

House Rules

Living together in a block of apartments requires certain guidelines and mutual consideration. For this reason, we provide you with house rules that form part of the tenancy agreement. Deviations may be authorised by the landlord in exceptional cases if no one is disadvantaged as a result.

General Rules

The front door must be closed by all users after 9 pm. The same applies to all other doors to the outside. Order and cleanliness must be maintained in the apartment, cellar and attic, as well as in the other communal areas in the property and its surroundings.

Objects such as furniture, prams, motorbikes and bicycles, toys, rubbish, dustbins, shoes, etc. must not be left in the stairwell, in the common rooms, in passageways, and around the property. When shaking out dusters and tablecloths, consideration must be given to the other residents. Carpets may not be shaken out of windows, on balconies or in the stairwells. Cleaning must be carried out either at the carpet beating rail (if provided) or inside the apartment.

Washing and drying laundry in the apartment, hanging laundry outside on Sundays and public holidays, hanging «any items» on balconies – except where special facilities are available – in front of windows, on blinds or shutter openers is prohibited.

Cellar windows must be closed when temperatures fall below freezing. When barbecuing on balconies and garden seating areas, consideration must be given to the other residents of the building. In the event of complaints, the landlord reserves the right to prohibit barbecuing in general. The landlord may issue separate regulations for penthouses. The fire regulations must be complied with.

Smoking is not permitted in any publicly accessible indoor areas of the property. This includes, for example, general rooms such as the underground car park, cellar rooms and stairwells.

Peace and Quiet

From 10 pm to 7 am, special consideration must be given to the peace and quiet of other residents. In particular, water should not be run into the bathtub.

Excessive noise that disturbs other residents should be avoided at all times.

Work that causes noise may only be carried out during the times of day specified by police regulations; from 8 am to 12 noon and from 2 pm to 8 pm. Noisy work must be avoided on Sundays and public holidays.

Both during the day and at night, it is prohibited to play music, television sets, and musical instruments of any kind with open windows or doors and on balconies in such a way that the neighbourhood is disturbed. Use of aforementioned instruments and devices with the windows or doors closed is permitted provided that this does not disturb the neighbours.

Playing of musical instruments is only permitted for one hour between 9 am and 12 noon and 2 pm and 8 pm.

Children are not allowed to play in the stairwells, car park, lift, or general rooms of the building.

Surroundings and Facilities

The instructions of the landlord or the caretaker must be followed when using the surrounding area. General waste bins may not be used for the disposal of waste from private households.

Tenants acknowledge that it is not permitted to park their own vehicles in the visitor car parks designated for external visitors exclusively.

Heating and Hot Water Pipes

In order to prevent the pipes and radiators from freezing, all rooms may only be ventilated for a short time if there is a risk of frost, and the radiators must not be switched off completely. The tenant must ensure compliance with these regulations even in the event of temporary absence.

Maintenance and Cleaning

Any dirt or waste brought into the building must be removed immediately by the tenant responsible for it. The general areas such as the stairwell, cellar and basement forecourt and the associated stairs must be cleaned in accordance with the provisions of special cleaning regulations, unless this work is carried out by a third party.

It is the tenant's responsibility to clean the area in front of the apartment door.

Sun blinds and roller shutters must not be left open in windy, rainy or hail-prone weather. It is also not permitted to leave them open for extended periods of time.

No waste of any kind may be thrown into washbasins or toilets.

Tidiness in the Bike Room

- Only roadworthy bicycles may be stored
- Tenants are obliged to keep the bike room tidy and clean.
- The landlord cannot be held liable for theft or damage to property.