

WELCOME TO BRF TEHuset

Hello!

Welcome to your new home! We on the board hope that you will enjoy yourself! With this information letter we want to give you a little useful information as a newcomer.

Brf Tehuset comprises of two buildings and four stairwells - Stallgatan 22, and Ursviks allé 29, 35, and 41. Tehuset shares a courtyard and garage with our sister-association, Brf Kaffestugan.

All important information, which should reach all residents in the association, will either be distributed in mailboxes and/or posted on the notice board by the communal front doors, as well as on the association's website: brftehuset.se

The apartment association's website

Most information can be found on the association's website: brftehuset.se. Here you can find information about the association and the current members, the community guidelines, housing folder, association rules, annual reports, maintenance reporting, parking, and more. The association also has a Facebook page: facebook.com/groups/brftehuset/

Broadband, TV, Electricity

From 30/10/2021 we will have a group contract with Halebop and Telia for only 154kr/month which includes:

- 1000/1000 mbit/s
- Telia base TV packet with 18 channels

In 2022 we will also have a group contract for electricity – more info will come soon.

The charges for these are/will be added to the apartment fee.

Laundry room

The laundry room is on the ground floor of Ursviks allé 29. The booking system is next to the entrance to the laundry room and is accessed by an electronic key fob. If you do not have a key fob, contact the person you bought the apartment from first before contacting the board.

The Board

The current members of the board are as follows:

- Chairman: Jan Sandström
- Member: Victor Lennman
- Member: Michaela Lindblum
- Member: Davor Kralj
- Substitute: Victoria Roberts

If you are interested in becoming a member or have any questions, contact the board:

brftehuset@outlook.com

The board has a mailbox at Ursviks allé 29.



Information for new residents

Garage and residential parking

Are you interested in renting a space in the association's garage? Contact the board at brftehuset@outlook.com with the following information:

- First and Lastname
- Apartment number (3 digits)
- Social security number
- Mobile phone number
- The date from which you would like to have the parking space.

The current rental is 1060kr/month for a normal parking space and 1160kr/month plus electricity consumption for a space with an electricity charging station.

The charges are added to the apartment fee.

Residential parking on the street is offered at a subsidised price via the city of Sundbybergs. A parking permit for this is required. Apply for the residential parking via Sundbyberg City's website: www.sundbyberg.se

Waste management

Adjacent to the association's buildings are two waste collection stations. These are equipped with locks. The key is the same as the one to the recycling room – the "HH" key.

To throw away compostable food requires special paper bags. You can pick these up in the bicycle room in Stallgatan 22. You can enter the communal front door with the normal door code and the bicycle room with your apartment key.

Also adjacent to the association's buildings is a recycling room. Only clean plastic, cardboard, paper, metal, or glass packaging can be deposited in their respective containers.

Bulky rubbish, such as furniture, rugs, big items etc, should be disposed of at the nearest municipal recycling station/rubbish dump. Every other month, ReTuren organises a free collection of bulky items outside Handlarn, Ursviks allé 14 A, the schedule for which can be found at: svab.se

Camera surveillance

The association has installed camera surveillance in the recycling room, storage rooms, and garage for the increased security of all residents.

Property Management

The association has hired SBC for the financial property management.

Contact SBC with questions related to the apartment's financial notices.

Telephone: 0771-722 722

Email: kundtjanst@sbcsbc.se

Technical Management

Delagott is our current technical property manager. Contact them with questions regarding:

- Change of name or
- if you want to report an error.

Telephone: 08-55 11 05 00

Email: kundtjanst@delagott.se

Website: delagott.se/felanmalan

The office: 08-33 12 10

With emergencies outside working hours:

If there is an emergency after office hours, call **08-55 11 05 00** and you will be connected to the emergency service.

Keep in mind that it is only for emergency matters and that it can entail a cost for yourself or the association depending on the situation.



Locking system

All locks in the common areas will soon be replaced with a flexible access control system and the intercom phones will be installed at each entrance. Instead of keys you will use accessory badges and tags.

Fire safety rules

The stairwells should always be free from flammable objects such as:

- Door mats,
- Prams/pushchairs/strollers,
- Newspapers or advertisements.

This is because such items can increase fire spread and makes rescue work more difficult.

Storage rooms for prams/pushchairs/strollers can be found in every entrance stairwell. Throw away newspapers in the waste collection stations (the blue chute).

For more information on fire safety see:

<https://www.msb.se/RibData/Filer/pdf/25375.pdf>

If you own or plan to buy a barbecue grill:

Barbecuing on balconies or patios is only permitted with an electric or gas-powered barbecue. **Coal-barbecues are strictly forbidden!** You are responsible to barbecue safely and have consideration for your neighbours.

Keep the following in mind every season before barbecuing:
(scan the QR-code to see the video):

