

Building regulations for furnished rooms

Suurstoffi 12a, and Suurstoffi 18a/b, Rotkreuz ZG

The Jugendwohnnetz Juwo gives young people access to affordable accommodation during an education phase. Juwo is run on a streamlined, unbureaucratic, mutual trust basis, and the flat-sharing communities are largely self-organized. Living together in a building requires certain rules and mutual respect.

These building regulations apply to all residents and form an integral part of your tenancy agreement. If you fail to observe them and do not respond to warnings, Juwo is entitled to terminate the tenancy agreement.

General

In the apartment, all other common rooms and surrounding areas, order and cleanliness must be observed. The lights in the entrances and all common rooms must be turned off when leaving.

Carpets, door mats, mops, blankets, etc. may not be shaken or brushed out of windows, on the balconies, stairwells or arcades. Please also refrain from the following:

- The depositing of any objects in the stairwell, in the cellar corridors or common rooms as well as on the arcades and in front of the house.
- Disposing of hard objects and waste of any kind via the toilet and pouring edible oil waste into the drain.
- Hanging and fixing objects on balconies, in front of windows and on sun blinds. Placing objects higher than the balustrade on balconies.
- Setting up sun umbrellas or lowering sun blinds in windy and rainy conditions and rolling them up when wet. Likewise the uninterrupted set up during longer periods of time has to be avoided.
- All types of installations (parabolic mirrors, flags, signs, etc.) on the outside of the building are prohibited and may only be carried out with written consent.

Noise

Particular consideration must be shown for fellow residents from 12:00h to 13:00h, from 22:00 to 07:00, on Sundays and Holidays. Vacuum cleaning and other noisy activities are not to be carried out at these times. Radios, stereo systems and televisions are to be set to normal listening levels. Playing music with the window open is prohibited at any time of the day or night.

There are offices in the building. For this reason consideration must be shown accordingly during working hours.

Permission from Juwo is required for open-air parties.

If special celebrations are to be held in your apartment, all fellow residents and neighbours must be informed in good time.

Playing a musical instrument is only permitted for one hour between 08.00h and 12.00h and between 14.00h and 20.00h. On Sundays and public holidays, instruments cannot not be played.

A reference is also made to the Noise Protection Ordinance or, where appropriate, to the local noise protection regulations and to the Police Ordinance.

Entrance doors

The front doors and all other doors leading to the outside have to be locked by all tenants from 20.00h.

Elevator

The regulations posted in the elevator must be observed. Any malfunctions must be reported immediately to the maintenance department or the property management. The system must be handled with the necessary care. The transport of bicycles or mopeds in the elevators is prohibited.

Smoking ban

Smoking is strictly forbidden throughout the entire building. There are smoke/fire alarms in all apartments and in all rooms. False alarms are at the full expense of the tenants (see tenancy agreement).

Cleaning and tidiness

All tenants are responsible for regularly cleaning their own room.

The common areas (kitchen, living/dining area, bathrooms, etc.) are to be cleaned by the flat sharing community. The tenants carry out the necessary tasks in the line of self-organisation.

Personal compartments in the fridge and lockers must always be kept clean. Old or expired food products must be disposed of immediately.

The furniture is checked for completeness and damage when the tenant vacates the apartment. Damage or missing furniture is charged to the tenants.

As a general rule, if the apartment is not kept clean enough and warnings are not heeded, the landlord or Juwo can hire a cleaning company to carry out cleaning work at the expense of the flat-sharing community.

The flat-sharing community disposes of the waste regularly and appropriately at the disposal points provided for in the area. Interim storage in the stairwell and in the anterooms of the apartment entrances is not permitted. For bulky waste, the special instructions of the municipality must be observed. Metal objects, glass bottles and hazardous waste must be handed in at the collection points specifically designated by the municipality.

Ventilation

All areas of the apartment have to be ventilated two to three times a day. Particular attention has to be paid to rooms where there is a high level of humidity (bathrooms). The relevant information sheet can be downloaded from the Juwo homepage.

The windows should be closed in wind and rain to prevent water damage as well as glass breakage. In the event of failure to do so, the perpetrator will be charged for any costs incurred.

Laundry room

The laundry room must be tidied after use. Waste, including empty washing powder containers, have to be disposed of properly and the floors have to be cleaned. The washing machine (incl. powder compartment) must also be cleaned (especially the filter).

Instruction manuals and laundry room instructions have to be observed.

Damage caused by misuse or negligence will be charged to the perpetrator.

Bicycles and parking spaces

All bicycles have to be parked in the designated areas. Bicycles may not be parked in the stairway or entrance. This is prohibited by the fire authorities.

No motor vehicles (cars, motorcycles, etc.) may be parked on the grounds. In the event of violation, the vehicle in question will be towed away at the owner's expense.

Any driving with a motor vehicle or a bicycle on the pedestrian routes as well as in the arcades within the settlement is forbidden.

Terrace

Tenants with access to the terrace are obligated to keep the terrace in well-kept condition and to clean it up after use. The terrace is rented furnished (Suurstoffi 12a) or unfurnished (Suurstoffi 18a/b). The flat-sharing communities are free to purchase further furniture, this in consultation with each other. The appearance should always be tidy. Only weatherproof garden furniture is permitted. Defective, left behind or no longer used furniture, will be disposed of by the tenants at their own expense.

Waste or -bags may not be stored or deposited.

Solid planting or urban gardening is not permitted. Only plant pots with a diameter of up to 30 cm are permitted.

Barbecues

When barbecuing on the terraces, only gas barbecues may be used, and consideration must be shown for the other residents. In the event of complaints, the landlord reserves the right to prohibit barbecuing in general.

Pets

No pets of any kind are allowed.

Security

The main entrance has to be locked at night.

Damage

Damage to the building or apartment has to be reported to the landlord immediately.

Juwo recommendations

Tenants are recommended to take out private liability insurance covering tenant damage and household contents insurance.

In the interests of good community relations and mutual respect, we ask you to introduce yourself to the neighbours in person.