

Regulations

V: 2018-03.2

These House Rules were drawn up to make and keep living together with your fellow tenants a pleasant experience and to keep the living environment a place fit to live in.

We expect you as tenant to abide by these rules. If you do not comply with these rules, the caretaker/manager will address the issue with you.

You will be charged for any damage, including all consequential damages, as a result of not complying with these House Rules per case, with a minimum of €100.00 per event/case of damage.

Conduct

General

- You keep your room clean and, together with your fellow tenants, make sure that the common-use rooms are kept tidy.
- You dump your garbage only in the containers provided for that purpose.
- You do not use the common-use rooms to store items such as cycles, (bulky) waste etc.
- You do not throw fat, baking residues, oil, sanitary towels etc. in the toilet.
- You help to prevent pests and pollution.
- You save as much energy as possible, among other things by turning the heating down if you are not at home.
- You do not play loud music. Keep noise within the walls of your own room. Under no circumstances may fellow tenants be bothered by noise or music from your room.
- You do not keep pets.
- You do not smoke indoors. A place has been created outside where smoking is allowed.
- You use the sink in your room only in the manner it is intended for.
- You do not hang anything up on nails, screws and the like on the walls or ceiling. You can use the hanging system present to hang things up.
- You leave the building only via the doors intended for that purpose, so not via windows or emergency exits.
- You report any maintenance needed to the caretaker as quickly as possible.
- You report any damage to the caretaker as quickly as possible and tell him who caused it.
- You do not create any nuisance for the neighbours of the LEBE City Campus.
- In the event of any nuisance you talk to the person causing it and, if necessary, report the nuisance to the caretaker.
- You do not use violence or threaten with it.
- You treat your fellow tenants, neighbours, the caretaker and other persons working on behalf of the landlord with respect.

Outdoor space

- You park your means of transport only at the place designated for that purpose.
- You make sure the public space around the building is kept clean.
- You share the outdoor space with the other tenants. You do not claim space if you are not there.
- You smoke only at the place designated for that purpose.

Safety

- You take care of the safety in your room and in the common-use space.
- You make sure that the external doors are always locked and that the door to your room is locked if you are not at home.
- You help to make sure no uninvited guests can enter the building.
- You make sure that emergency exits are always clear.
- You do not interfere with the fire alarm system in any manner whatsoever.
- You do not use equipment or perform activities that set off the fire alarm.
- You switch electrical equipment off completely if it is not in use.
- You do not keep dangerous substances in the building.
- You do not install white good appliances in your room.

- You let the house manager know if you are going to be absent for longer periods.
- You do not drive faster than 30 km per hour on the car park. This is not a public road.

Health

- You do not use drugs or alcohol in the public spaces of the building.
- You behave responsibly when using alcoholic beverages.
- You smoke only outside at the place designated for that purpose.
- You provide for good hygiene.

Internet

- You do not use the internet, which is included in the service costs, for illegal downloading or visiting illegal sites.

Visitors

- You are responsible for your visitors.
- You may not let your room for others to use.
- Only one person may live in your room.

House manager

The housemanager will be present on a regular basis and, among other things, has the following tasks:

- Acting as a point of contact for the tenants surrounding all matters to do with the rented property.
- Supervising compliance with these House Rules.
- Supervising the common-use rooms.
- Preventing misuse of the common-use rooms.
- Addressing tenants on undesirable behaviour or non-compliance with these House Rules or the tenancy agreement and associated terms & conditions.
- Supervising work being carried out by third parties on behalf of the landlord.
- Delivery of the rooms at the beginning and end of the tenancy.
- Managing keys.

During office hours, the caretaker can be reached by telephone under 06 – 112 07 411 and by e-mail: info@lebecitycampus.nl

In the event of disasters outside office hours, contact can be made with:

Urgent: In the event of fire/burglary etc.:	112
Police	0900 - 8844
Emergency number Lebe City Campus	077 – 302 00 16
For problems with the heating/hot water:	Report to the house manager
For problems with the lift:	Report to the house manager
For problems with the fire alarm system:	Report to the house manager
For other disasters:	Report to the house manager

Waste

There are containers in the building for household waste and paper. The following applies to them:

- The waste container is intended for normal household waste, i.e. the contents of your garbage bin. The waste must be dumped in the container in a normal rubbish bag. So do not dump loose waste in the container. Do not tie the rubbish bag tight, the air can then escape, so you can get more in.
- Never dump loose waste next to the containers or in the container space. No-one will clear that up, even the container collection service. They only have to take what is in the containers. If it gets out of hand, the landlord will have the space cleared up, the costs of which will be rolled over into the service costs. If it is known which tenant is responsible, the costs will be recovered from the tenant concerned. So keep the space around the containers and in the container space tidy.

- If you do though come across loose waste beside the container, make it a habit to dump it in the container. Waste left lying there only attracts more.
- The paper container is intended for your office paper and to a limited extent for cardboard. Cardboard boxes should first be flattened before being dumped in the paper container.
- Chemical waste and bulky garbage do not belong in a container at home. With those you need to go to the municipal waste depot.

Post

If you have a studio, you will receive the mail in your own mailbox. Package come on the counter. Mail for rooms without a mailbox will be transferred by the house manager under the door of your room.

Laundry

For the time being, the two washing machines are free to use. If you are going to wash do your laundry then always in a bag or laundry. Do not leave unused items. Loose clothing will be removed.

Delivery at end of rental

If you end the rental, you must leave your room in good condition. In any event, this means that:

- The room is completely vacated.
- There are no soft furnishings present anymore with the exception of the soft furnishings that were already present in the room at the beginning of the rental.
- The room is brushed clean and there are no stains in the floor-covering.
- The tiles and the tap are properly cleaned, descaled and free of soap residues.
- The kitchen cupboards are clean.
- The sink is clean.
- The cooker hood is clean and free of grease.
- The walls are nice and white without stains.
- The radiators are of the same colour as at the beginning.
- Any cables, cords and cable conduits you have installed yourself have been removed.
- The plug sockets and switches are firmly in place, undamaged and free of paint and paint residues.
- The windows are cleaned on the inside.