

Rules and Regulations of Espoon Asunnot (blocks of flats)

These rules have been compiled in order to secure a pleasant and peaceful living environment for all residents of the building. Everyone must behave in a manner that takes into consideration the other residents of the building. All residents must make sure that their guests also comply with the rules.

Notification of move

When moving in or out of a flat, a notification of move must always be submitted to the Local Register Office and the property management services' customer service.

Common facilities

Front doors to common facilities shall be locked from 9 pm to 7 am. When using the front doors, you must ensure that they lock behind you. Avoid making noise in the common facilities; loitering and smoking is forbidden. Corridors and walkways in the common facilities and outdoor areas must be kept neat and free from obstructions. Due to fire safety reasons, objects must be kept in designated facilities only; for example, it is forbidden to store prams and bicycles, etc., in the staircase. Storing mopeds and other motor vehicles in common facilities is forbidden. Attaching signs and ads is forbidden. Installing antennas is only permitted in accordance with the instructions provided by Espoon Asunnot. It is forbidden to have a doormat outside the front door of a flat.

Laundry rooms

Laundry rooms are subject to building-specific laundry room rules. After use, the laundry room must always be left tidy and the user must ensure that all electric appliances have been turned off. Washing mats or rugs in the washing machines is forbidden. You must collect your washing from the drying room as soon as it is dry. The lint trap in the drying machine must always be cleaned after use.

Waste management

Household waste and other refuse must be packed and taken to the waste containers in accordance with the recycling instructions provided. Residents are responsible for the transportation of all waste other than ordinary household waste (such as furniture). Hazardous waste, such as batteries, paints, and medicine must be taken to recycling points that have been indicated by HSY.

Parking slots

Vehicle parking is only permitted in the designated areas. Resident parking is permitted in the resident's own, reserved parking slot and guest parking in the guest parking slots only. Guest parking slots are only intended for short-term parking. Parking slots are reserved for cars and motorbikes that are in use. Idling vehicles is forbidden. Leaving a scrap car or carparts in the parking slot will result in the owner's liability to pay for their transportation and/or for the environmental hazard incurred. For safety reasons, car heater cables must always be disconnected from the power point after use and the power point cover must be locked. Repeated parking violations may lead to the cancellation of the tenancy agreement (Supreme Court: 1997:85).

Flats

Conduct that will disturb the neighbours is forbidden. Quiet hours must be observed from 10 pm to 7 am. Flats must be cared for appropriately. Water leaks and other faults that are detected in a flat or in the common facilities must be reported to the housing management service without delay. It is forbidden to put any refuse in the toilet or other sewers that may clog and/or damage them.

Balconies

It is forbidden to dust mats, rugs and bedding in the balconies of the flats. Dusting is permitted only in the designated areas. Airing clothes and drying laundry on the balcony is permitted, when using clothes lines beneath the upper level of the balcony railings. Washing balconies with running water is forbidden. Barbecues and preparing food on the balcony is strictly forbidden. Feeding wild animals in balconies and outdoor areas of the housing companies is not allowed.

Pets

Pets must always be on a leash outside the flats, and they may not cause disturbance to the other residents of the building. Walking pets on the land of the property is strictly forbidden. Pet excrement must be collected and disposed in the waste containers.

Smoking in the flat and on the property

All flats

Smoking in the flat is forbidden, if so indicated in the tenancy agreement. Repair costs for fixing damage caused by smoking do not fall under normal wear and tear. Repair costs for fixing damage caused by smoking will be charged from the tenant.

Once a tenancy agreement that includes a smoking ban becomes valid for all flats in the building, the smoking ban will also enter into force on balconies and all other indoor facilities of the property. Information on this will be provided separately once the rule becomes valid.

Properties that have been fully renovated after JAN/2010

Smoking is forbidden in the flats, balconies and indoor areas of the property. Repair costs for fixing damage caused by smoking will be charged from the tenant in full.

Properties completed after JAN/2010

Smoking is forbidden in flats and also on balconies and on the property, excluding a designated smoking area, if there is one. Repair costs for fixing damage caused by smoking will be charged from the tenant in full.

Rule violations

Recurrent violation of these Rules and Regulations may result in a liability to pay damages and/or cancellation of the tenancy agreement.

These Rules and Regulations have been translated into 12 different languages.

See www.espoonasunnot.fi or request a copy.