Charter
of Apartis foundation for student accommodation
of 28 July 2005

1. Foundation objective:

1 Apartis is a public interest foundation whose objective is to place at the disposal of students, notably students at the University of Fribourg, accommodation at a reasonable cost in the town of Fribourg and the surrounding area.

2 It encourages and supports, at all levels, a policy for the construction of accommodation suitable for students, in compliance with the foundation objectives.

3 It advises and supports students seeking accommodation and maintains a solidarity fund for tenants with limited financial means.

2. Construction, management and rental principles

1 The objective of the foundation is to make available to students sufficient accommodation whose design, facilities and rental conditions best meet their needs. For this, it targets equitable growth taking changing accommodation needs and the development of the real estate market into account.

2 In the framework of construction and renovation, it seeks solutions that are optimum from the financial and architectural point of view, giving preference to a flexible interior layout adaptable to future needs, respecting the principles of sustainable development.

3 With the aim of maintaining the value of the buildings and the quality of the accommodation, it carries out regular maintenance of its buildings with all due care taking into account the costs.

4 The foundation’s a policy in the field of rents is based on rental costs and solidarity, with the aim of guaranteeing in the long term stable and reasonable rents for all its tenants.

5 Through professional and efficient management of its buildings, it seeks to constitute sufficient capital to ensure, in the long term, maintenance, necessary renovations and new investments for the construction or replacement of buildings.

6 It adapts its rental conditions to students’ specific needs and encourages customer-focused management of its accommodation taking into account its tenants’ needs.

3. Principles of behaviour and collaboration

1 The foundation maintains active, objective and constructive dialogue with all its partners and interest groups.

2 A frank atmosphere of trust reigns within the foundation, where everyone works together constructively and in the respect of others.
The foundation is particularly interested in a good partnership with the beneficiaries of its service and the high satisfaction of its tenants.

To ensure its contract is performed efficiently, the foundation is highly demanding of its staff. It expects their commitment, autonomy and loyalty. In return it does its utmost to offer them a working environment and working conditions ensuring respect, recognition and development of their potential.

The foundation is committed to an objective and efficiency-focused management approach and intends ensuring ongoing development of its services by giving itself the necessary management tools.

Thus adopted by the foundation board at its meeting on 28 July 2005.