



Università di Pavia



Regione Lombardia
Casa e Opere Pubbliche



Concession for the construction and management of sports facilities,
student service and ancillary activities

Dealer **SGS srl** - Sub-dealer **Genus srl**

Work realised with the contribution of the Lombardy Region

**NOTICE OF COMPETITION FOR
MODERATELY RENTED ACCOMMODATION
to be awarded to students enrolled in university degree courses,
master's, doctorate and postgraduate specialisation courses
however denominated**

ACADEMIC YEAR 2024-2025

The SGS srl company, as concessionaire (Genus srl sub-concessionaire), in collaboration with the University of Pavia, based on the three-year programme of interventions of the Lombardy Region, provides 126 accommodation places at the "CAMPUS RESIDENCE" residence, located in Strada Cascina Cascinazza n. 15 in Pavia.

No. 126 places - available, to be allocated to students enrolled in university degree courses, masters, doctorates, professors and postgraduate specialisation courses however named.

ART. 1

CONDITIONS OF PARTICIPATION IN THE COMPETITION

Students enrolled in undergraduate and postgraduate courses who meet the following requirements are eligible to rent the accommodation places on offer:

- Residence in a municipality at least 30 km from the city of Pavia (L.R. 23/12/04 n. 40) ;
- An ISEE income of no more than 44,000 Euro also referring to the family of origin (L.R. 23/12/04 no. 40);
- Not already allocated an accommodation place at another university facility.

ART. 2

REQUIRED DOCUMENTATION

Those who intend to access the lease must apply to the property manager, self-certifying in the manner provided for in Articles 46 and 47 of Presidential Decree no. 445 of 28 December 2000, the following data:

- a) personal data;
- b) tax code;
- c) enrolment in the university course;
- d) all elements to ascertain the ISEE of the household of origin;
- e) distance between the municipality or district of residence and the place in the municipality where the course takes place.

The application for the allocation of accommodation, is to be drawn up exclusively on the special form that can be downloaded from the website www.campuspavia.it under the heading "call for applications 2023/24", and must be sent, together with a copy of a valid front/back ID document and the signed regulations, between 17 May 2024 and 20 September 2024, via the e-mail address info@campuspavia.it.

ART. 3

CRITERIA FOR FORMULATION OF THE RANKING LIST

The allocation of accommodation places will be carried out as follows:

The **first** is decreed by the Convention stipulated with the Lombardy Region on 13 April 2007, which allows for the certain renewal of the contract for those who have already sustained a temporary tenancy at the facility in the current year, subject to the above requirements.

The **second** way concerns all new guests and former tenants who had not renewed their contract without interruption.

In fact, it will allow access, by ranking, as per Articles 1-2-5-7 and according to the date of arrival of applications, until the available beds are exhausted.

The final assignments will be announced by e-mail, or by telephone, from 23 September 2024 (except for those who have renewed their contract and therefore already know about it).

If the total number of places is not filled, applications sent after the above-mentioned date of 21 September 2024 will also be assessed and accepted until the completion of the accommodation.

By accepting the accommodation place, the student undertakes to observe the internal regulations of the "Campus" residences.

The accommodation space is reserved exclusively for the assignee, who may not grant partial or total use of it to anyone, even temporarily, under penalty of forfeiture of the right and loss of the security deposit.

When the student is confirmed with the allocation of accommodation, he/she must pay within 7 days a deposit of 2 months' rent, which will then become a security deposit when the rental contract is signed.

In the event that a student, after being accepted and having paid the deposit, withdraws from the accommodation less than 30 days from the entry date indicated on the accommodation application form, he or she will forfeit the deposit paid.

ART. 4

ASSESSMENT OF ECONOMIC AND ASSET STATUS FOR STUDENTS OF FOREIGN NATIONALITY

According to Presidential Decree No. 394 of 31 August 1999, the economic and asset status of non-EU foreign students is assessed on the basis of the average exchange rate of 2023.

The economic and patrimonial situation of the household must be certified with correct documentation issued by the competent authorities of the country in which the income was generated and must be translated into Italian by the competent Italian diplomatic authorities. In the case of those countries, where there are particular difficulties in issuing the certification attested by the local Italian Embassy, the same must be issued by the competent foreign diplomatic or consular representations in Italy and legalised by the Prefectures pursuant to art. 33 of Presidential Decree n° 445 of 28 December 2000.

For foreign students coming from particularly poor countries (specified by decree of the Minister for Education, Universities and Scientific Research in agreement with the Minister for Foreign Affairs), the assessment of the economic condition is carried out on the basis of a certification issued by the Italian Representation in the country of origin that states that the student does not belong to a family known to be of high income and high social standing. This certification may also be issued by the foreign university of enrolment, linked by agreements or conventions with the universities or by Italian bodies authorised to provide the guarantee of financial coverage referred to in the current provisions on the enrolment of foreign students in Italian universities.

The student is in any case obliged to declare any income and assets held in Italy by his household under legislative decree No 109 of 31 March 1998, as amended by legislative decree No 130 of 3 May 2000.

All foreign students must submit the following documentation for the assessment of their family's economic/financial status:

- document certifying the composition of the household;
- income produced in the calendar year 2023 by each member of the household;
- documentation on buildings owned by the household with an indication of square metres;
- proof of the movable assets owned by the household;
- I.S.E. certificate for income and assets held in Italy.

Students residing outside the European Economic Community are advised to open a bank account in Italy or obtain a prepaid card in order to avoid high bank charges due to foreign transactions, which would be charged to the student.

ART. 5

ACCOMMODATION AVAILABLE AND SERVICES OFFERED

Accommodation at the Residence entitles you to use a fully furnished flat consisting of a single room (studio) or a living room and a bedroom (two-room apartment) with one or two beds and a bathroom.

All accommodation is equipped with: heating and cooling system, toilet with shower, equipped kitchen. A concierge service is provided, as well as an on-campus self-service laundry.

There is also a study/recreation room and outdoor spaces as a common service.

Also included are certain services such as wireless network and access to the swimming pools (indoor and outdoor) and gymnasium of the adjacent "Campus Aquae" facility as detailed on www.campuspavia.it or www.campusaquae.it. These services are not guaranteed and may be subject to variation, limitation or suspension depending on their availability and at the sole discretion of the management of Genus srl.

Allottees of accommodation must provide their own towels and bed linen and clean the flat.

The allocation of beds will be defined by the management company, based on the guiding principle of the 'Campus Project', i.e. the expansion of university accommodation.

Having stated this principle, the beds will be prioritised as follows:

- 1st: to students from Lombardy
- 2°: to Italian students
- 3rd: to EU students
- 4th: to students from inter-university exchange projects
- 5th: to non-European students not included in the above-mentioned projects.

ART. 6

DURATION OF ASSIGNMENT AND PAYMENT OF RENT

The assignment may last from a minimum of 1 month to a maximum of 12 months. The assignment will be governed by an appropriate contract between the parties whose start or end dates will be on the 1st day of the month (for start or end of occupation from the 1st to the 14th of the month) or on the 15th day of the month (for start or end of occupation from the 15th to the end of the month).

The contract will be concluded with the intermediary of the Student Assistance Centre, to which it must be returned duly signed within 10 days of conclusion. A fee for the conclusion of the contract and 50% of the registration fee must be paid to the Student Assistance Centre.

A non-interest-bearing security deposit of two months' rent (rental share) shall be paid to guarantee the fulfilment of the obligations arising from taking over the accommodation. This security deposit shall be returned on expiry of the contract or subsequent renewals, except in all those cases indicated in the contract itself or in the regulations.

The monthly fee (**rental fee**) for a **two-bed mini-apartment** is **€ 270,00 per person**.

For the **one-bed** mini-apartment (studio apartment) the monthly **fee (rental fee)** is **€ 440,00**.

In addition to these rental fees, there is a monthly flat-rate fee of **€ 170,00 for the one-room apartment and € 140,00 per person for two-bedroom apartment**, relating to the reimbursement of utilities, insurance, tax like IMU, TARI; this fee may be increased or adjusted if the utilities are unexpectedly increased by the supplier during the student's stay.

A fee will be requested for **final cleaning** when the student definitively leaves the accommodation, equal to **€70,00 for a studio apartment and €40,00 per person for a two-room apartment**. The accommodations are delivered clean and painted, at the time of check out, the possible need to repaint the accommodation will be assessed, withholding from the deposit the amount of €300,00 for the studio apartment and €350,00 in total for the two-room apartment.

Payment of all the above shall be made as follows:

- **DEPOSIT**: in advance upon confirmation of the accommodation placement (payment of the deposit, which will then be retained and converted into a security deposit) or in advance upon conclusion of the contract (in cases where no deposit has been provided and paid)
- **MONTHLY RENT** (tuition + utilities fee, insurance): the first month at the time the accommodation is allocated (contract signing). From the second month onwards, monthly payment in advance (i.e. within the first 5 days of the month in which the rent is due).

We remind you, as stated above, that in the event that the student's arrival and entry does not coincide with the beginning of the month, the following procedure will be followed:

- Those arriving within the first 15 days of the month of the beginning of their stay at CAMPUS will pay the full monthly fee, while those arriving between the 16th day and the end of the month will pay half of the monthly fee.

Payments may be made either by bank cheque, or by bank transfer to the bank details that will be notified accordingly.

The allocation of the accommodation place may be revoked at any time against anyone who is in arrears with the payment of the fees.

ART. 7

LOSS OF ACCOMMODATION

The right to use the accommodation may be forfeited for:

- 1) non-payment of tuition fees;
- 2) serious infringement of the CAMPUS internal rules (at the sole discretion of the management)

In such cases, the management will notify the student in writing of the loss of the right to use the accommodation, and the student will be required to pay the fees corresponding to the current month and to vacate the accommodation immediately.

The right to use the accommodation may also be forfeited for:

- 3) attainment of final qualification (bachelor's degree, master's degree, doctorate, postgraduate school diploma);

4) renunciation of studies;

5) non-use of the accommodation for more than one month, subject to notice to the management company, which will decide on a case-by-case basis;

In this case, the assignee who, for whatever reason, forfeits the right to the accommodation, is obliged to promptly notify the person in charge of the "Campus residences" in writing, to pay the fees corresponding to the current month and to vacate the accommodation when the right to occupy it expires.

ART. 8

DISCLAIMER

Notice of cancellation of the accommodation, without loss of deposit, must be received in writing, to the company GENUS srl, Largo Verdi 19 - cap. 20082 Binasco (MI), by ordinary email to info@campuspavia.it or by PEC genus.srl@open.legalmail.it, with a minimum notice period of 3 months.

Again, the 15-day criterion will be applied, i.e., if the notice of termination arrives in the first 15 days of the month, the termination will be on the 15th of the following 3rd month, if it is communicated after the 15th of the month, the end of the following 3rd month will be considered as the deadline.

If notice of termination is not given with the specified notice period, the tenant must pay 3 months' rent, including expenses, as per the law.

Belgioioso, 15 May 2024

SGS srl
The legal representative

Denise Pacchiarotti

GENUS srl
The legal representative

Tiziano Pacchiarotti