carton packagings of milk, fruit juice, ...

➤ DON'T: yoghurt pots, bottles of drinking yoghurt, buttercups, injection needles, disposable diapers, small and large plastic bags and foils, ...

➤ Press the drinking cartons and bottles flat before you put them in the bag!

Cardboard and paper

➤ Newspapers, magazines, cardboard boxes, books, ...

➤ Firmly tie these together with a rope or offer them in a closed cardboard box.

➤ This is picked up every two weeks together with the PMCC.

➤ Do you have old reusable books, bring them to the recycling shop for a second life.

GARBAGE TO A CONTAINER

Glass

➤ Glass is collected via the glass balls which are spread out over the entire city.

➤ DO: Glass bottles and glass goblets.

➤ DON'T: pottery, chinaware, stone, Pyrex, mirrors, lids, corks, crown caps, lamps, ... These materials can be disposed off at the container park.

➤ Sort out the glass (white and coloured)

GARBAGE TO THE CONTAINER PARK

Bulky household refuse

- You bought new furniture but you don't know what to do with the old unusable furniture? Take it to the container park or call the city waste removal service to pick up your waste.

Small items of dangerous waste (KGA)

- Small items of dangerous waste is especially residue of chemical products which you can find amongst others in the kitchen, the garage, the bathroom, ... Examples are batteries, spray cans, frying fat, TL-lamps, paint, varnish, ...
- Deposit your batteries at the KGA collection points in the supermarkets or take them to the container park.

USE THE RECYCLING CENTRE

The recycling centre collects reusable goods, repairs them and sells them in the shop.

You can go there with furniture or clothing, if it is still usable at least.

Do you need stuff to decorate your student room? Pay a visit to the recycling centre, you will be surprised of the wide offer of re-usable stuff. Maybe you will find stuff that you have been looking for for years.

More information can be found on www.kringwinkel.be

LOOKING FOR RECYCLING HINTS?

- Check out the recycling guide of Ecowerf on www.ecowerf.be
- www.fostplus.be
- www.ivbo.be

Hints for a Safe Student Room

1. FIRE SAFETY

The safety of the rented student room is often forgotten during the search for a room. However, the last few years it has been proven how important the (un)safety of a student dig is.

Below follows a check list with which you can assess the fire safety of the digs yourself.

- Is there a smoke detector in the rooms and hallways? This has been mandatory since 01/10/2014. Test the smoke detector in your room every month!
- Is there an escape plan? Check how fast and safe you can leave the room and the building. Scout the evacuation routes.
- Is there a safe second escape plan? The first escape route is the stairwell. The second escape route for rooms at the street side is the window through which the firemen can evacuate; for rooms at the rear side that is e.g. a fire ladder, flat roof, ...
- Check if the escape routes are free. Are there any bicycles, beer crates, garbage bags, ... in the entrance hall/stairwell?
- Make sure you can always leave your student room!
- Is there safety lighting in the entrance hall/stairwell?
- Check if the fire extinguishers are present. Haven't they expired? Check the expiration date of the fire extinguisher. Annual inspection is compulsory!
- Beware of the use of extension cords. Do not connect the sockets to one another, they get overheated quickly which may cause fire or a short circuit.

Do you have any questions or remarks about the irregularities with regard to fire safety in your digs, contact Stuvo or the housing service of your city or <https://www.leefbrandveilig.be/projects/studenten/>

2. CARBON MONOXIDE POISONING

“The silent assassin” sneaks in as a thief in your living room or digs. CO (Carbon monoxide) is an extremely toxic gas which is released in the event of incomplete combustion of a fuel. CO has no scent, no colour and is non-irritating, so that you do not notice that it is present in your digs. This makes it extra dangerous.

Fatigue, headache, vomiting, dizziness, nausea, ... are all symptoms of CO poisoning. If you recognize these symptoms with yourself or with your room mates, respond immediately:

- First, open all windows and doors,
- Then, turn off the device immediately afterwards,
- Take the victims as fast as possible outside the room,
- If they are unconscious: immediately call the emergency number 112,
- If they are not unconscious: call the house doctor.

More information: www.koolstofmonoxide.be

The Strong Arm of the Law

The cities of Bruges and Kortrijk issue strict police regulations for the hiring out of student rooms. These regulations are complementary to the regional standards and must also be respected. Do you want more information, contact the *Huisvestingsdienst* (Housing service) of Kortrijk or the *Dienst Vergunningen* (Permit service) of Bruges.

Information - Advice - Disputes - Mediation

You are a Howest student and you have questions or problems about your digs or “peda”? Do not hesitate to contact a staff member of Stuvo Howest for free and non-binding information, advice or mediation.

We try to help you in the best possible way, mediate if necessary, and in case we should not be able to help you, we will look for someone who can. Stuvo Howest is affiliated with the *Huurdersbond*.

Howest – Dienst Studentenvoorzieningen

Phone 050 34 97 83

www.howest.be/stuvo

Useful addresses

www.woninghuur.vlaanderen

Huurdersbond West-Vlaanderen [Renters' Union West-Flanders]

Blankenbergse Steenweg 155

8000 Bruges

Phone 050 33 77 15

info@huurdersbondwestvlaanderen.be

Advice in Bruges, Oostende, Kortrijk and Menen.

Huisvestingsdienst Brugge [Housing Service Bruges]

Contact: Hilde Bekaert - Phone: 050 47 53 72

www.brugge.be/verhuren-aan-studenten

kotvergunning@brugge.be

Huisvestingsdienst Brugge [Housing Service Bruges]

Grote Markt 54

8500 Kortrijk

Phone: 056 27 84 00

<https://opafspraak.kortrijk.be/internetafspraken>

Useful numbers

Aids phone	+32 78 151515
Anti-poison centre	+32 70 245245
Fire Department	112
Card stop	+32 70 344344
Drug line	+32 78 151020
Electrabel/TMVW	+32 78 353535
European emergency number	112 (also cell phone)
Gas leaks	+32 800 65065
Medical emergency service	112
Police	101
Tele onthaal	106
Suicide line	1813
Vlaamse infolijn [Flemish info line]	1700

For all your questions and problems about student housing, contact:

Howest
Dienst Studentenvoorzieningen

Sint Jorisstraat 71
8000 Bruges

Phone 50 34 97 83

www.howest.be/huisvesting

stuvo howest
studentenvoorzieningen

howest
/ we develop people