

House rules in FF Fastighetservice apartment buildings

There are both written and unwritten rules concerning what is and is not permissible for tenants. In this document we have compiled a list of some of the golden rules to help you be a pleasant resident and a good neighbour.

Window boxes

For reasons of safety window boxes must be mounted on the inside of the balcony rail.

Cars

Courtyards and walkways in the residential area are not intended for vehicle traffic. The area must be kept quiet and safe for residents. Ambulances and the fire brigade must be able to gain unimpeded access. Exceptions will be made in the case of residents moving in or moving out, at which time it is permitted to drive vehicles in this area for the purpose of transporting heavy and bulky objects.

- Parking is only permitted in the demarcated parking spaces.
- It is not permitted to wash your vehicle on the street or in the courtyard outside your residence. It disturbs neighbours and causes environmental damage due to the fact that the water used for washing runs into wells.

Would you like to rent a parking space or a garage? Call +46 0771-330 300

Smoke alarms

It is the responsibility of the owner of the property to ensure that the apartments are fitted with a functioning smoke alarm. Once a fire alarm is fitted, it is the responsibility of the tenant/resident to ensure that the smoke alarm is functional.

If there is no smoke alarm fitted in your apartment, or if the smoke alarm fitted in your apartment does not work, contact the Error Reporting Service on +46 020-650 200 for assistance.

Bicycles

You may park your bicycle in one of the bicycle stands which are located in the courtyard.

There are also outdoor areas intended for the storage of bicycles. In these areas your bicycle will in addition be stored in a secure and dry space.

Barbecues

For reasons of fire safety it is not permitted to barbecue on the property's balconies. Barbecues must take place in the courtyard in the facilities provided specifically for this purpose. You must clean up the area once you have finished barbecuing and you must not dispose of live coals in such a way as constitutes a risk of fire.

Household insurance

It is always the individual whose name is on the rental contract who is responsible for what takes place in and around the apartment. You must personally take out an insurance contract for your apartment.

Pets

If you have pets the responsibility for them lies solely with you. You must not allow your pet to disturb the surrounding area. Pets must be kept on a leash when outdoors. For further information please refer to the appendix to your rental contract.

Noise pollution

In the tranquillity of the evening time everyday noise can become intrusive and disturbing. Irrespective of the time of day you are not permitted to play music so loudly that it disturbs others. Show extra consideration between the hours of 22:00 and 8:00.

Please notify your neighbours in good time before holding a party. Additionally you must respond considerately if your neighbours complain while you are holding a party. If one of your neighbours is disturbing you, the first thing you should do is contact the person in question yourself. If this is not convenient or you do not feel comfortable doing this, you can contact us directly at FF Fastighetservice.

Orderliness in communal outdoor areas

FF Fastighetservice is responsible for orderliness and cleaning in reception areas, stairwells and outdoor areas in courtyards. Your cooperation is necessary in order to ensure well-being and safety.

No objects may be stored in the reception areas or the stairwell. Doing so constitutes a fire hazard, obstructs evacuation of the building in the event of a fire and obstructs cleaning of the stairwell.

Accessibility and fire safety consideration are always given first priority.

Satellite dishes

Satellite dishes may only be mounted on your balcony, on the inside of the balcony rail of your own apartment. You are not permitted to mount satellite dishes on the property's façade or the floor of the balcony. This likewise applies to windows and doorframes. In case of doubt please contact FF Fastighetservice property manager prior to installing your satellite dish.

Vermin

If you discover vermin in your apartment it is your duty to immediately contact FF Fastighetservice Error Reporting Service on +46 020-650 200. Vermin can easily and rapidly spread into other apartments in the property and become a serious problem for a large number of residents.

Damage

Graffiti and vandalism must be reported to FF Fastighetservice property manager, district supervisor or caretaker. It is our joint responsibility to prevent damage and defacement of all kinds.

Instances of damage should be reported to FF Fastighetservice Error Reporting Service +46 020-650 200.

Refuse

The tenant is responsible for ensuring that household and bulky refuse is sorted and disposed of in the designated areas. You should deposit any bulky refuse such as furniture at the municipal recycling plant. Depositing refuse in other areas is not permitted and the tenant will be charged for its removal.

Smoking

It is not permitted to smoke in the communal outdoor area or in indoor areas such as stairwells, lifts, cellars and laundry rooms. You must not throw cigarette butts from the balcony or outside doorways.