

Communal rules

This is a translation from the Swedish version of 'Trivselregler' for Brf Leka. In case of doubt, the Swedish version always takes precedence over the English version.

As residents of Brf Leka ('the Co-op') we own and/or live in the property and the land around it. There are around 80 persons of various ages living in the property. By showing consideration and tolerance towards each other we create a pleasant living environment for everyone. The rules in this document complement those in the statutes ('Stadgar') and they provide a summary of the practical rules that residents are expected to observe.

Noise

Avoid disturbing your neighbours by keeping music and TV noise at a reasonable level. This is particularly important between 10pm and 6am when there should be no noise disturbances whatsoever.

It is not permitted to drill or hammer in the walls between 8pm and 8am.

If however you experience noise disturbance please address it directly with your neighbour. If that does not help and it is a recurring problem, please bring the issue to the Board's attention.

Parties

It's ok to have a party occasionally. Please be considerate to your neighbours and respect if someone complains about the noise. Don't play music louder than necessary and remember that you are ultimately responsible for your guests' behaviour. Please inform your neighbours in advance by putting up notices in e.g. the lift or in the mailboxes.

Renovations

Please plan renovation works so that they cause as little disturbance to your neighbours as possible. If you are doing major works that will take some time you should inform your immediate neighbours in advance.

For all major works, the Board has to be informed as well.

You are not allowed to do any changes to radiators, the ventilation system, carrying walls or anything else that has a direct impact on the property. In the folder you were given when you moved in ('Bopärmen') there's a list detailing what is your responsibility and what is the board's responsibility. Please contact the Board if you have any doubts or queries.

Balcony and patio

Please keep your balcony or patio clean and tidy for everyone's benefit. Keep in mind that it is quite a windy neighbourhood, so make sure there's nothing on your balcony that can blow off it.

You are not allowed to alter anything on the façade without permission from the Board. If you want to put up an awning or equivalent, it has to be compatible with the overall look of the building and the colour has to be NCS S 6000-N.

Please show your neighbours due consideration. Don't shake blankets or duvets on your balconies as this can result in stuff ending up on your neighbours' balconies; and when you water your outdoor plants, make sure the water doesn't make its way onto your neighbours' balconies. Barbecuing is permitted, but make sure your neighbours are not bothered by the smell. It is not permitted to use coal fired barbeques or similar equipment on your balconies for safety reasons.

Smoking

Keep in mind that many people don't like having smoke around. It is not permitted to smoke in the stairwell, garage, basement, recycling room and other communal areas. It is also prohibited to smoke just outside the external door as smoke can enter the property.

Please show consideration when smoking on the balconies and make sure that ashes and cigarette butts do not end up on the ground or your neighbours' balconies.

Recycling room

Please keep the recycling room tidy. Keep in mind that the recycling bins are primarily intended for smaller amounts of trash, so please avoid filling the bins with e.g. big packaging. If you do put packaging, it should be broken down into smaller pieces and/or folded so that it takes up as little space as possible. If the bins are too full this can cause problems, and also additional costs for the property co-op (Brf).

It is not permitted to leave e.g. electrical items, dangerous trash or other items that we do not have dedicated bins for. If you have such items, it is your responsibility to bring these to a larger scale recycling plant ('återvinningscentral'). You can recycle smaller electrical items at ICA Maxi.

Garage

You can only park your car in the garage if you are renting a parking space, and it is not permitted to park outside the official parking spaces. You can however park temporarily to load or offload items from your car, as long as you are not obstructing for anyone else.

The co-op (Brf) may charge a fee for cars that have been parked in the garage without permission.

Bikes should be parked in the designated bike stands or next to these so they are not in the way for anyone else who needs to get passed. If you have a bike that you rarely use, please park it at the back of the garage under Lilla Varvsgatan 21E, leaving the more easily accessible bike stands for those who use their bikes more regularly.

It is not allowed to wash your car in the garage as there are no drains in the garage. Loose objects may not be stored on the parking spaces.

Rental bikes

Leave the rental bikes in a good condition with full tires. If the bike is damaged or broken you must report this to Sunfleet. Contact info for Sunfleet can be found where the rental bikes are parked.

Fire safety

For fire safety reasons it is not permitted to keep strollers, doormats or other loose items in the stairwells. In case of fire, these can catch fire and spread it further. They also risk blocking escape routes for residents and entry routes for fire fighters. Strollers and other similar items can be stored inside your flat or in the basement.

Reporting problems

If you notice anything in our communal areas that is broken or doesn't work, please report it to the property management company. Contact details can be found on the notice boards. Please note that the out-of-hours service may only be used for emergencies that cannot wait until the next day, such as water leaks that could affect your property or other people's properties.

Letting your flat

If you have been given permission by the board to let your flat temporarily, you are still responsible for ensuring that your monthly fee/rent to the Co-op (Brf) gets paid on time. You are also responsible for the conduct of your tenant(s).

The board may give permission for apartments to be let for a maximum of 12 months and an administrative fee will be charged. If after the initial letting period you wish to continue to let your flat, you will have to apply for permission to do so again. Short-term lets via Airbnb and other similar services are not permitted.