



Bostadsrättsföreningen Göteborgshus 22 – Feb. 2024

Welcome to Göteborgshus 22 – a Riksbyggen Housing Association

We would like to welcome you as a new Member of our association! We hope you will enjoy living here. We, your neighbours, appreciate living in this nice association in a pleasant area not far from the city center, with good public transport, shopping and sports facilities nearby, as well as several parks and green areas.

In this letter you can find some general and practical information in English. More information is available, although only in Swedish, on our homepage www.goteborgshus22.se. The information under the headings "Boendeinfo" (information for Members) and "Din lägenhet" (your flat) is particularly important. Some of that information is provided in English in this letter. In addition, the Board regularly posts information in English on the digital bulletin boards in the entrances. Important phone numbers etc are also posted in the entrances.

As a Member you can also log on with Swedish Bank ID to Riksbyggen's homepage www.mitt.riksbyggen.se (Swedish language only).

Short facts about Göteborgshus 22

- The association is managed by Riksbyggen (find out more on our homepage). It is run by us Members and the Board, which is elected at our annual General Meeting.
- The buildings were put up 1958 – 1960.
- All in all, there are 357 flats in our houses.
- Currently, a company (Safeteam) and a nursery/pre-school rent property from us.
- Common utility rooms, available for members, are e.g. laundry rooms, a sauna, a guest flat, and a room for re-usables.
- The houses owned by our association are Virvelvindsgatan 24, 26, 28 and 30, Västra Stillestorpsgatan 23 and 25, Fjällvindsgatan 4, and Kastvindsgatan 1.

How does the housing association work?

When you move into your new flat, you have acquired a part/share of our housing association Göteborgshus nr 22, and thereby you are now a Member. Once every year, the association holds its General Meeting, to which all Members are invited. Decisions are taken through voting by Members. Note that there is only one vote per share (=per flat). An important issue is to elect the Board from among Members. The Board's task is to manage the association's property and finances. This includes making sure that maintenance and repairs are carried out according to the long-term maintenance plan.

Candidates are nominated and presented to the General Meeting by the Nomination Committee, whose task it is to identify Members interested in taking up a post on the Board.

Living together

A "bostadsrättsförening" is a specifically Swedish form of housing association. Members own the property together. You may not rent out your flat without the Board's permission.

As a Member, you can help make your association a happy and viable one. You might want to stand for election to the Board or to the Nomination Committee. Several Members co-operate around areas such as bicycle issues, growing vegetables, etc. Why not join a group, or start your own?

The association has developed a set of "trivselregler" ("*hygge*" rules) aiming to ensure a good and friendly community feeling. These rules are available on our home page under "Boendeinfo" and on the information boards in our entrances.

Important: it is not allowed for Members to rent out their flat without having secured the Board's written permission in advance. See our statutes and also Swedish law (7 kap 10§ Bostadsrättslagen 1991:614).

Your flat and your responsibilities - important to know about maintenance and repairs

Members naturally want to keep their property (our houses) in good condition. To clarify our responsibilities for the property upkeep, our statutes contain rules about what Members may and may not undertake with their flats in connection with renovation etc.

Rules around this important issue are to be found (in Swedish only) in the association statutes, §§26-36, which can be found on our home page under "Föreningen". Having moved into a flat belonging to this association, you are responsible for most maintenance work and repairs of the "inside" of the flat. However, you are not allowed to carry out any changes in your flat that may damage the building itself, its ventilation, or similar, such as, among others, removing supporting walls or installing certain types of fans (e.g. motorized ones).

If you plan to carry out repairs or maintenance in your flat but are unsure about whether the statutes allow them – ask for permission from the Board before you start any work. Otherwise, you run the risk that your insurance policy may not cover possible damages.

Important: an insurance policy covering incidents and damages inside the flat must be taken out by the Member him- or herself. It is not included in your monthly fee.

Information to Members

Current information for Members, such as the Board's "Members' information", is published by the Board on the digital boards in the entrances. Please make it a habit to take a look when you walk past the screen - new information may have come up since you last looked! This information is also available on mitt.riksbyggen.se

In your entrance, you will also find information about:

- Who is currently on the Board
- Phone numbers for a variety of situations when you may need quick assistance
- Dates for when the container for discarded goods (old furniture and the like) is available on the basket ground
- Etc

All our flats have their own object number used by the association and by Riksbyggen (no 001 up to no 357). You can easily find it on the newspaper holder outside the door to your flat. The tax authority uses another, four-digit, number.

Damage reporting etc

Our association has caretakers whose task it is to look after our buildings, our common areas and our utility rooms. You can report to them any faults, damages and other problems concerning our common areas and utility rooms. The caretakers will also help out concerning your tags, keys, name plates for your letterboxes, etc.

Please note that our caretakers normally do not carry out any repairs inside Members' flats.

Opening hours at the caretakers' office at Virvelvindsgatan 28 are Monday to Friday 08:30 – 09:30. You can also call them on 031-238125 during those hours. Outside of the opening hours, please send a text message to 0737-08 28 88, or leave your name and phone number on the answering machine. You can also send an e-mail to felanmälan@goteborgshus22.se.

Our homepage offers information under the headline "Din lägenhet". There is information (in Swedish only) on how to take care of balcony, ventilation, cowl and drain. There is advice on oiling the windows, cleaning the cowl filter, and on the importance of always keeping ladders and hatches on higher level balconies easily accessible, in case of fire.

Broadband

In your monthly fee, broadband from the provider Bahnhof and basic TV from Tele2 is included.

Storage spaces

Each flat has storage spaces, one in the attic and one in the basement. The doors show your flat number.

Laundry bookings

Four of our buildings are equipped with laundry rooms. To access them, use your tag. In the common area of the laundry, you will find the keys (which are to be replaced by tags) to the different utility rooms for washing, drying, and ironing/folding. Book your laundry time on the screen in the laundry or in the app "Boka tvättid".

Book guest flat and sauna

With your tag you can book the guest flat and the sauna on the digital board in your entrance. Your tag is then programmed with access for the booked period.

Keys and tags

For each flat there are three keys which are for the cylinder lock of the door to your flat.

As a basic, you should also receive three tags from the seller of the flat. These tags are to open your entrance door at street level, your "bin rooms" (for most household waste), and to the "re-usables room" (on Virvelvindsgatan 28). The tags are also used for access to basement, attic, bicycle room, pram room, sauna, and common utility rooms.

If your tag does not let you in – visit our caretakers' office during their opening hours. Bring your id. Tell them which access you need. The caretaker contacts Locksafe on your behalf.

If you lose a tag, or if you need extra tags (e.g. for your children) – visit the caretakers and tell them what you need. Bring your id. The caretaker will order the needed tags from Locksafe. You will get notice to fetch them from our caretakers. Remember to bring your id. Locksafe will send the invoice directly to you.

Waste handling and collection

In the "bin rooms" in each building you will find containers (bins) for different types of household waste: plastic containers, paper/cardboard containers, scrap metal and newspapers. There are also bins for unsorted waste. For compostable waste (food scraps, etc.) special brown paper bags are available for free, and there are dedicated bins. There are also small containers where you can throw certain types of small electric and electronic appliances, such as light bulbs. You may NOT leave glass jars or glass bottles in our bin rooms. Throw them at the nearest recycling station.

Sorting our waste properly is important. The association is billed separately for any extra work caused by incorrect waste sorting or leaving waste on the bin room floor.

The association puts out a large container for bulky waste on the playground with regular intervals. You can put scrap furniture, bicycles, large toys, and the like in the container; but NOT dangerous waste or white goods and electrical appliances. See information on our notice boards and homepage.

Surveillance cameras in our common areas

As a measure to improve security and safety, the association has had surveillance cameras installed in the bin rooms, the bicycle rooms and the storage areas in the basements and attics.

If you can't access or use the homepage, or if you have questions, please come to one of the information meetings held by the Board.

Once again, we extend a warm welcome to you as a Member! Don't hesitate to contact us if you have questions.

The Board

Brf Göteborgshus nr 22