

Resident's Guide

At Niiralan Kulma's properties, the following guidelines and all other guidelines provided by Niiralan Kulma are to be followed to ensure residential satisfaction, general cleanliness in indoor and outdoor areas, and public order.

Learn more at www.niiralankulma.fi.

1 General Conduct, Common Areas, and Outdoor Areas

- 1.1 It is forbidden to make noise that can be heard outside one's apartment between 10 p.m. (22:00) and 6 a.m. (6:00). Any activities that cause a disturbance are forbidden at all hours. Any loud repair work or craftwork that is not part of apartment repairs or renovations is not allowed in apartments.
- 1.2 Children are allowed to play in the building's yard and outdoor areas.
- 1.3 Do not damage or harm planted flowers or plants at the property.
- 1.4 Do not loiter in the building's stairways or other common spaces. Fire regulations ban occupants from keeping or storing any belongings in stairways or common hallway areas. You are only allowed to charge electrically assisted vehicles (e.g., bikes and scooters) in your own apartment.
- 1.5 Smoking and any use of intoxicating substances is forbidden in all common and public areas as well as the building's common outdoor areas. In some buildings, smoking is forbidden in apartments and on balconies, residents' yards, and deck areas.
- 1.6 Any and all pets must be kept so that they do not cause any harm to the neighbors or the property. Commercial animal breeding, raising, and care are forbidden in the apartments. Pets are not allowed to roam free (without a leash or outside of a carrier) in common areas or the building's outdoor areas, and they are not allowed in children's play areas. Pet owners shall clean all of their pets' droppings immediately and repair any damage caused by their pets to planted flowers and plants or the property. It is forbidden to feed animals, for example, feralized pets or birds, at the property and on balconies.

All waste must be taken to the designated waste collection points. Sort your household waste according to the instructions provided on the waste collection point's walls. You are strictly forbidden from leaving any furniture, electronic waste, or hazardous waste in the waste collection point, common areas, or yard areas.

2 Door Access

The buildings' entrance doors are locked at 8 p.m. (20:00) at the earliest and unlocked by 7 a.m. (7:00) in the morning. In some buildings, entrance doors are kept locked at all hours. Locked doors will only be opened for the building's registered residents. The door service will charge an unlocking fee in accordance with the confirmed pricing.

3. Dusting, Carpet Beating, Airing, and Balcony Use

- 3.1 Carpet beating is only allowed at the designated outdoor rug-beating racks and airing balconies. Do not beat rugs on residential balconies. You may only air clothes and beddings on apartment balconies. Allowed rug-beating and dusting hours are as follows: Mon–Fri 8:00–20:00 (8 p.m.) and Sat 8:00–18:00 (6 p.m.).
- 3.2 It is forbidden to prepare food on balconies with a grill or any other heating device.

4. Saunas and Laundry Rooms

- 4.1 Sauna schedules must be followed at all times. Residents are allowed to make arrangements with each other to temporarily exchange sauna reservation times. Sauna, shower, and changing room areas shall be left in reasonable condition and state of cleanliness for the next sauna users. You are not allowed to cook sausage or any food on the sauna stove or heater, and you must clean up all birch leaves if you use a sauna whisk. The use of sauna fragrances is forbidden.
- 4.2 Laundry room instructions, including room use, hours, and reservations, can be found in the laundry rooms. You must always observe the laundry and drying rooms' reserved schedules. Non-residents are not allowed to use the common laundry areas. Residents using their own washing machines are allowed to use the building's drying room. They shall reserve their drying hours in a way that inconveniences the laundry room users as little as possible. You are allowed to neatly set others' laundry aside from the clotheslines IF they are dry.

5. Cars and Parking

- 5.1 Parking is only allowed in designated areas. Our parking spaces have been designed for passenger cars. Vehicle owners shall remove their unusable vehicles from the property, or the housing company will remove them and bill the vehicle owner. You are only allowed to do repairs and vehicle maintenance in the parking area when it's necessary in order to move the vehicle. Vehicle washing is forbidden on the property.

Apart from designated guest parking spots, all parking spots are reserved for paid parking and only usable when under contract with the housing company. Electric vehicle charging stations are allowed only with a separate agreement. Guest parking is reserved for the building's visitors. Incorrectly parked vehicles shall receive a parking fine.

The company offers two kinds of car heating outlets. You may only use the 600W outlets/poles to warm up your engine and to clean your car with a vacuum cleaner. At a 1,500W outlet, you may also use a vehicle interior heater. **The charging of electric and hybrid vehicles is only allowed at designated outlets.**

It is forbidden to run extension and power cords from apartments or garage areas to a car that is parked outside. Parking spot holders shall always keep their outlet boxes locked, and it is forbidden to leave a cord plugged in and hanging from an outlet box.

- 5.2 The parking of motor vehicles is strictly forbidden in yard areas and emergency access roads.
- 5.3 Garages are meant for vehicle keeping, maintenance, and minor repairs only.
Do not pour or allow oil, fuel, or any similar substances in the floor drains.

6 Repairs and Apartment Condition

- 6.1 Residents are responsible for keeping their rented spaces, including each apartment's storage and cold storage spaces, in normal order and condition. It is strictly forbidden to keep any flammable liquids, gas containers, explosives, or other hazardous materials in the storage rooms. The apartment and other rental spaces will be inspected after a tenant moves out, and if there's wear or damage beyond normal use, the tenant will be billed for the repair costs.
- 6.2 Repairs or renovations in a single apartment (e.g., painting, changing wallpapers) must always be discussed with the company staff in charge of repairs and approved by them before any work is done.
- 6.3 It is strictly forbidden to commission a new lock system or series and/or to install a safety lock without the housing company's permission.
- 6.4 Washing machine connections: If the apartment comes fitted with all the connections and valves needed to properly connect a washing machine into the water system, the resident is allowed to do the setup. If any of the connections are missing, a written installation permit from the real estate manager is required before installation.
- 6.5 You should receive a separate set of instructions for dishwasher installations. A company representative always needs to inspect a newly installed dishwasher before use. Always contact property maintenance when a new dishwasher has been installed.
- 6.6 Report any flaws/issues in an apartment or elsewhere on the property by using the Niiralan Kulma website and its "Sähköinen asiointi" section or by contacting property maintenance. If the issue needs urgent fixing or is an emergency, call the company's on-call service number.
- 6.7 Each resident is responsible for checking their apartment's smoke alarms and changing batteries when needed. It is strictly forbidden to remove any smoke alarms.

Do not change settings on your ventilation system or thermostatic radiator valves. The apartments are generally maintained at a temperature of 21°C (±1°), measured from the living areas.

- 6.8 The resident shall clean ventilation valves, cooker hood filters, and floor drains regularly (we recommend once a month).

7 Rent Payments

Tenants shall pay each month's rent by the third (3rd) day of the month as stated in the rental agreement. The lessor has the right to terminate a rental agreement over repeated failures to pay rent as agreed. If you have trouble paying rent as agreed, contact rent control or residential support services (Asumisneuvonta) as soon as possible.

8 Apartment Changes

It is possible for tenants to move to a new apartment within the company's properties if the new apartment serves the resident better than their current home. When considering moving, you can visit the Niiralan Kulma website and take a look at the residents' listings (Sähköinen asiointi > Asunnonvaihtopörssi) or apply for a new apartment (Sähköinen asiointi > Asuntohakemus > Vaihtohakemus).

9 Residents' Associations

Our company utilizes residents' democracy at our buildings. The goal of resident activity is to increase cooperation between the residents and our company. These activities can have an impact on residential satisfaction and sense of community, and they give residents new opportunities to influence the daily life in their building and neighborhood.

10 Residential Satisfaction and Misconduct

In cases of residential misconduct, such as minor and unintentional rule-breaking, residents should try to solve the issue by talking to each party. Severe, intentional, or repeated misconduct should be reported to the tenant manager in writing. Claims of misconduct should include the type, time, and duration of misconduct as well as the affected parties' names and addresses, which the housing company will keep secret. The company will not take action based on anonymous claims. In cases of ongoing disturbance, residents should call the police and file a written complaint with the housing company.

The holder of a lease is also responsible for having all the inhabitants of their rental apartment as well as their guests follow the residential guidelines on the property.