

CENTRAL FINLAND STUDENT HOUSING FOUNDATION PRICELIST FOR LIABILITY FOR DAMAGE

valid from 1 December 2024, updated 13 October 2026

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 residents' 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 price list for liability for damage includes material and work costs. Prices are given in euros (€).

Cleaning

Cleaning, 1 hour	50
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Repairs

Labour, 1 hour	50
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Emptying out the apartment / room	according to invoice
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Replacement of floor covering: room in a shared apartment / bedroom	300
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Replacement of floor covering: other areas	according to invoice
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Replacement of vinyl plank flooring, material €39/m ²	according to invoice
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Replacement of laminate flooring, material €12/m ²	according to invoice
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Replacement of parquet flooring, material €39/m ²	according to invoice
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Installation of floor skirting in a room	150
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Repair of wet-room flooring (small cut or hole)	according to invoice
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Repair of damaged tiling	according to invoice
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Kitchen worktop	according to invoice
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Dishwasher service visit due to user action or incorrect use	according to invoice
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Painting

Painting a room	320
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Painting a wall	120
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<i>Special painting (fibreglass wallpaper, sealing a smoke-damaged apartment, etc.) and topcoat</i>	620/room
<i>Painting a ceiling</i>	according to invoice

Apartment interior doors

<i>Apartment interior door / acoustic door</i>	400
<i>Lightweight apartment interior door</i>	130
<i>Wardrobe door</i>	90
<i>Light interior door of the apartment without hollow</i>	200
<i>Sliding door</i>	according to invoice

Bathroom fixtures

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

Keys

<i>Storage unit padlock</i>	75
<i>Storage unit iLOQ-lock</i>	420
<i>Spare lock cylinder (installation and removal)</i>	100
<i>Cut key</i>	30
<i>Exec / Sento key</i>	50
<i>iLOQ key</i>	40
<i>Lost iLOQ key / lock reprogramming</i>	100

<i>iLOQ padlock</i>	300
<i>Serialisation change</i>	<i>according to invoice</i>
<i>Repair of lock cylinder after insertion of an incorrect key</i>	<i>according to invoice</i>
<i>KOAS Veturi, Vapaudenkatu 66 parking garage, car heating pole key</i>	15
<i>KOAS Veturi, Vapaudenkatu 66 parking garage, reprogramming due to a lost iLOQ key</i>	<i>according to invoice</i>

KOAS furniture and equipment

<i>Mattress</i>	140
<i>Office chair</i>	140
<i>Bed</i>	400
<i>Chest of drawers</i>	250
<i>Bookcase</i>	250
<i>Curtains</i>	100
<i>Work desk</i>	250
<i>Installation of a KOAS fixed ceiling light</i>	<i>according to invoice</i>
<i>Replacement of a KOAS fixed ceiling light</i>	110
<i>KOAS Zyxel router, power cord and cable</i>	125
<i>Router cord and Ethernet cable</i>	10/item

Apartment entrance doors and windows

<i>Apartment entrance door</i>	<i>according to invoice</i>
<i>Window glass replacement</i>	<i>according to invoice</i>
<i>Insulated glass replacement</i>	<i>according to invoice</i>
<i>Balcony door</i>	<i>according to invoice</i>

Household appliances

<i>Refrigerator glass shelf</i>	60
<i>Refrigerator door shelf</i>	60
<i>Vegetable drawer</i>	60

<i>Freezer compartment cover</i>	65
<i>Oven door glass</i>	130
<i>Pull-out waste bin unit</i>	70
<i>Oven replacement</i>	300
<i>Fridge-freezer replacement</i>	350
<i>Dishwasher</i>	<i>according to invoice</i>

Other damage

<i>Damage caused by a pet</i>	<i>according to invoice</i>
<i>Ionization of a cigarette smelling apartment</i>	<i>according to invoice</i>

IKEA furniture (only in shared apartments at Palstatie 3)

<i>Chair</i>	115
<i>Table</i>	190
<i>Light fixture</i>	200

Smoke alarms and fire detectors

<i>Reinstallation of a fire detector removed from the ceiling</i>	<i>according to invoice</i>
<i>Replacement of a damaged mains-powered smoke alarm</i>	<i>according to invoice</i>

If a repair is not listed in this price list, the work will be charged according to the invoice.