

# General building rules and regulations for AYY's properties

**The rules and regulations apply to all persons living in AYY's apartments and using AYY's facilities. The rules are valid until further notice.**

## **Section 1 Scope of application**

In addition to what is stipulated in the rental agreement, other regulations and instructions of Aalto University Student Union (AYY), general acts and decrees and the Public Order Act, these rules and regulations are obeyed in the properties owned by AYY and in their vicinity.

## **Section 2 Violation of the rules and regulations**

Violation of the rules and regulations may result in liability for damages or the termination of the rental agreement.

## **Section 3 General provisions concerning order**

In AYY's properties and their vicinity, one must behave in such a way that residential peace and quiet and the comfort of living is not unduly disturbed or impaired. Residents and users of the facilities must ensure that their guests also comply with these provisions.

## **Section 4 Quiet hours**

On weekdays from 10pm to 7am and on weekends and public holidays from 11pm to 9am, it is prohibited to make any kind of noise, excluding a correctly performed teekkari hymn. Separate user hours apply to some rental facilities. In the case of occasional disturbance which cannot be avoided, the matter must be agreed well in advance with the residents who would be affected by the disturbance. It is prohibited to cause excessive noise or other disturbance at any time of the day.

## **Section 5 Taking care of facilities and obligation to notify**

Compliance with the law, regulations and good manners must be observed in apartments and other areas of the property. Apartments and facilities must be cleaned and cared for carefully. If the apartment includes common areas, balcony, terrace or an apartment-specific yard, the resident is also responsible for its care and cleanliness.

The apartment may not be renovated, and no structural changes may be made without the permission of AYY's real estate sector.

For fire safety reasons, goods may only be stored in the facilities reserved for them. No items, such as door mats, prams, bicycles, etc. may be stored in stairways or passages.

Residents and users of the facilities are obliged to immediately notify AYY and/or the maintenance company of any defects and deficiencies they notice or cause in the apartment, common areas and elsewhere in the property. It is important for AYY to be informed without delay of defects and deficiencies concerning apartments, common areas of apartments, other areas in the property and yard areas.

## **Section 6 Waste management**

Waste that could cause clogging or damage must not be poured down or discharged into drains. Waste must be taken in the containers provided in accordance with the recycling instructions.

## **Section 7 Hazardous waste and storage of hazardous substances**

The storage of hazardous substances must comply with explosives regulations and laws. Hazardous waste should be delivered to appropriate locations in accordance with recycling instructions. The storage of flammable liquids and gases in storage and basement facilities is strictly prohibited.

## **Section 8 Pets**

The keeping of pets other than those kept in the aquarium is completely prohibited in shared apartments. In other than shared apartments, pets are allowed under the following conditions: Pets must be on a leash outside the buildings and must not cause a disturbance to other residents. It is prohibited to walk pets on children's playgrounds and in their immediate vicinity. Pets must not be allowed to foul in the buildings or the property area.

## **Section 9 Locking of doors**

Front doors of the buildings, the doors of rental facilities and the doors leading from apartments to the staircase must be kept locked. For safety reasons, residents and users of the facilities must ensure that the doors remain locked.

## **Section 10 Dusting and airing out**

Dusting carpets and airing out bedding is only allowed in the places reserved for this purpose. Dusting is allowed outside the quiet hours. On the apartment-specific balconies, it is only allowed to air out bedding and brush clothes inside the railings. Apartments must not be aired out by opening the door to the stairwell.

## **Section 11 Storage facilities for residents**

The properties have storage facilities for residents and their use vary in each building. Residents must mark the storage units they use in a manner approved by AYY. AYY has the right to remove goods left in the corridors of the storage facilities and to empty the unmarked storage units. Storage corridors must be kept empty for fire safety reasons. In apartment-specific basement storage units, a resident may use only a unit corresponding to the number of one's apartment. It is prohibited to use other storage units. A storage unit is reserved through AYY. The storage unit in use must be marked with a note that reads "this storage unit is used by the resident in 2021 (according to the year).

## **Section 12 Parking of vehicles**

The parking of vehicles is only allowed in marked parking spaces. Unauthorised parking of the vehicle in a driveway, yard, rescue road or a parking space of another person is prohibited. Long-term parking of vehicles in the area of AYY's properties is prohibited. It is prohibited to leave loose electrical wires in the heating sockets. For safety reasons, charging electric cars from thermal plugs is prohibited.

Bicycles and similar sports equipment must be placed in the provided facilities.

### **Section 13 Grilling**

Grilling on balconies with other than electric grills is prohibited for fire safety reasons. In the apartments with their own yard, other grills may also be used. In this case, grilling should take place away from the building so that odour will not spread to top floor apartments.

### **Section 14 Common facilities and yards**

The common areas and courtyards of the properties should be kept tidy. The storage of sports equipment, toys, prams and other similar goods in stairwells and other common areas is prohibited, unless storage is permitted with a separate permit.

Residents must not interfere with the normal cleaning of AYY's properties. AYY is entitled to recover the costs for additional cleaning caused by the resident from the resident or the user of the facility.

### **Section 15 Smoking**

Smoking is prohibited indoors including apartments, residents' common areas, rental facilities, association facilities and stairwells. When smoking on the balcony or outdoors, the smoker must ensure that no odour or smoke spreads to public areas or apartments. It is prohibited to smoke on common balconies and balconies with a ventilation unit.

### **Section 16 Separate property-specific regulations**

Property-specific resident councils may instruct on the use of common areas and courtyards.

### **Section 17 Amendments to the rules and regulations**

Amendments to these rules are made by AYY's housing cooperative.