

House rules

PREAMBLE

Living together with others in a housing community requires mutual consideration and tolerance. In our house rules, we've outlined the things that matter both to us and you, so that everyone can say: It's great living here!

If all residents follow and comply with these house rules, this creates a good neighbourhood. Please look after your apartment and communal facilities.

These house rules form part of the rental agreement. By signing the rental agreement you agree to comply with the house rules.

I.

VENTILATION, HEATING AND WATER

Please sufficiently ventilate your apartment. Exchange of room air can typically be done by airing. Ventilating your apartment to the stairwell is not permitted as this does not fit the intent and purpose of ventilation and can be a nuisance to neighbours.

If outdoor temperatures fall below zero, you must do all you can in the interest of everyone in the building to prevent sanitary facilities such as drain pipes and water pipes and radiators and heating pipes from freezing. Therefore, keep windows to the basement, attic and stairwell windows closed during winter - except for ventilation purposes. Close windows during heavy snowfall, rain and bad weather.

In order to prevent water contamination from legionella and other bacteria, please ensure sufficient hot and cold water intake of all water taps or shower heads, particularly if not using the apartment for a long period of time (longer than one week), and ensure the toilet is flushed regularly.

II.

NOISE PREVENTION

Noise disturbs all residents. Respect the general quiet hours between 1pm and 3pm and from 10 pm to 7 am and avoid making any noise above that of a normal level.

Use televisions, radios and other audio devices as well as computers at a moderate volume; outdoor use of such items (on balconies, loggias etc.) must not disturb your neighbours. Do not disturb your neighbours when playing music, particularly during the general quiet hours. Try to avoid using washing machines, tumble dryers and dishwashers after 10 pm.

If noise is generated due to domestic or manual work on the property, courtyard or outdoor areas, please ensure that this work is carried out outside of the above-mentioned quiet hours. This work should not continue past 10 pm.

Parties or gatherings should not cause unreasonable disturbance to others in the building. The general quiet hours also apply in these cases. Please consult other residents beforehand who will likely be able to tolerate a certain amount of noise and odours.

III.

USE OF THE PROPERTY

If your children are using the play area, please ensure that any toys and waste are picked up when you leave to keep the play area clean.

Use of play area equipment is at own risk. Children must also respect the general quiet hours while playing.

In order to protect the grass areas designated for playing on, football, cycling, skateboarding, inline skates and scooters etc. are not permitted on these areas. This also applies to inner courtyards, corridors and stairwells.

Do not dispose of waste in the green areas and do not feed any animals, particularly pigeons and cats. Dogs and cats are not permitted to use the green areas or property as a toilet. For hygiene reasons, keep pets away from the playgrounds and sandpits.

Smoking is not permitted in the stairwell, attic or basement areas. If smoking on a balcony, please consider the residents in neighbouring apartments.

IV.

SECURITY

Doors to the building must remain closed to protect residents. Close basement and courtyard doors after using.

Keep access to the building and courtyard, stairwell and corridors free as they serve as escape routes if required. Do not park vehicles or motorbikes in front of these areas. Pushchairs and walking frames may only be stored in the stairwell if they do not impede access to escape routes and hinder other residents. Shoes, umbrella stands and other items belong in the apartment, not the stairwell. For safety reasons, do not store items in the communal drying area, attic and basement corridors, in the communal basement and communal rooms such as utility rooms, airing rooms etc.

Storing flammable, highly flammable and smoke-causing substances in apartments, balconies, loggias, conservatories, basements or attic areas is only permitted if stipulated in the rental agreement.

Explosive materials must not be brought into the building or property. If you smell gas in the building or apartment, never handle any form of fire. Do not use electric switches, open windows and doors and turn the main tap off. Notify your caretaker, energy provider or us immediately if you smell gas or notice any faults with gas or water pipes. Use the emergency number for the fire brigade and police in the event of an emergency.

Ensure that flower boxes and shelves cannot be damaged by anyone. Ensure that water does not run out underneath when watering flowers.

If you are going away for longer periods of time or will not be staying in your apartment, leave a key to your apartment with your neighbour, caretaker or another responsible person in the event of an emergency and notify us of their name and address.

For safety reasons, only electric barbecues are permitted on balconies, loggias and in the proximity of the building; in any instance you must consider your fellow residents.

V. CLEANING

In the interest of all residents, please keep the property and building (outdoor areas, bin areas) clean at all times. Your contractual obligation to clean communally used areas, facilities and equipment as well as shovelling away snow and sprinkling salt on sheet ice is separately regulated.

Rugs must only be shaken and brushed off in the designated area. Shoes, clothes, door fittings etc. must not be cleaned out of windows, over balcony balustrades or in the stairwell.

Laundry must only be dried inside of balcony balustrades.

Alternatively, utility rooms and airing rooms will be provided where possible. Clean these rooms and all equipment after use.

Keep toilets plugs and sinks free from waste. In particular, do not flush away cat, bird or other pet litter; kitchen waste, grease, disposable nappies, and all types of sanitary product must not be flushed down the toilet but instead disposed of as household waste.

VI.

COMMUNAL FACILITIES

The respective rules, instructions for use and notices apply to communal facilities. These must be observed by all residents or your housing association layout map during use.

Lift

Observe the safety information and instructions for use in the lifts. The lift must not be used in the event of a fire. Bulky items and heavy loads may only be transported in the lift upon prior agreement with the building caretaker or us.

Waste rooms and waste containers

Only use waste rooms and waste containers between the hours of 8 am and 8 pm. Only dispose of household waste here. If recycling containers are provided, use these as intended.

For the disposal of bulky waste, please notify your local disposal authority and put out your bulky waste on the collection date.

Communal antenna / broadband connection

Only use your TV and radio appliances with the correct (permitted) connection cables. Setting up antennas, satellite bowls and other receiving systems outside of enclosed rental apartments is only permitted if stated in the rental agreement.

If disruptions or damages occur to TV or radio receiving systems, please notify your caretaker, us or your cable network provider immediately. Do not repair sockets or cables yourself. Only our employees or specialist companies are permitted to work on equipment.