

VAV's regulations of order

We want all our residents to live comfortably and safely. We have a code of conduct that we expect all our residents and their guests to follow. Respecting these rules is about respect for others and is in everyone's interest. In addition to the rules of order, our residents must comply with laws and regulations and the terms of the tenancy agreement.

Sounds of life and night peace

At VAV, our values include taking care of our residents and employees. We want our residents and employees to be well.

The normal sounds of living are part of housing. Children play and sometimes dogs bark. However, disturbing or loud noises are not part of normal living.

The VAV houses are quiet at night from 22:00 to 07:00. During this time, you should not do laundry or anything else that might disturb the neighbours' peace at night.

Please remember to give everyone who is working on our properties a working peace to ensure that they can take care of our residential buildings. Our employees must not be disturbed on site or online.

Common areas

Common areas such as outdoor storage, laundry and drying rooms are for the exclusive use of our residents.

When using the laundry room, clubhouse or other common areas, please follow the instructions for each area and clean up after yourself.

Avoid unnecessary noise when moving around the common areas. Ensure that locked doors are properly closed behind you.

No unnecessary loitering in common areas.

Goods may only be stored in designated areas. Items may not be stored in the stairwells.

Smoking

Smoking is prohibited in all common areas of the house.

In VAV's non-smoking properties, smoking is prohibited throughout the property.

If there is a smoking area in the yard designated by VAV, smoking is only allowed there. Please place your cigarette butts in the containers provided.

Waste management

Sort your waste according to the instructions and take it to the waste bins in the building, properly packaged.

Do not bring any waste other than normal household waste to the household waste point. For example, you must recycle furniture or hazardous waste yourself.

As a resident, you are responsible for the cost of cleaning up if you leave the waste point untidy or bring in waste that does not belong there.

You must not pour waste or food scraps into the toilet or drains, which could block or damage the drains.

Do not put hazardous waste down the drains.

Yards and other outdoor areas

When you keep your living environment tidy, everyone is happy.

Don't damage the garden plants, lawn, furniture or playing equipment. Do not plant new plants or remove old ones.

Birds, squirrels or other animals must not be fed in the gardens, balconies or courtyards. Animals may soil the areas and spread diseases. Feeding can also cause a rodent problem.

Parking

Vehicles may only be parked in designated spaces.

Vehicles and other means of transport must not be parked in the yard to avoid blocking the escape routes. Cars may not be washed or repaired in the yard.

The parking space may not be used for any purpose other than the parking of a registered motor vehicle. No goods or disused vehicles may be stored in the car park.

Charging of electric and hybrid cars is prohibited from normal heating points. If you need a charging pole, please contact VAV Customer Service.

Cleaning and snow removal of the parking space is the responsibility of the car park tenant. No loose charging cables may be left on the heating or charging poles.

For more detailed rules on the rental of a parking space, please refer to the terms and conditions of the parking space contract, which can also be found on the OmaVAV service.

Physical aids

Sports equipment, such as electric mopeds, may not be stored in common indoor areas other than outdoor equipment or bicycle storage areas. It is also prohibited to charge their lithium-ion batteries in common areas.

Storage rooms and cellars

Keep your own storage room or basement cupboard locked. Do not store valuable furniture in the storage room or cellar. The tenant is responsible for the contents of the storage room.

For fire safety reasons, no flammable substances or other safety hazards may be stored in storage rooms.

Modifications, shortcomings and faults

Take good care of your apartment. No alterations or repairs may be made to the apartment without the permission of the VAV.

Report any water leaks or other defects to VAV as soon as you notice them.

The dishwasher must only be installed by a professional. Make sure that the dishwasher's connection pipes are plugged when you move out.

Do not vent radiators or disconnect thermostats.

Do not block the air conditioning valves (supply and exhaust air valves) in the apartment.

No drill hooks or racks may be installed in the bathroom walls.

Saunas

Use the sauna only for bathing. Do not dry laundry in the sauna. It must also not be used as a storage room due to the risk of fire.

More detailed instructions on the use of apartment saunas can be found in the OmaVAV.

Balconies, patios, terraces and apartment gardens

If the apartment has its own balcony, patio (ground-level balcony), terrace or garden area, the tenant is responsible for its maintenance and upkeep.

Balconies must not be washed with running water. In winter, balconies must be cleared of snow. It is forbidden to throw rubbish and cigarette butts from the balcony.

Only electric barbecues are allowed on balconies and patios. Electric and gas barbecues are allowed in the courtyards of terraced apartments.

The use of charcoal barbecues, smokers' braziers and lighter fluid is prohibited.

Place clothes drying pins so that they are not visible from the yard or the street. Do not hang anything outside the balcony railings. Do not drill any kind of fasteners into the balcony structure.

No shields or advertisements may be placed outside the dwelling.

No objects that are a nuisance to the environment may be placed on the balcony, patio or garden area of the apartment.

You are not allowed to build your own permanent structures, such as terraces or fences, in the courtyards.

Trampolines, swimming pools and the like are not allowed on balconies, patios, apartment courtyards and common garden areas.

Planters may not be dug directly into the ground, but must be used for this purpose.

Dusting

Dusting of carpets and bed linen is only allowed in designated areas.

Dusting must be done at a time when it does not cause disturbance to other residents.

Batteries

Unattended charging of phones, tablets and other lithium-ion batteries is prohibited in apartments and elsewhere on the property.

Pets

Pets are allowed in VAV apartments.

Please ensure that the noise of your pet (e.g. dog barking) does not constantly or repeatedly disturb your neighbours.

Do not allow pets to foul buildings or property or disturb other residents. The owner is liable for any damage caused by the pet.

Pets must be taken outside the yard area for their needs. Any excrement left by pets must be removed immediately.

Pets must always be kept tied up outside the apartments and apartment yards. The owner must ensure that pets are not allowed to enter children's play areas or sandboxes, even when they are tied up.

It is forbidden to wash animals in the public areas of the property.

The professional breeding or care of dogs, cats or other animals is not allowed.

Breaking the rules of order

Any breach of the rules may result in liability for damages, termination or cancellation of the lease.

Criminal or other unlawful activities (e.g. property crimes) related to living in the house may result in termination of the lease and liability for damages.

Damage to structures and furnishings, breaking or smearing of windows and other similar damage will be charged to the perpetrator or the person responsible.