

Welcome as a member of Brf Droskhästen 17!

The housing association Droskhästen 17 acquired the property in 2002. The house was built in 1940 and consists of 103 apartments, three of which are rental apartments.

A housing association is managed jointly by those who live in the house, i.e. by all of us. Below you will find important information – please read it as soon as possible!

More information can be found on our website www.droskhasten17.se, and you can also send questions to the board: styrelsen@droskhasten17.se

Your e-mail address

To facilitate communication with members, we need to have an up-to-date address list. Therefore, please send your email address to the board as soon as possible: styrelsen@droskhasten17.se

Letterboxes

The association makes sure that the correct names are on each letterbox.

Facebook

We recommend you to apply for membership in our Facebook group *Brf Droskhästen 17*.

Entrance door

You enter using your home key or the door tag. To be able to open the door to visitors you need to register your phone number in the entrance phone (in operation 6 am to 10 pm). Instructions are available on the home page www.droskhasten17.se/porttelefon/.

Garbage room for household waste and food waste (marked *Hushålls- och matavfall*)

The entrance to the garbage room is on the street, to the right of Hotell Söder. You use your door tag or home key to enter. You dispose of household waste in sealed plastic bags in the green containers. Food waste is disposed of in the brown containers using special paper bags (you get them in the garbage room). No other waste may be disposed of in the garbage room.

NB! Our association pays a penalty if these rules are violated, and there is also a risk that the garbage will not be collected. So please make sure to adhere to these rules!

Room for bulky waste (marked *Grovsoprum*)

Accessible via the same entrance as the garbage room and located at the bottom of the corridor on the left. Here you can dispose of, e.g., carpets, mattresses, toys, textiles, small furniture, baby carriages, crockery, drinking glasses and frying pans.

NB! The room for bulky waste is not for large furniture, e.g., beds or sofas. It is also not to be used for disposing of large quantities of bulky waste in connection with moving in or out of your apartment. In such cases we recommend you to use garbage collection services such as Tiptapp.

NB! It is not allowed to dispose of household waste and material for recycling in the room for bulky waste.

Recycling station

At the recycling station you can dispose of newspapers and packaging (cardboard, plastic, metal, and glass). The closest recycling station is located at the corner of Södermannagatan/Tjärhovsgatan, just 100 meters to the right of our house entrance. There is also a recycling station at Kapellgränd (300 m away, next to the mosque).

Södermalm recycling centre (for harmful and hazardous waste)

There is a recycling centre for harmful and hazardous waste at Bastugatan/Torkel Knutssongatan about 1 km away (Metro station Mariatorget). This is the place for getting rid of batteries, paint, light bulbs, fluorescent lamps, low energy lamps, gas canisters, chemicals, cosmetics, frying oil, mercury-containing materials, petrol/oil, cleaning agents, spray cans, etc.

Property service

The company *Energibevakning* is our property caretaker, with contact details to be found on our website and on the notice board in the house entrance. Your apartment is your own responsibility, but you may contract Energibevakning at your own expense to make repairs in your apartment.

Laundry rooms

There are small laundry rooms on floors 1, 3 and 5 which cannot be pre-booked; you open them using your home key. The main laundry room in the basement needs to be pre-booked. This is done on the information board in the house entrance, using your door tag to log in. You can also pre-book using the *Dinbox* app or through www.boenderegistret.se. Email styrelsen@droskhasten17.se to get your user name and password. The laundry rooms may be used between 7 am and 10 pm.

Costs for electricity

Your monthly fee includes the cost for electricity. We save quite a lot of money by having one common subscription. Still, electricity and heating are a substantial part of our expenses so we all need to do our part in keeping the costs down.

Our courtyard

The large courtyard on the back of the house is a pleasant spot available to everyone living in the house. In springtime lots and lots of tulips and other bulb flowers form a colourful carpet. During summer all kinds of bushes and perennials are in full bloom. There is garden furniture and a barbecue for everyone to use. There is also a pavilion where you can sit in case it rains – equipped with an ashtray for smokers (please use it!).

NB! Please note that it is not permitted to walk your pets in the garden.

Rules for subletting your apartment

You must always apply for a permit to sublet your apartment. If you fail to do this, you may lose your membership in the housing association and your apartment.

There following conditions need to be fulfilled:

- You must have owned your apartment and lived in it for at least six months.
- Short-term rentals are not accepted (less than three months).
- You must have a valid reason for subletting, e.g., temporary work or studies outside Stockholm
- Your application should be sent to the Board at least four weeks before the start of the subletting.

Please be aware that you remain fully responsible for your apartment during the rental period. If you plan to sublet, it is important that you read the entire policy on the association's website, where you also download the application form <https://www.droskhasten17.se/andrahandsuthyrning/>

Once again, welcome & we hope you will like it here at Tjärhovsgatan 22!

The Board of Droskhästen 17