NUMed OWNED AND MANAGED ACCOMMODATION
DAMAGES POLICY

PURPOSE STATEMENT

To promote consistent and fair practice when dealing with damage attributed to residents or their guests.

APPLICABILITY AND SCOPE

All residents/guests, who have a contract, or booking for, NUMed Malaysia owned, leased and/or managed accommodation.

DEFINITION

Any loss or breakages, including accidental damage, up to a maximum of MYR25,000*; this excludes damage caused by NUMed Malaysia, its employees or agents and allowing for fair wear and tear.

POLICY STATEMENTS

It is the policy of NUMed Malaysia to recharge residents for the full cost of damage caused to their study-bedroom during the period of the contract up to MYR25,000*. This is to maintain high standards ensuring future residents enjoy the benefits of good quality accommodation. Also, it is important that rent paid is channelled into maintaining and improving the accommodation and not to subsidise the unacceptable behaviour of a minority.

Where damage occurs in a communal area, for example common room or kitchen shared by residents in a flat, all occupants will be jointly charged unless an individual claims personal responsibility within seven days of notification. Residents are responsible for any damage carried out within their study-bedroom or for any damage caused by their guests. Residents are also responsible for any damage carried out within their study-bedroom should they leave their study-bedroom unlocked or give their key to another person.

*Where damage occurs and the cost is in excess of MYR25,000 and is covered under resident’s accommodation insurance policy (i.e. a fire), the insurance provider may pay up to MYR25,000, the resident will be expected to pay up to a further MYR25,000 and the University will cover any charges in excess of MYR50,000.

Administration Charge: A minimum charge of MYR25 will be added to any damage charge less than MYR500. Charges over MYR500 will have an administration charge of five per cent up to a maximum of MYR100.
Exception: A depreciation cost, equivalent to 10 per cent, is applied to the replacement cost of all carpets and soft furnishings which are over one year old up to a maximum of 10 years (100 per cent). Where a carpet or soft furnishing is more than 10 years old residents will only be charged for the labour element of the replacement, together with an administration charge. Where a repair can be carried out the full cost of the repair is recharged to residents together with an administration charge.

It is important to be aware that all fixtures, fittings and soft furnishings may be manufactured to a higher specification than those found in a domestic environment hence the higher cost of replacement. A guideline of standard charges is available from the NUMed accommodation office.

All property repairs will be undertaken by an approved contractor - residents are not allowed, and should not attempt, to carry out repairs. Replacement furniture and fixtures will be purchased through NUMed Malaysia approved contractors.

RESPONSIBILITIES

SERVICE STAFF

Ensure an inventory is sent by e-mail to all residents on their arrival. The inventory lists all fixtures and fittings within the study-bedroom and flat’s communal areas which the resident has a contractual responsibility for.

Carefully inspect flats/study-bedroom when an inspection is required, this includes every time a study-bedroom or flat is vacated. All damage found is reported to the Residence Manager.

Report damage found whilst carrying out normal duties. Room inspections are carried out during term and at the end of the contract, after all keys have been returned to the accommodation office.

Take photographic evidence and note the date, time and place where the damage was found; where appropriate photographs will include a ruler or coin to indicate the size of the damage found.

Inform residents when damage has been found. Residents will be notified via e-mail at the address held on Kinetics (generally their University e-mail address) and photographic evidence of the damage will also be sent. Resident’s will be given 14 days after the e-mail has been sent to contact the Residence Manager to discuss the damage charge. At the end of the contract year due to the high volume of inspections required, there may be a delay of up to three weeks before residents are notified of damage charges.

Complete the appropriate paperwork to ensure the appropriate damage costs are recovered from residents.
RESIDENTS

Ensure that the inventory, which will be e-mailed to you on arrival, is correct. On arrival, you will be sent by e-mail an inventory listing fixtures and fittings of any area that you have a contractual responsibility for. You should check your inventory carefully noting any damaged or missing items before returning it to the accommodation office within seven days. If you do not reply, this will be taken to mean that you agree with the details on the inventory.

Where a discrepancy is reported the Accommodation & Catering Manager will arrange appropriate repairs/replacement or the discrepancy will be noted so that a charge is not raised during or at the end of the contract.

APPEAL PROCEDURE

Any resident wishing to appeal against a damage charge must do so within 28 days of receipt of an invoice being raised. The appeal must be in writing and addressed to the Accommodation & Catering Manager and should specify the grounds for appeal which may only be one or more of the following:

1. Procedural irregularity
2. Bias or prejudice
3. Excessive or inappropriate charge

The appeal will be considered initially by the Accommodation & Catering Manager who will decide whether there is a case for appeal. If there is a case for appeal this will be considered by a Senior Manager who will confirm, vary or quash the original charge. Where the appeal has been dismissed there shall be no further appeal within the University.

Policy implementation date: August 2014
Next Review date: August 2015
Policy owner: Paul Bandeen