

APPROVED BY
The order No. A-163 of the
Rector of Kaunas University of Technology
Dated 2 April 2021

GUIDELINES FOR PRICING OF ACCOMMODATION AT THE DORMITORIES OF KAUNAS UNIVERSITY OF TECHNOLOGY

CHAPTER I GENERAL PROVISIONS

1. Guidelines for Pricing of Accommodation at the Dormitories of Kaunas University of Technology (hereinafter – Guidelines) regulate methodology and procedure for calculation of the prices of accommodation (hereinafter – price of a place at the dormitory) at the dormitories located in Kaunas of Kaunas University of Technology (hereinafter – University).

2. Appendix 1 to the Guidelines provides a process flow diagram “Pricing of accommodation at the dormitories”.

3. Price for one place at the dormitory depends on:

3.1. **Basic price** – the minimal price for one place at the dormitory, which is used as a basis for calculation of the prices for other rooms taking into consideration coefficients;

3.2. **Value of the coefficient of condition** – it depends on the indexes of the condition of dormitory building, room, and room's furniture, indexes of sanitary unit and type of kitchen, index of the dormitory's deterioration, and is calculated according to the approved criteria;

3.3. **Coefficient of the room's places** – it depends on the number of places at the dormitory's room.

CHAPTER II METHODOLOGY FOR PRICING OF PLACES AT THE DORMITORIES AND CATEGORISATION OF PRICES

4. Price of one place at the dormitory for one person per month is calculated according to the following formula:

$$\text{Price for a place at the dormitory} = \text{Basic price} \times \text{Coefficient of condition} \times \text{Coefficient of the room's places}$$

4.1. Basic price for one place at the dormitory – 87 Eur;

Amendment of sub-clause:

No. A-374, 13/10/22

No. A-197, 20/05/25

4.2. Coefficient of condition is calculated according to the following formula:

$$\text{Coefficient of condition} = \left(\text{Index of the building's condition} + \text{Index of the room's condition} + \text{Index of the condition of furniture} + \text{Index of the type of sanitary unit} + \text{Index of the type of kitchen} \right) \times \text{Index of the dormitory's deterioration}$$

4.2.1. Minimum value of the coefficient of condition – 0,8, and maximum – 2,43;

4.3. There are seven coefficients of the room's places: coefficient of one place at the triple room, coefficient of one place at the double room, coefficient of one place at the small double room, coefficient of one place at the big double room, coefficient of one place at the single room, coefficient of one place at the small single room and coefficient of one place at the big single room;

4.4. Appendix 2 to the Guidelines provides values and characteristics of condition indexes and coefficients of the room's places that determine a number of places at the room;

4.5. Appendix 3 to the Guidelines provides criteria for evaluation of the condition of building, room and furniture;

4.6. Condition of the building, room or furniture is considered orderly, if it complies with 2/3 of all criteria. Otherwise condition is considered satisfactory.

5. After identification of the coefficients of condition and number of places at each dormitory room and calculation of the places' prices according to the approved methodology, dormitory rooms are categorised. The higher value of the coefficient of condition – the higher category of the room.

CHAPTER III ASSESSMENT OF THE DORMITORIES' CONDITION AND PROCEDURE FOR CALCULATION OF PRICES OF PLACES AT THE DORMITORIES

6. Dormitories' condition is assessed by the Commission for Assessment of the Dormitories' Condition (hereinafter – Commission) approved by the Rector's order according to the methodology for pricing of places at the dormitories stipulated in these Guidelines; commission consists of representative of Student Accommodation Centre (Chairman of the Commission), representative of Asset Management and Administration Department and delegated representative of Student Affairs department.

[Amended by the Rector's order No. A-78 of 14 02 2019]

7. Assessment of the dormitories' condition is conducted once per year by proposal of the Coordinator of the Dormitory Committee of the Central Office of the University's Student Union or under the proposal of the Dormitory Manager to Head of the University's Student Accommodation Centre who immediately notifies the Commission about the necessity to conduct an assessment of the dormitories' condition and sets the deadline for conduction of the assessment.

8. Commission conducts the assessment of the dormitories' condition till the deadline specified by the Head of Student Accommodation Centre. Assessment of the dormitories' condition conducted by the Commission is considered legitimate if at least two thirds of the Commission members are present during the assessment.

9. Commission's decisions are made by majority of votes of the present Commission members. In case of equal number of votes of the Commission members, Chairman of the Commission shall have the casting vote.

10. After a factual inspection of the dormitories, Commission prepares Act of Assessment of the Condition of Dormitory Building and Act of Assessment of the Condition of Dormitory Room, Room Furniture, Sanitary Unit and Type of Kitchen (hereinafter – Acts). Forms of Acts are provided in Appendixes 4 and 5 to the Guidelines.

11. After a factual inspection of the dormitories, Chairman of the Commission completes a General Act of Assessment of the Dormitory Building, Room and other Common Areas (hereinafter – General Act), which form is provided in Appendix 6 to the Guidelines.

12. Chairman of the Commission submits a General Act of each dormitory, signed by Chairman of the Commission and Commission members present during the assessment, for approval of the Director of Student Affairs Department.

13. Based on General Act, made and signed by the Commission, and approved by the Director of Student Affairs Department, and prices for places at each dormitory, Chief Coordinator of Student Accommodation Centre enters the prices for one place of each dormitory room in the academic information system

14. After calculation of one place and categorisation of each dormitory room, information about the categories of rooms and their prices in each dormitory is announced by Chief Coordinator of Student Accommodation Centre at the website of the University's dormitories.

CHAPTER IV OTHER CHARGES

15. Values and procedure for payment of advance payment (deposit) and other charges are approved by a particular order of the Rector.

16. Under student's request dormitory can provide additional services; a list and prices of those services are approved by a particular order of the Rector.

17. If estimated period of living at the dormitory is known in advance and persons live at the dormitory no longer than 2 months, VAT is added to the calculated price for one place.

CHAPTER V FINAL PROVISIONS

18. Detailed information about the prices of each dormitory room is provided at the University's dormitory reservation system.

19. Commission shall assess the condition of the dormitories, the Director of Student Affairs Department shall approve General Acts and prices for places at the dormitories, University's

Student Accommodation Centre shall work with the University's academic information and Dormitory reservation systems and make contracts on students' accommodation at the dormitories and calculate students' payments for accommodation at the dormitory in accordance with these Guidelines.

20. Guidelines can be amended, supplemented or repealed by the order of the Rector of the University.

Appendix 2 to the
Guidelines for Pricing of
Accommodation at the
Dormitories

VALUES OF THE INDEXES OF CONDITION AND COEFFICIENTS OF THE ROOM'S PLACES

Index	Criterion	Abbr.	Index value
1. Index of the building's condition	Orderly building	PT	0,2
	Satisfactory building	PP	0,1
2. Index of the room's condition	Orderly room	KT	0,4
	Satisfactory room	KP	0,3
3. Index of the condition of the room's furniture	Orderly furniture	BT	0,4
	Furniture of satisfactory quality	BP	0,2
	No furniture	BN	0
4. Index of the type of sanitary unit	Separate sanitary unit (WC, shower or bathtub) for 1 room	WA1	0,4
	Separate sanitary unit (WC, shower or bathtub) for 2 rooms	WA2	0,3
	Separate sanitary unit (WC, shower or bathtub) for 3 rooms	WA3	0,3
	Common sanitary unit (WC, shower or bathtub) for one floor	WB	0,25
	Common sanitary unit (WC, shower or bathtub) in the basement	WR	0,2
5. Index of the type of kitchen	Separate kitchen for 1 room	VA1	0,4
	Separate kitchen for 2 rooms	VA2	0,3
	Separate kitchen for 3 rooms	VA3	0,3
	Common kitchen	VB	0,2
6. Index of the dormitory's deterioration	A dormitory's complete internal and external modernisation performed within the last 10 years	M	1,35
	A dormitory's complete internal and external modernisation performed more than 10 years ago	M10	1
Coefficient of condition (1+2+3+4+5)	Minimal value	0,8	
	Maximal value	2,43	

Coefficient of the room's places	Coefficient value
One place at the triple room	1
One place at the small double room	1,1
One place at the double room	1,2
One place at the big double room	1,3
One place at the small single room	1,4
One place at single room	1,5
One place at the big single room	1,6

Room type	Explanation
Triple room	premises suitable for living of no more than 3 residents

Small double room	premises of 14,54 m ² or smaller, suitable for living of no more than 2 residents
Double room	premises larger than 14,54 m ² but smaller than 18,55 m ² , suitable for living of no more than 2 residents
Big double room	premises larger than 18,54 m ² , suitable for living of no more than 2 residents
Small single room	premises of 7 m ² or smaller, suitable for living no more than 1 resident
Single room	premises larger than 7 m ² but smaller than 10,01 m ² , suitable for living no more than 1 resident
Big single room	premises larger than 10 m ² , suitable for living of no more than 1 resident

CRITERIA FOR EVALUATION OF THE CONDITION OF BUILDING, ROOM AND FURNITURE

Criteria for evaluation of the condition of building (floor).

	No.	Criteria	Compliance with criterion		Not assessed
			YES	NO	
Insulation	1.	External walls are insulated			
Thermal unit	2.	Automated thermal unit			
Condition of common areas	3.	Sanitary units, used by the residents of the floor, are orderly*: <i>walls¹, ceiling², doors³, floor⁴, electrical installation⁶, plumbing⁷</i>			
	4.	All kitchen furniture and equipment is present, kitchens are orderly**: <i>walls, ceiling, doors, floor, windows, electrical installation, plumbing</i>			
	5.	Corridors, halls and staircases are orderly: <i>walls, ceiling, doors, floor, windows, electrical installation</i>			
	6.	Orderly leisure premises (for rest and/or learning and/or sport): <i>walls, ceiling, doors, floor, electrical installation</i>			
Safety	7.	Video surveillance system is installed at the main entrance to the building			
Additional services	8.	Premises for bicycle storage			
	9.	Laundry premises			
	10.	KTU Wi-Fi is installed			

Mark X the appropriate ones

* In case there are no common sanitary units in the building, criteria 3 is not assessed.

** In case there are no common kitchens in the building, criteria 4 is not assessed.

¹ **Orderly walls** – painted by acrylic or emulsion paint. There is no significant damage to the paint layer. In case the walls are covered by wallpapers – wallpapers are not chipped. Walls are clean, there is no mould.

² **Orderly ceiling** – painted by acrylic or emulsion paint. There is no significant damage to the paint layer. Ceiling is clean, there is no mould.

³ **Orderly doors** – they do not wobble, close hermetically, there are is significant mechanical damage. Orderly door handle with functional lock.

⁴ **Orderly floor** – high quality coating, solid, smooth, not tattered. Rubber linoleum is not considered to be a coating of good quality.

⁵ **Orderly windows** – hermetical, at least 2 glasses. There is no significant mechanical damage.

⁶ **Orderly electrical installation** – functioning lighting, lamps are safely fixed, switches and sockets are safe, they no not wobble, are not broken.

⁷ **Orderly plumbing** – WC, sink, tap, siphon and shower equipment are functioning, hermetical, without mechanical damages.

Criteria for assessment of the room's condition.

	No.	Criteria	Compliance with criterion		Not assessed	
			YES	NO		
Room's condition	Condition of the residential premises	1.	Orderly walls			
		2.	Orderly ceiling			
		3.	Orderly doors			
		4.	Orderly floor			
		5.	Orderly windows			
		6.	Orderly electrical installation			
		7.	Present lamps ensure a good quality lighting in the room			
	Condition of additional premises used only by the residents of or 2 rooms	9.	Orderly sanitary unit*: <i>walls, ceiling, doors, floor, electrical installation, plumbing</i>			
		10.	Orderly kitchen**: <i>walls, ceiling, doors, floor, windows, electrical installation, plumbing</i>			
		11.	Orderly portal***: <i>walls, ceiling, doors, floor, electrical installation</i>			

Mark X the appropriate ones

* In case there are no sanitary units next to the room, criterion 9 is not assessed.

** In case there in no kitchen next to the room, criterion 10 is not assessed.

*** In case there in no portal next to the room, criterion 11 is not assessed.

Criteria for assessment of the condition of the room's furniture.

	No.	Criteria	Compliance with criterion		Not assessed
			YES	NO	
Room's furniture	1.	Orderly bed ¹			
	2.	Orderly table ²			
	3.	Orderly chair ³			
	4.	Orderly wardrobe ⁴			
	5.	Orderly cupboard or shelf ⁵			
There is no furniture in the room				-	

Mark X the appropriate ones

¹ **Orderly bed** – mattress is elastic, not tattered and clean.. There are no significant scratches or fractures. Lifting mechanism (if any) is functional. Bed construction is stable.

² **Orderly table** – there are no significant scratches or fractures, construction is stable. If there is a cupboard, its doors or drawers can be closed.

³ **Orderly chair** – soft part is not tattered, there are no significant scratches. Construction is stable.

⁴ **Orderly wardrobe** – there are no significant scratches and fractures on the housing, doors or drawers can be closed, construction is stable.

⁵ **Orderly cupboard or shelf** – there are no significant scratches and fractures on the furniture's housing, doors or drawers can be closed. Construction is stable.

ACT OF ASSESSMENT OF THE CONDITION OF DORMITORY BUILDING20 - ____ - ____ No.
Kaunas

Commission assembled by the Rector's order No. of 20,
consisting of its Chairman and members:
.....
....., based on the procedure approved by the Rector's order No.
..... of 20, inspected the Dormitory building and determined:

	No	Criteria	Compliance with criterion		Not assessed
			YES	NO	
Insulation	1.	External walls are insulated			
Thermal unit	2.	Automated thermal unit			
Condition of common areas	3.	Orderly sanitary units*: <i>walls, ceiling, floor, electrical installation, plumbing, doors</i>			
	4.	All kitchen furniture and equipment is present, kitchens are orderly**: <i>walls, ceiling, floor, electrical installation, plumbing, doors, windows</i>			
	5.	Corridors, halls and staircases are orderly: <i>walls, ceiling, floor, electrical installation, doors, windows</i>			
	6.	Orderly leisure premises (for rest and/or learning and/or sport): <i>walls, ceiling, floor, electrical installation, doors</i>			
Safety	7.	Video surveillance system is installed at the main entrance to the building			
Additional services	8.	Premises for bicycle storage			
	9.	Laundry premises			
	10.	KTU Wi-Fi is installed			

Mark X the appropriate ones

Appendix 5 to the
Guidelines for Pricing of
Accommodation at the
Dormitories

**ACT OF ASSESSMENT OF THE CONDITION OF DORMITORY ROOM, ROOM FURNITURE,
NUMBER OF PLACES AT THE ROOM, SANITARY UNIT AND TYPE OF KITCHEN**

20 - ____ - ____ No.
Kaunas

Commission assembled by the Rector's order No. of 20,
consisting of its Chairman and members:
.....

....., based on the procedure approved by the Rector's order No.
..... of 20, inspected the room of the Dormitory, room
furniture, sanitary unit, kitchen and determined:

	No.	Criteria	Compliance with criterion		Not assessed	
			YES	NO		
Room's condition	Condition of residential premises	1.	Orderly walls			
		2.	Orderly ceiling			
		3.	Orderly doors			
		4.	Orderly floor			
		5.	Orderly windows			
		6.	Orderly electrical installation			
		7.	Present lamps ensure a good quality lighting in the room			
	Condition of additional premises used only by the residents of or 2 rooms	9.	Orderly sanitary unit*: <i>walls, ceiling, floor, electrical installation, plumbing, doors</i>			
		10.	Orderly kitchen**: <i>walls, ceiling, floor, electrical installation, plumbing, doors, windows</i>			
		11.	Orderly portal***: <i>walls, ceiling, floor, electrical installation, doors</i>			

Mark X the appropriate ones

* In case there are no sanitary units next to the room, criterion 9 is not assessed.

** In case there is no kitchen next to the room, criterion 10 is not assessed.

*** In case there is no portal next to the room, criterion 11 is not assessed.

Commission confirms that condition of the room is _____

(normal / satisfactory)

	No.	Criteria	Compliance with criterion		Not assessed
			YES	NO	
Condition of the room furniture	1.	Orderly bed			
	2.	Orderly table			

	3.	Orderly chair			
	4.	Orderly wardrobe			
	5.	Orderly cupboard or shelf			
There is no furniture in the room				-	

Mark X the appropriate ones

Commission confirms that condition of the room furniture is _____

(normal / satisfactory/no furniture)

Commission confirms that type of sanitary unit is:

	Separate for 1 room	Separate for 2 rooms	Common for one floor	Common in the basement
Type of sanitary unit (WC and shower)				

Mark X the appropriate ones

Commission confirms that type of kitchen is:

	Separate for 1 room	Separate for 2 rooms	Common
Type of kitchen			

Mark X the appropriate ones

Commission confirms that room type is:

	Small single room	Single room	Big single room	Small double room	Double room	Big double room	Triple room
Room type							

Mark X the appropriate ones

Notes

Commission chairman

(Position, name, surname, signature)

Members

(Position, name, surname, signature)

(Position, name, surname, signature)

Data of the act is entered to the academic
information system

(Position, name, surname, signature)

ACT OF ASSESSMENT OF THE DORMITORY BUILDING, ROOM AND OTHER COMMON AREAS

_____, 20__ No. _____

(Location of the making of the act)

Commission assembled by the Rector's order No. _____ of _____ 20 ____, consisting of its Chairman _____ and members: _____ 20 ____, consisting of its Chairman _____ under procedure approved by the Rector's order No. _____ of _____ 20 ____, inspected the building, rooms, furniture, sanitary units and kitchens of the Dormitory ____ and determined:

No.	Room numbers	Room area (m ²)	Coefficient of condition																TOTAL	Coefficient of the number of places (small single - 1.4; single - 1.5; big single - 1.6; big double - 1.3; double - 1.2; small double - 1.1; triple - 1)	Price for 1 place, Eur (basic price* coefficient of condition* coefficient of number of places at the room)
			Condition of the building		Room's condition		Condition of the room furniture			Type of sanitary unit				Type of kitchen			Index of the dormitory's deterioration				
			Orderly	Satisfactory	Orderly	Satisfactory	Orderly	Satisfactory	No furniture	Separate for 1 room	Separate for 2 rooms	Common for one floor	Common in the basement	Separate for 1 room	Separate for 2 rooms	Common	Complete modernisation performed within the last 10 years	Complete modernisation performed more than 10 years ago			
			PT (0,2)	PP (0,1)	KT (0,4)	KP (0,3)	BT (0,4)	BP (0,2)	BN (0)	WA1 (0,4)	WA2 (0,3)	WB (0,25)	WR (0,2)	VA1 (0,4)	VA2 (0,3)	VB (0,2)	M (1,35)	M10 (1)			
1																					
2																					

Commission chairman _____
(Position, name, surname, signature)

Members _____
(Position, name, surname, signature)
_____ (Position, name, surname, signature)

Data of the act is entered to the academic information system by _____
(Position, name, surname, signature)