

Kristiansand Housing Company KF



HOUSE RULES

General

- The tenants' responsibility is governed by the Tenancy Act, the tenancy agreement and the house rules. If you reside in a housing cooperative or commonhold, you must also comply with the rules that apply there. Violation of the house rules is regarded as a breach of the tenancy agreement, and may lead to liability being invoked. You must have a household insurance in order to reside in our apartments.
- The Housing Company has its own website www.krsbs.no where you will also find advice, clarification of expectations, and housing guide videos.

Maintenance obligation

- You are responsible for internal maintenance of the dwelling, as described in Chapter 5 of the Norwegian Tenancy Act and in the tenancy agreement.
- You must ensure the drains remain open in order to prevent leaks. Cleaning of sinks, bath drains and other drains shall be done by you as a tenant. All water spills must be dried immediately. This applies to kitchen worktops, floors and other places. Clothes should be dried outdoors.
- Waste must be disposed of in litterbins. Waste must be sorted and disposed of in designated places. You must not empty litter or other waste in the toilets. Grease must not be emptied into toilets or sinks, but must be emptied into food waste bins.
- All rooms in the dwelling must be kept heated in such a way that there is no risk of water or drains freezing.
- You are responsible for snow clearing and maintenance of outdoor areas such as mowing of lawns, cutting of hedges and weeding, unless otherwise is agreed in the contract.

Fire protection

- You must familiarise yourself with, and know where fire alarms and extinguishers are located. If there is an emergency stop valve for water in the apartment, you must also familiarise yourself with where it is located.
- You must ensure that the batteries in fire alarms are replaced at least once a year.
- It is important to unplug the coffee maker to prevent fire.
- Electrical installation: Do not connect extension cables in series (do not use "current coupling").
- Electrical installation: Never dry clothes over electric panel heaters.
- Do not use flammable candlesticks if you want to burn candles.

Parking and storage

- Cars and motorcycles shall be parked in designated places outside the residence area. Where a separate parking space is reserved for certain apartments, these should be used. Motor vehicles parked in violation of these rules and/or motor vehicles without valid licence plates will be impounded at the owner's expense.
- All stairways must be free from trash, ensuring safe emergency escape conditions. Bicycles, sledges and prams must not be placed in the stairways.
- It is strictly prohibited to bring wood or materials that might have chinchies or fungi into the basement, garage or storage rooms. See the tenancy agreement for more information.

Subletting

- Subletting, i.e. further letting of the apartment to others, is not allowed.

Keeping animals and smoking

- Smoking is not allowed indoors, and keeping animals is not allowed.

Report to the Housing Company

- Report to the Housing Company; if you notice any defects in the dwelling such as leaks, defects in the extinguisher, fire detector or the like, you must report the defects to our customer centre.
- Contact the Housing Company if fuses blow frequently.
- You are responsible for your keys. If you lose your keys, you can buy new ones by contacting the customer centre. We request that you order keys through the customer centre even if you reside in a housing cooperative or commonhold.
- If you discover pest infestations in your apartment or in the common areas, you must inform the customer centre immediately.
- Do you want to paint your apartment, change the outdoor area, change the apartment or, for instance, install a satellite dish? In this case, you must always apply to the customer centre first.
- You have rented the dwelling based on an application to the Housing Department in the Health and Social Sector. If the number of household members changes, you are obliged to notify the Housing Department.
- It is not allowed to let all or parts of the apartment to others.

Installation of washing machines and dishwashers

- Washing machines must not be installed in kitchens without a drain or in other rooms without adequate drainage. In case of damage, the tenant is responsible for the consequences of water leaks, or alternatively, the tenant's insurance company. The same applies to leaks from a waterbed, aquarium, etc.

Silence

- The neighbours must not disturb each other with unnecessary noise. All days from 23:00 to 07:00 there should be silence in the apartments.
- Musical instruments, radio, TV, stereo, washing machines and the like must not be used to the extent that it bothers the neighbours.

Notification and consequences – you are required to follow the agreement

- To prevent our residents from being evicted, it is important for us that everyone is aware of what happens in the event of breach of contract or violation of the house rules:
- The Housing Company always charges for expenses incurred due to a breach of the contract
- In the event of serious breaches of the tenancy agreement, one risks having to move immediately
- One cannot have the agreement renewed when there is a serious breach of contract
- In the event of a breach, a note of concern is always sent to the case handler in the Health and Social Sector
- If we wish to implement a fire inspection or the like, you as a tenant are obliged to let us in.

Telephone numbers

- ✓ Police 112 / Ambulance 113 / Emergency clinic 116117 / Fire 110
- ✓ The Housing Company 38075500 – 08:00-15:00. See also www.krsbs.no
- ✓ The Housing Company emergency telephone 90535433 – out of working hours and only in case of emergency events
- ✓ The Housing Department (Agency for Service and Administration, Health and Social Sector) 38075000 – 08:00-15:00.

ENGELSK

Kristiansand, 7 December 2016

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