

HOUSE RULES

Living together in a community of residents requires mutual consideration from all tenants. To ensure peaceful coexistence, the following house rules must be observed as a legally binding part of the tenancy agreement.

PROTECTION FROM NOISE

1. Unnecessary noise places an avoidable burden on all tenants. Therefore, playing musical instruments is prohibited during the general quiet hours from 13:00 to 15:00 and from 22:00 to 07:00. Televisions, radios and audio equipment must always be kept at room volume; their use outdoors must not disturb other tenants.
2. If household or DIY work in the building, courtyard or garden cannot be carried out without causing disturbing noise (beating carpets and rugs, vacuuming, crafting and similar activities), such work must be carried out on weekdays between 08:00 and 12:00 and between 15:00 and 18:00.
3. On Sundays and public holidays, particular consideration must be given to the peace and quiet of other tenants throughout the day. Activities as described in No. 2 are not permitted on these days.

SAFETY

1. The main entrance door must be kept closed at all times. It must not be wedged open or otherwise fixed in an open position.
2. Building and courtyard entrances, staircases and corridors can only serve as escape routes if they are kept clear. They must therefore not be blocked by parked vehicles, bicycles or motorcycles, prams, etc.
3. The storage of flammable, highly combustible or odour-producing substances in basement or attic storage areas is prohibited.
4. Explosives and explosive substances must not be brought into the building or onto the premises.
5. In the event of leaks or other defects in gas or water pipes, the gas and water utility company as well as the property management must be notified immediately. If gas is detected in a room, the room must not be entered with an open flame. Electrical switches must not be operated. The windows must be opened. The main shut-off valve must be closed.
6. If the general lighting in the corridors and staircases fails, the property management must be notified immediately.
7. Fire doors must not be held open, wedged open or blocked. Smoke alarms and other fire safety equipment must not be covered, damaged or removed.
8. Smoking is prohibited in all communal areas, particularly in stairwells, corridors, elevators, the laundry room and the Lounge.
9. Barbecuing with charcoal, gas or any other open flame is not permitted on balconies or terraces or in any communal areas.



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CLEANING & WASTE

1. The building and premises must be kept clean. Any contamination must be removed immediately by the responsible tenant.
2. Waste must be separated in accordance with the regulations of the City of Göttingen and disposed of exclusively in the designated waste containers.
Bulky waste, cardboard, etc. must be appropriately broken down before disposal.
Waste and rubbish must not be left or scattered anywhere in the building, on access routes or at the designated waste container area.
3. Textiles and footwear must not be cleaned out of windows or in the stairwell.
4. No hygiene products, household or kitchen waste, nappies or similar items may be disposed of in toilets and/or sinks.

APARTMENT & BUILDING

1. No window boxes or flower boxes may be installed.
2. The apartment must be adequately ventilated even during the cold season. This should be done by airing the rooms briefly and thoroughly by opening the windows fully (see General Information on Ventilation and Heating, Appendix to the Tenancy Agreement).
The apartment, especially the kitchen, must not be ventilated towards the stairwell.
3. Attic and stairwell windows must be kept closed during the cold season. Windows must be closed and locked in case of rain or severe weather.
4. If the outside temperature falls below freezing, all appropriate measures must be taken to prevent the sanitary facilities from freezing.
5. During periods of absence or in the event of illness, the tenant must ensure that the cleaning obligations are fulfilled. In the event of a longer absence, a key must be left with a designated person.
The property management must be informed accordingly.
6. Vehicles may not be parked in the courtyard, on footpaths or on green areas.
Vehicles must not be washed within the residential complex. Oil changes and repairs are not permitted.

CONTACT



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COMMUNAL FACILITIES

The rules of use, operating instructions and notices apply to all communal facilities. Allocation schedules must be observed.

Passenger Elevators

1. Young children may only use the elevator when accompanied by an adult.
2. Care must be taken to ensure that the passenger elevator is not used unnecessarily. Continuous use may cause damage.
3. If no cleaning company is employed, tenants must clean the elevator interior in accordance with the cleaning schedule issued by the property management.
4. Heavy objects, furniture and similar items may only be transported in the passenger elevators if the permitted load capacity of the elevator is not exceeded.
5. The use of the elevator to transport household goods during a move must be reported to the property management, stating the name of the moving company. In this case, the interior of the elevator must be suitably protected. Any soiling must be removed immediately and any damage reported.

Communal Laundry Room

The use of the communal laundry room on the ground floor is at the user's own risk. Compensation for spoiled or damaged laundry items is expressly excluded. The premises and equipment must be treated with care. In the event of a malfunction, use must be stopped immediately and the property management must be notified without delay.

PROPERTY MANAGEMENT CONTACT

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