



WELCOME TO AFDELING 41
DAMSTRÆDE 50-159



HIMMERLAND
BOLIGFORENING

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Welcome to our unit

As a new resident there can be many practical things that can be hard to find answers to, especially in the beginning.

We hope with this little folder that we can make it all more manageable.

Remember to read the lease, house rules and the maintenance rules.

We welcome you to our unit and hope that you will be happy to live here.

Sincerely
Himmerland Boligforening.

Unit board

The names of the board can be found at the information board near the laundry and at block 4. The unit's homepage <https://www.abhim.dk/afd9041/>

Garbage

Garbage collection (Molokker) is found in year 1 near the bicycle shed and in yard 2 near the laundry.

The garbage is sorted into cardboard/paper, glass, batteries and daily waste.

A container for other small garbage (sized 1 x 1 meter) is found at the parking lot on Damstræde.

Remember to bring your key.

For larger items of garbage can Bestillerordningen through Aalborg Kommune be used. See more:

<https://aalborgforsyning.dk/erhverv/affald/bestil-afhentning-vask-m-m/afhentning-af-stort-affald/>

Resident activities

Information of special resident events is distributed to all households via the mailbox.

Resident democracy

Resident democracy is a special thing that characterizes general housing organizations. Through resident meetings members of the board are elected for a term of 2 years.

Board members are the residents' voice and their job are to represent the residents' interests along with the head janitor and the administration from Himmerland Boligforening.

It is the residents who endorse the budget, maintenance level, improvements and additions in the unit. Residents can make propositions at the residents' meetings if there are things they wish changed.

Come to the annual meeting and put your touch on the unit.

Bus

Nearest bus connection is approx. 100 meters away.

See routes and timetables at

<https://www.nordjyllandstrafikselskab.dk/>
and www.rejseplanen.dk

Insurance policy

The unit has glass and sanitation insurance as well as a building insurance that covers damages on the buildings and solid parts. It does not cover the contents of your apartment. It is therefore strongly recommended that you take out a home / family insurance policy as it will cover the contents of your apartment.

Gardens

The garden should appear maintained and cannot be used as storage place or storing garbage. See also house rules and maintenance rules.



Himmerland

Administration's address is Rendsburggade 22, 9000 Aalborg

Opening hours:

Monday – Wednesday 10:00 AM – 14.00 PM

Thursday 10.00 AM – 17.00 PM

Friday 10.00 AM – 13.00 PM

Phone hours on 96 31 52 00:

Monday – Wednesday 09.00 AM – 15.00 PM

Thursday 09.00 AM – 17.00 PM

Friday 09.00 AM – 13.00 PM

Or via E-Mail info@abhim.dk

Pets

It's allowed to keep 1 large dog or 2 small dogs or 2 cats. See livestock regulations in the house rules.

House rules

The house rules were passed on the residents meeting and can only be changed at the residents meeting. It is the mutual rules that makes it easier to live together daily. Read it thoroughly and save it for later use.

Shopping (Grocery shopping)

The nearest grocery shopping option is 600 to 800 meters away.

Complaints

If you are bothered by one of your fellow residents and unable to solve the problems by talking amongst yourselves, a complaint can be mailed to Himmerland Boligforening using this E-Mail gb@abhim.dk

Playground

There is a playground in yard 1 and there is a communal barbecue area in yard 2 for free use. The TV signal is gone.

Delivery of electricity

As a resident, you must choose your own supplier of electricity. REMEMBER TO DO THIS BEFORE YOU MOVE IN or you will not get your keys.

You can find electricity suppliers on this website:

<https://elspotpris.dk/>

Music

In the house rules are allotted time for when it is okay to play music, however, you do so while considering your neighbors.

Parking

Parking of cars and motorcycles must always take place in the established car park. Please note that it requires parking permits to park. These are electronic. You can get help to setup the app from the head janitor.

Rights and duties

The lease states what you have the right and duty to, among other things, to comply with the common rules adopted in the unit's house rules.

Right of disposal

The right of disposal is the residents right to improve and change their housing inside for their own money. There is a wide scope of what can be done. You must make an application that must be approved before starting the work.



Right of disposal is not part of the ordinary maintenance.

Application can be sent to: info@abhim.dk or by letter to:

Himmerland Boligforening
Driftsafdelingen
Rendsburggade 22
9000 Aalborg

Damages

If you find something damaged outside of normal office hours, that can't wait till next day, you can contact this number: 22 28 20 24

Damages, that cannot wait, could be one of the following:

Running water from a damaged waterpipe
Damages after vandalism or burglary
Damages after a fire, soot damages in residents, basement or the laundry
Damage to electric installations after a power cut
No heat in the building and/or apartment
You can smell gas in the building and/or apartment.

Damages that can wait till next day's office hours:

A toppled fence that doesn't block road or track
Filled garbage collection (molokker)
A faucet is dripping or running toilet
You cannot turn on the radiator
Washing machines that does not work in the laundry.

Remember a house/family insurance.

Himmerland's insurance does not cover your private things and furniture. We therefore strongly recommend that you have a valid house/family insurance so that you are covered in all events.

School/daycare

This unit lies in the Herningvej school district. There are several schools and daycares in this area.
Skur/kælderrum

Der er til hvert lejemål et kælderrum, enten under blok 4 eller blok 5, hvor møbler og andet kan opbevares. Der må ikke opbevares kemikalier o. lign. der kan være til fare for afdelingen og dens beboere.

Inspection

Shortly after you have moved in, there will be an inspection. The inspection is performed by the head janitor. You will be able to examine the apartment; it is a good idea to write things down that you want fixed or are unsatisfied with. You have 14 days from the first rent day to make a fault list.

When you at some point want to move, there will be an inspection, before that the apartment must be cleaned and emptied out.

TV signal and internet

The department receives its signal from Nørre Tranders Antenna Association (NTA) who has an agreement with Stofa on their TV packages.

The department has fiber broadband.

Venting

Make sure to often vent your apartment, preferably 3 times a day, that way you avoid moisture damage. Vent 5-6 minutes at a time. It is not necessary to shut off the radiator for such a short amount of time.

Water

The unit gets its water from Brundsted Kirkeplads and the water's hardness is approximately 12 dh.

Heat

The recommended room temperature is 21°C
The temperature should not be below 14°C any place in the apartment to avoid moisture damages.



The best warmth is obtained by opening all the radiators at the same time.

Laundry

The unit have a laundry that all resident can use. You pay for your washing using a chip piece that you receive upon moving in. The amount will be charged via your next rent. If you are in doubt you can contact the head janitor.

The laundry is in block 5 number 106.

Maintenance

This unit has a B-scheme: it means, that you through your rent deposit an amount to a maintenance account. The money on this account can be used to cover expenses you have maintain the apartment. To gain access to the account, you will need a requisition from the head janitor, who can also tell

you what you can do and buy for the money on the maintenance account.

See also the maintenance rules.

Maintenance rules

The maintenance rules are your help with the things you need to maintain, how to maintain them and how to do it best.

Read it thoroughly and save it for later use.

Other informations

If you have other questions the head janitor can help answering them. Otherwise, you are welcome to contact the unit's board or Himmerland's administration.

The main points of the unit:

- 1: Servicekontor, Fredrik Bajers Vej 154 B, 2: Playground in yard 1, area for barbecue in yard 2
- 3: Large refuse, 4: Laundry, Damstræde 106, 5: Molokker



Himmerland Service

Varmemester (The head janitor)

Anders Klagenberg



Contact:

Fredrik Bajers Vej 154B

9220 Aalborg Ø

☎ 98 15 87 22

✉ kanalkvarteret@abhim.dk

The daily running and maintenance of the buildings and the green areas are handled by the head janitor and his employees. This unit is run jointly with other units in the Kanalkvarteret (estates 40-44).

Office hours are all weekdays between 07.00-07.30 AM and 11.00-12.00 AM..

Outside office hours you can send an e-mail.
If the damage is urgent call this number: 22 28 20 24.



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Tlf. 96 31 52 00

info@abhim.dk www.abhim.dk