

CENTRAL FINLAND STUDENT HOUSING FOUNDATION

PRICELIST FOR LIABILITY FOR DAMAGE

Valid as of 1st of October 2023

According to the Act on Residential Leases, it is the tenant's responsibility to look after the apartment with all due care.

The tenant is liable for compensation to the lessor for any damage to the apartment caused by the tenant willfully or through negligence or other carelessness. Central Finland Student Housing Foundation (KOAS) will charge for any damage caused in accordance with this pricelist for liability for damage, unless it has been caused by normal wear and tear.

Further information on the resident's liability for damage is available in the Koas Resident's Guide.

The pricelist for liability for damage does not often correspond to the actual repair costs. Therefore, Koas will invoice the resident directly in accordance with the resident directly in accordance with the actual repair costs incurred.

On-call maintenance visits will be invoiced according to the charge made by the maintenance company, and then the costs will be notably higher. The pricelist for liability for damage includes material and work costs.

Prices are given in euros (€).

Cleaning

Cleaning 1 h 45

Repairs

Workhour 1 h	50
Emptying out the apartment / room	according to the invoice
Replacement of flooring: shared room / bedroom	300
Replacement of flooring: other rooms	according to the invoice
Replacement of vinyl plank flooring	material 39€/m2 according to the invoice
Replacement of laminated flooring	material 12€/m2 according to the invoice
Replacement for parquet flooring	material 39€/m2
Floor lining: room	150
Patching of flooring in rooms with wet facilities (small cut or hole)	according to the invoice
Patching of broken tile flooring	according to the invoice
Kitchen table top	according to the invoice

Painting

Painting of rooms	320
Painting of walls	120
Special painting (fiberglass wallpaper, encapsulation of cigarette smell or similar)	620 / per room
+ finishing painting	
Painting of ceilings	according to the invoice

Interior doors of apartments

Interior door / soundproofing door of the apartment	400
Light interior door of the apartment	130
Wardrobe door	90
Light interior door of the apartment without hollow	200
Sliding door	according to the invoice

Bathroom furniture

<i>Toilet tank</i>	220
<i>Toilet tank cover</i>	90
<i>Toilet bowl</i>	420
<i>Washbasin</i>	195
<i>Toilet room mirror / mirror with glass shelf</i>	60
<i>Mirrored cabinet door</i>	70
<i>Mirrored cabinet</i>	400
<i>Drying rack (Oskarin oksa)</i>	80
<i>Shower wall</i>	according to the invoice

Keys

<i>Storage padlock</i>	75
<i>Storage iLOQ-lock</i>	420
<i>Spare lock cylinder (mounting and dismounting)</i>	100
<i>Cut key</i>	30
<i>Exec/Sento</i>	50
<i>Iloq-key</i>	40
<i>Lost Iloq key, lock coding</i>	100
<i>Iloq padlock</i>	300
<i>Serialisation change</i>	according to the invoice
<i>Wrong key to the lock, fixing of the lock</i>	according to the invoice
<i>KOAS Veturi, Vapaudenkatu 66, car heating pole key</i>	15
<i>KOAS Veturi, Vapaudenkatu 66 covered parking , coding of lost Iloq key</i>	according to the invoice

KOAS furniture

<i>Mattress</i>	140
<i>Office chair</i>	140
<i>Bed</i>	400
<i>Chest of drawers</i>	250
<i>Book shelf</i>	250
<i>Curtains</i>	100
<i>Work desk</i>	250
<i>Installation of KOAS light fitting</i>	according to the invoice
<i>Renewing of KOAS light fitting</i>	110
<i>KOAS Zyxel WiFi router, power cord and cable</i>	125
<i>Router cord and ethernet-cable</i>	10/item

Apartment front door and windows

<i>Apartment front door</i>	according to the invoice
<i>Window glass replacement</i>	according to the invoice
<i>Thermal glass replacement</i>	according to the invoice
<i>Balcony door</i>	according to the invoice

Household appliances

(Refrigerating machines, cookers, hoods)

<i>Refrigerator glass shelf</i>	60
<i>Refrigerator door shelf</i>	60
<i>Fruit & Vegetable box</i>	60
<i>Freezer compartment cover</i>	65
<i>Oven door glass</i>	130
<i>Waste sorting system</i>	70
<i>Renewing the oven</i>	300
<i>Renewing the fridge</i>	350

Other damage*Damage caused by pets**according to the invoice**Ionization of a cigarette smelling apartment**according to the invoice***Kitchen furniture by Ikea (Palstatie 3 shared apartments)***Chair*

115

Desk

190

Light fitting

200

Fire alarms and fire detectors*Re-installation of the fire detector detach from the sealing**according to the invoice**Renewing of a broke mains power fire alarm**according to the invoice**If the repair measure is not stated in the pricelist, the charge for the work will be according to the invoice*