

Demerit Point Structure (DPS) for Breach of Housing Agreement

The Demerit Point Structure (DPS) is to be read in conjunction with the Housing Agreement. Please be familiarised with the following guidelines:

- 1.1 Any points accumulated from the beginning of one semester will be carried over to the end of the following semester (including both vacation periods) and recorded for the purposes of points 1.2 and 1.3.
- 1.2 Housing Agreement is terminated upon accumulation of 16 demerit points (or more) within two semesters. A suspension of on-campus housing privileges for 12 calendar months will take effect from the date of the outcome letter.
- 1.3 Housing Agreement is terminated upon accumulation of 25 demerit points (or more) throughout all residential years and eligibility for on-campus housing will be withdrawn for the rest of the candidature.
- 1.4 Licensees are responsible for their registered occupant's and visitor's full compliance and observance of the Housing Agreement, and of the Rules and Regulations. Any breach by the registered occupants or visitors shall be deemed to be a breach by the Licensee.
- 1.5 A Licensee who commits a breach of the Housing Agreement at any Hostel where he/she is not a resident shall also be liable for sanctions under the DPS.
- 1.6 The imposition of demerit points pursuant to the Housing Agreement is not a disciplinary action or sanction under NUS Statute 6 and Regulation 10 (Discipline with Respect to Students). However, please note that breach of certain terms and conditions of the Housing Agreement can also attract separate disciplinary action against the Licensee pursuant to NUS Statute 6 and Regulation 10. Any serious misconduct including but not restricted to breaches involving or resulting in criminal activity/ sexual misconduct/ other serious misconduct will be referred to the Office of Student Conduct and may result in the convening of a Board of Discipline. Egregious or repeated breach(es) will also be referred to the Office of Student Conduct and may result in the convening of a Board of Discipline.
- 1.7 Students are responsible for checking their official NUS email accounts and will be deemed to be notified once the notice/outcome has been delivered via email.

S/N	Types of Breaches	NUS Statute 6 Clause 3 Reference	Housing Agreement Reference	Demerit Points		
				1st	2nd	3rd
1	Breaches involving or resulting in criminal activity/Sexual Misconduct/Other Serious Misconduct (including vaping with etomidate or other drugs, sale or distribution of vapes)	Refer to OSC	10 & 24	25	25	25
2	Subletting, attempted subletting and/or accommodating non-residents, including overnight stay, in the room	3a	11.10, 11.11 11.12 & 15.2	16	16	16
3	Throwing of items from height ('Killer Litter')	3b	12.9			
4	Use of opposite gender's shower and toilet facilities, including such inappropriate use by visitor(s) of the resident	3a	10.1, 11.17 & 11.20			
5	Duplication of key		11.8			
6	Trespassing to room or any hostel facility	3a, 3b, 3c	11.16 & 11.17			
7	Smoking, use, or possession of any harmful or imitation tobacco products* prohibited by law including electronic vaporisers, shisha, smokeless or chewing tobacco, dissolvable or topical nicotine, and nasal/oral snuff such as Gutkha, Khaini, Zarda etc	3a*	11.24, 12.3	9	9	9
8	Non-compliance with regulations, rules, policies, guidelines, codes of conduct or notices issued by the University or government authorities relating to health and safety	3a, 3n	10, 11 & 12			
9	Tampering with communal security/safety measures (including fire-exits, cluster/lift lobby doors, toilet doors and CCTVs, false fire alarm)	3d	11.16			
10	Unauthorised possession or transfer of hostel keys		11.9			
11	Leaving visitors unaccompanied, or visiting another hostel unaccompanied by the host		15.1			
12	Unauthorised use of or access to any hostel facility		11.17 & 11.21	9	9	9
13	Misconduct (including rude, offensive, disorderly or disruptive behaviour that interferes with the privacy, rights and well-being of others)	3a	10 & 11			

14	Disorderly conduct under the influence of alcohol	3a	11.25			
15	Smoking of cigarettes in Hostel	3a	11.24 & 12.3			
16	Solicitation, sale or promotion of any goods or services using the hostel premises without permission		11.26			
17	Misappropriation of common furniture, fixtures, appliances, food and/or personal items belonging to the University or others	3a	11.34 & 13.4			
18	Hosting non-residents of the hostel or visiting a resident of another hostel during quiet hours	3a	11.6 & 15.1	6	9	9
19	Unauthorised swapping of rooms		11.18			
20	Allowing stay-over in the room by another resident of the same hostel or stay-over in the room of another resident in the same hostel		11.11			
21	Excessive noise during 'Quiet Hours'		11.3, 11.5 & 11.6			
22	Consuming alcohol in the hostel	3a*	11.24			
23	Possessing alcohol, being in the presence of alcohol consumption in the hostel or ordering alcohol for delivery to the hostel		11.24			
24	Activities that may cause fire, explosion or any kind of hazards (e.g. usage of candles, open flame, 3D printers)	3n*	12			
25	Placing of items that cause obstruction of common areas (e.g. passageways, stairs)	3n*	12.8			
26	Possession or use of unauthorised electrical appliances, personal refrigerators or coolers/air conditioners without permit from the Management Office		11.30			
27	Leaving any personal mobility device (PMD) unattended when charging the PMD	3n*	12.6			
28	Littering and/or failure to upkeep cleanliness of common areas/room		13.1	3	6	6
29	Keeping of Pets		11.29			
30	Failure to shut or secure the fire-exit door/cluster door		11.15			
31	Leaving lights/fans/appliances switched on when not in room		13.11			
32	Non-Compliance with Prevailing Safe Management Measures in NUS Hostels (Refer to Appendix of DPS for Breach of Housing Agreement)		10.1			

**S/No. 7 – Students will also be reported to the Health Sciences Authority (HSA) for further action. The full list of prohibited imitation tobacco products can be found in [HSA website](#).*

**S/Nos. 22 and 23 – Alcohol consumption is also a disciplinary offence but not alcohol possession, being in the presence of alcohol consumption or alcohol delivery to the hostel which are housing breaches only. In all cases, demerit points will apply.*

**S/Nos. 24, 25 & 27 – Statute 6 and Regulation 10 (Part B) disciplinary proceedings should apply (in addition to the DPS) if these are deliberate acts that pose a clear risk to the safety of other residents or will cause real or potential damage to property.*

Appendix to Demerit Point Structure (DPS) for Breach of Housing Agreement

Please note that:

1. Further actions (e.g. withdrawal of privilege of using common hostel facilities such as hostel recreation rooms) may be taken at the discretion of the Master where breach involves use of hostel's common facilities.
2. Non-compliance with prevailing safe management measures involving aggravating factors may be penalised under S/No. 8 instead of S/No. 32 of the above table.

Office of Student Affairs
24 July 2026