

House rules for Sundby Kollegium

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1.1 What are the house rules and who are they for?

The property's house rules are adopted by the residents of the property and can only be changed at a residents' meeting. A house rule must never put the tenants at a disadvantage compared to the legislation. If you have suggestions for changes to the house rules, contact the board / residents' council and hear more.

All residents are required to follow the house rules in accordance with §10 of their rental contract.

Residents may, in their exploits at the kollegium, have to respect the framework as a consideration for the other resident's well-being, which the kollegium's proper operation requires. Residents are responsible for their guest's performances.

2.2 Complaints

Complaints about violations of the house rules can be submitted in writing to UBSBolid on their website <https://www.ubsbolig.dk/beboere/blanketter/klageformular/>

All decisions on termination of tenancy are dealt with by UBSBolid. Warnings can only be given by UBSBolid. However, if a resident does not hear from UBSBolid within four weeks, they are welcome to contact the board for help.

3.0 Responsibilities of all tenants

3.1 The room (residency)

The tenant is responsible for the condition of the room and can be held responsible for damages that are not included under the normal wear and tear as stated in the rental agreement the residents receive at move in.

3.2 Kitchen Meetings:

All floors are obligated to keep their own common areas clean and are therefore given the opportunity to set up their own internal rules concerning cleaning and general behavior (e.g. smoking, parties, half-year cleaning etc.) determined democratically on kitchen meetings. Kitchen meetings are mandatory and as far as it's not possible for a resident to participate they should orientate themselves to the meeting's decisions. Suppose a resident does not comply with the floor's internal rules or the kollegium's rules. In that case, the floor can complain to UBSBolid, by collecting signatures from the floor's residents in a written complaint.

3.3 Cleaning:

All floors have the responsibility for carrying out at least one weekly cleaning of the floor's common areas (hallway, kitchen and TV room). It is up to the residents of the individual floors to be part of the established cleaning systems for each floor. In addition, all residents are responsible for that and their guests' actions according to the floor's internal rules, in relation to behaviour and cleanup. The floors are responsible for keeping the back stairs clean at all times. (Ground floor: from own landing down to the basement, 1st floor: from own landing and down to the ground floor's landing, etc.).

3.4 Pets:

It is not permitted to keep pets or reptiles in the rooms (dogs, cats, rabbits, snakes and the like).

Ordinary caged animals, low-volume animals such as birds and aquariums are permitted, however with the reservation that if other residents are bothered by this, the board can overturn the rule. The board determines borderline cases between domestic animals and low-volume animals

3.5 Noise:

The residents must strive to keep peace and order in the kollegium.

The residents must take other residents into account and respect their requirements for reading- and night rest, as well as party and music to a reasonable extent.

Noise that disturbs fellow residents is not accepted during the following hours:

- Monday to Thursday between 22.00 to 8.00 the next day
- Friday from 00.00 to 10.00 Saturday
- Saturday from 00.00 to 10.00 Sunday
- Sunday from 22.00 to 8.00 Monday

One is able to throw a party in the above time slot on Fridays and Saturdays, if one has informed the other residents a week beforehand about your event. This can be done by hanging posters/ printed documents of the said event and the time slot for it.

Examples of noises that are not allowed are: drilling, vacuuming, loud music and yelling. A noise complaint within these specified hours must be accepted the first time.

- The above-mentioned hours can be waived on Friday or Saturday if you notify all residents one week in advance of a party or similar event, this can be done by hanging a note in the corridors.
 - However, the rules regarding noise disturbances on weekdays can only be waived if you obtain the acceptance of all residents.
 - Parties where all residents are invited are not subject to this rule.

4.0 Common areas:

The kollegium's common areas include the party room, bike cellar, laundry room, music room, corridors and garden in front and behind the kollegium.

The rules for noise (see above) applies for all of these areas

It is allowed to have a fire in the backyard, it is only allowed at the campfire area and there must always be a bucket of water and a sober person present for reasons of fire safety.

The party can be rented by paying a deposit of 1000kr in accordance with the board. The deposit is returned if the party room is cleaned satisfactorily according to the cleaning rules. If the cleaning is deemed inadequate, the cleaning expenses will be deducted from the deposit, and only the difference will be returned. It must be approved by a board member or the Driftsleder.

The bikecellar is only for bikes, if you need further storage contact UBSBolig.

4.1 Laundry:

Washing machines, tumble dryers can be used between 07.00 and 22.00 all days of the week.

4.2 Music room:

The room can be used daily between 10.00 and 22.00. Any music playing in the room must be stopped immediately if other residents complain about this. Any special rules will be set up in the room itself.

4.5 The corridors (including the back stairs):

Hallways must be kept free from all kinds of storage and placement of things in the interest of fire safety. Doormats are as the only thing allowed.

The doors to the TV room, kitchen and stairwells should in no way be blocked with Chairs, door holders etc., so that they in case of fire cannot close automatically.

Violation of the above will result in a warning from the inspector. If you do not comply your it will be referred to the beboerklagenævnet.

4.6 Fire safety:

In case of fire at the kollegium, call 112 and alert the fire department. Enable an Internal warning ("Intern Varsling") sitting at the front door and back door in the hallways, which will set of the alarm on only the floor where it is on. Leave the building using the stairs and not the elevator. On the ground floor by the elevator there is another internal warning button which activates all the alarms in the building - activate this on the way out. All residents should gather in the parking lot in front of the kollegium. Notify the fire department upon their arrival of the location of the fire.

5.0 Garbarge and damages

5.1 Garbage:

Ordinary household trash must be filled in properly sealed plastic bags, which must not contain sharp objects, bottles, jars, etc. that could cause harm in the use of containers. The containers may not be filled more than, that the lid of them can be properly closed.

Bottles and glass, newspapers, paper and cardboard, electronics and hard plastic must be filled in the individually placed containers in the garbage shed. Large trash and furniture must also be placed in the garbage shed.

Every floor and shared apartment is responsible for sorting the garbage in accordance with Københavns Kommunes law. They also decide if they wish to sort trash individually at the Kitchen meetings.

If the residents decide to sort their garbage they must throw out common garbage in sealed plastic bags. Organic trash must be sorted in green biodegradable bags. Cardboard, glass and metal are not allowed to be thrown out in plastic bags.

5.2 Damages:

Damage caused by tenants or their guests to the building and or its equipment are liable. Liability will be paid collectively for damage to common areas where no one can be found accountable.

Entry into force:

The house rules will come into force upon their adoption by the residents' meeting on the 23rd of October 2023. Previously adopted rules of procedure operate simultaneously herewith.