



USE AND MAINTENANCE GUIDE



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We are pleased to welcome you to Fælledkanten

We have done our very best to create an attractive, modern property that will serve as a backdrop for your life



1. WELCOME

Welcome to your new flat.

Please read this guide carefully and retain it for future reference.

WHEN YOU RECEIVE THE UNIT

Your flat is inspected for visible issues and defects before you move in.

When the property manager presents you with the keys to the unit, you should go through your flat and prepare a move-in report, in which you can make a note of any cosmetic or functional defects that need to be remedied.

Examples of functional defects include:

- Dripping taps
- Cold and hot water taps reversed
- Ventilation does not work
- Doors do not close/lock
- Dishwasher, stove, etc. do not work.
- Electrical outlets do not work
- Door intercom does not work

Functional defects in your flat will be remedied within a short period.

2. WALLS, CEILINGS, DOORS, AND WINDOWS COLOUR CODES AND CLEANING OF PAINTED SURFACES

Walls in living spaces, including storage space:

Colour code: JOTAPROFF wall and ceiling matte 05, S.0500-N

Ceilings in living spaces, including storage space:

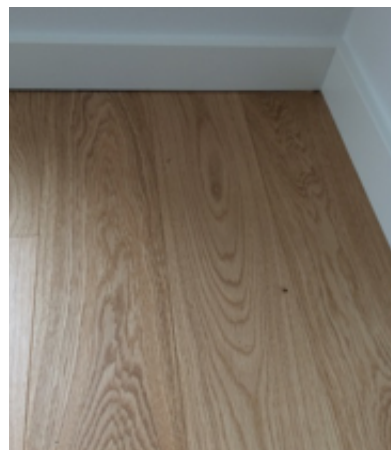
Colour code: JOTAPROFF wall and ceiling matte 05, S.0500-N

Kitchen walls:

Colour code: JOTAPROFF 20 PVA, S.0500-N

Cleaning of painted surfaces

Daily cleaning can be performed by wiping with a clean cloth moistened with warm water and thoroughly wrung out. After wiping, dry with a dry cloth. Stains from grease, etc. that cannot be removed in this manner should be wiped off with a cloth dipped in a solution of water and mild soap and wrung out.



JUNCKERS

Type:
Junckers Eg Sonate ("Oak Sonata"),
matte finish

3. WOODEN FLOORS

Environment:

Just like people, hardwood flooring can be affected by the environment indoors. The optimum conditions for hardwood floors and humans alike are an indoor temperature of about 20 °C and relative humidity of about 45% (at least 35% and no more than 65% for shorter periods).

In colder weather, when heating is used frequently and the air humidity falls, we recommend using humidifiers and/or placing bowls of water on radiators. When air humidity is high, you may need to turn on the heating and avoid leaving windows open. You may wish to acquire a hygrometer.

Note that there are significant differences between the properties of different types of wood. Wood expands and contracts with changes in humidity. Thus, joint widths will not always be the same. You can expect joints to appear larger than normal in cold weather, when heating typically dries out the air. Hardwood floors become acclimatised after about one year.

Constructive maintenance

To protect hardwood floors, we recommend using felt pads under table and chair legs.

Office chairs should be equipped with appropriate wheels for hardwood floors. We also recommend placing plastic mats under office chairs. Be careful to ensure that flower pots, vases, etc. placed directly on hardwood floors will not transfer moisture to the flooring. If you aren't sure whether such an object is watertight on the bottom, place it on a support to avoid direct contact with the flooring. Loose rugs, mats, etc. should not be placed on the floor for 2 to 3 weeks after the flooring is laid or treated. Place mats at entrances to avoid getting dirt, etc. on the flooring.

Daily maintenance/care

Daily cleaning can be performed by vacuuming, or wiping with a slightly damp cloth. For more heavily soiled floors, use water with Junckers Floor Soap ("Gulvsæbe") mixed in. Be mindful of how much water you use.

IMPORTANT!

Always use as little water as possible when cleaning, and NEVER use cleansers that contain sulphates. Always wring out cloths and mops so they are just slightly damp, and use cleaning equipment with a low water setting. Wipe up spilled water, etc. right away to avoid damaging floors. Freshly lacquered floors should not be cleaned for the first 72 hours after lacquering.

Removing stains

When possible, remove stains immediately. Stains that have set are harder to remove than fresh ones.

Fruit, juice, milk, cream, tea, soft drinks, beer, wine, coffee

Remove with Junckers floor soap.

Chocolate, oils/fats, shoe polish, heel marks, tar
Remove with Junckers floor soap or turpentine.

Ink (including printer ink), lipstick
Remove with Junckers floor soap or alcohol.

Blood
Remove with cold water.

Caring for lacquered floors

To ensure that hardwood floors last for many years, we recommend lightly sanding floors and applying a single layer of top coat every once in a while. How often this should be performed depends on the wear and tear the floors are exposed to. High-traffic floors in shops, restaurants, etc., thus require more frequent maintenance than floors in private homes. We recommend inspecting the floor at regular intervals.

Choose a water-based top coat from Junckers appropriate for the level of wear the floor is exposed to.

Wash floors with Junckers Floor Wash ("Gulvrens") and carefully sand with 150- to 180-grit sandpaper. Washing and sanding the floor are essential for the finish to adhere correctly. Remove dust from sanding by vacuuming, then wipe the floor with a cloth/mop dipped in clean water and wrung out. After this, the floor can be treated with a layer of top coat.

For more detailed instructions on hardwood floor finishing, see instructions from Junckers.

4. WINDOWS, INTERIOR AND EXTERIOR DOORS

MAINTENANCE/CARE OF FRAMES, WINDOWS, HINGES/BRACKETS AND SCREWS

Handle/knob and bolts

Handle/knob and bolts should be cleaned and lubricated. Hinges may be oiled 1 or 2 times a year, when frequently used.

Windows and doors should be lubricated more often. Areas to be lubricated are indicated by two oil drops on various windows and doors.

Clean all moving parts and hardware surfaces twice a year. Use an acid-free lubricant to lubricate moving parts. Friction brakes and slide rails can be sprayed with a Teflon-based lubricant if needed, such as Fin Lube or an equivalent (but never with normal lubricant oils).

The warranty against corrosion is only applicable in the event of a malfunction, and provided that the above maintenance instructions have been followed. In industrial and agricultural areas, in coastal areas, near south-facing exterior walls, in humid indoor areas, and in high-traffic areas, windows and doors should be maintained more frequently.

Washing/cleaning frames and sills

It is best to clean these with a cloth or brush and lukewarm water with a small amount of washing-up liquid or other mild, non-abrasive, solvent-free cleanser. Adhesive residues (such as from stickers) on glass can be removed by rubbing them with a cloth moistened with alcohol. According to the Danish Glass Industry Association ("Glasindustrien"), marks from suction cups and black stripes from window gaskets can take up to 2 years to disappear completely with regular cleaning. You can try using a cleanser for ceramic glass hobs for this purpose.

Exterior aluminium

Wash at least 2 times a year (e.g., when cleaning windows). In new buildings, wash away cement dust immediately, or it can cause glass and frames to lose their shine and take on a matte appearance. Damage does not affect the durability of aluminium, since exposed aluminium quickly forms a natural layer of oxidation that prevents corrosion and the formation of white rust. Small scratches in aluminium can be repaired with an appropriate finish, but a difference in colour should be expected.

Interior wood

Frames are surface-treated with water-based paint or lacquer, and should be regularly cleaned. Sealing strips and window gaskets should simply be kept clean; e.g., by wiping with a cloth dipped in clean water and wrung out. A mild cleanser may be added. Damage to the frame finish must be repaired. When repairing, or if you otherwise wish to paint the frame, use a water-based, diffusion-open paint. Avoid getting paint on sealing strips and window gaskets.

Condensation on the windows?

Condensation occurs naturally when damp heat meets cold. Most of us have seen this on bathroom mirrors before. Condensation can also occur on your flat's windows.

Appreciate condensation on the outside

Once, condensation only occurred on the insides of windows. In more recent years, many of us have found that condensation can also occur on the outside, particularly late at night and early in the morning. Exterior condensation occurs on windows with excellent insulation. The windows are such effective insulators that a cold window pane meets cold outside air, prompting moisture to condense on the pane. The condensation will disappear during the day, when it becomes warmer outside. Exterior condensation is harmless. It only obstructs your view outside.

Eliminate interior condensation

If condensation occurs on the interior side of your windows, however, you need to do something. This condensation is the result of warm, moist indoor air being cooled by cold window panes, releasing moisture that condenses onto the panes. This is a sign of high humidity caused by poor air circulation. A humid indoor environment isn't good for you or your windows. The Indoor Environment Handbook and the Asthma and Allergy Association recommend a relative humidity of no more than 45% in the cooler half of the year. Keeping the humidity down takes some effort, since our homes are becoming more and more insulated and airtight.

Three important factors can decrease the risk of indoor condensation:

- Air out your home at least three times a day for 5 to 10 minutes, even in rainy weather.
- Turn on the heating to keep the temperature at 20-22°C all day.
- Ensure good air circulation in all rooms. For example, leave windows, vents, and interior doors open.

If you observe condensation between the panes of an insulated window, there is a puncture, and the pane must be changed.

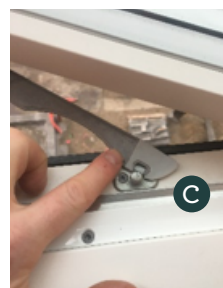


A – Window operation:

Open the window by pulling the handle into the horizontal position. Then, push the window out. The window handle has a ventilation setting built in; push the window about 1 cm out, then close the handle again.

B – Child safety device:

The child safety device is automatically activated when the window opens about 10 cm. To open the window fully, pull the window in slightly and release the safety device with a finger. A safety device at the bottom must be lifted when the window is closed again.



C – Cleaning bracket:

The bracket is automatically activated when opening and closing the window. The bracket holds the window in the 30° position. The bracket also holds the window when it moves while the outside is being cleaned. To deactivate the bracket, carefully pull the window in until the bracket releases, and push it out with a finger.



A – French balcony operation:

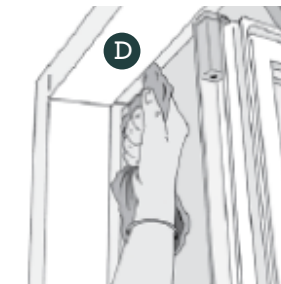
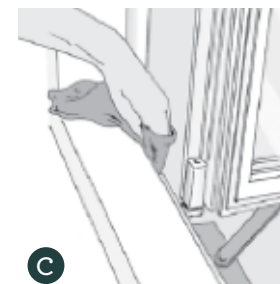
Open the French balcony by pressing the child lock down while moving the handle to the horizontal position. Pull the door inward.



Maintenance of:

B – The friction brake:

Tighten the brake by turning the friction screws ANTICLOCKWISE on both sides of the window, using a 4 mm hex key. The friction brake may be placed above or below; it is shown above here.



C – Cleaning:

When the window is opened 90°, a cleaning space opens on the hinged side. The outside of the pane can then be cleaned from inside.

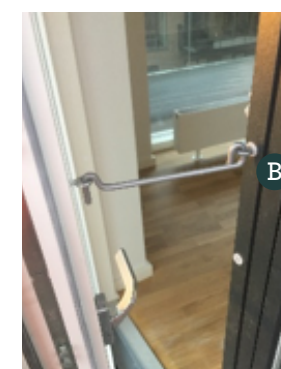
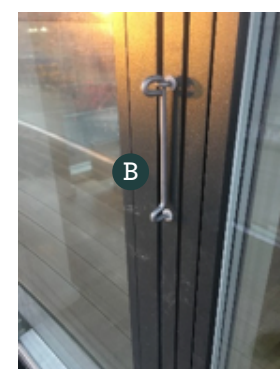
D – Care:

Keep slide rails free of dirt and dust; e.g., with a cloth. Spray slide rails with a Teflon-based lubricant, like Fin Lube or an equivalent, at least once per year. (Never use normal lubricant oils!)



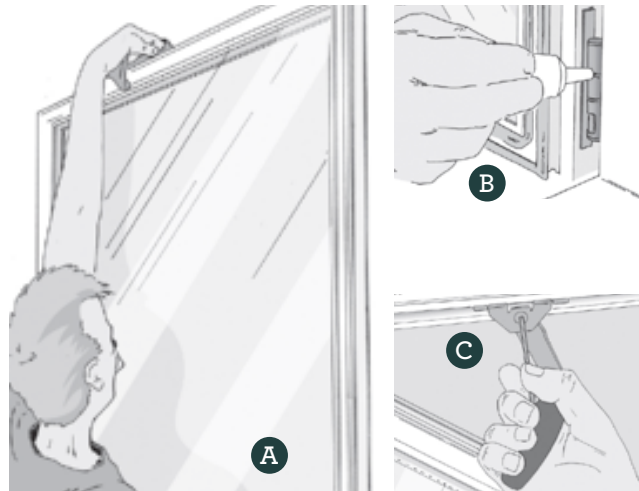
A – Balcony and terrace doors:

Open the door by moving the handle to the horizontal position and pushing the door outward. The door opens up to 90° and is equipped with a friction brake. Close the door by pulling it into the frame and moving the handle to the vertical position.



B – Storm hook:

The friction brake alone cannot hold the balcony door open. For this reason, the balcony door is equipped with a storm hook. If you wish to prop the door open, use the storm hook. Remember to place the hook back in its holder when not in use; otherwise, the hook may become caught, and the door may be damaged.



A — Maintenance:
The friction brake's slide rail should be kept free of dirt and dust; e.g., with a cloth.

B — Rails:
Do not apply lubricant to rails; this causes them to attract more dust. We recommend applying an acid-free oil to the hinges at least once a year while opening and closing the door to work the oil into the hinges.

C — Friction brake:
The friction brake is installed at the top, and can be adjusted by turning the screw with a 4 mm hex key.

Hinges/brackets and screws
See maintenance/care of hinges/brackets and screws for windows, on page 7

Interior and exterior wood
See maintenance and care section 2, on page 8



INTERIOR DOORS

Daily maintenance
Clean doors with a soft cloth, dipped in warm water and wrung out. You can add a mild cleanser. After cleaning, always wipe doors with a dry cloth.

Never use steel wool, powders, or other abrasive cleansers. These create unsightly marks and damage the surface of the doors. Grease stains, shoe polish, etc. can be wiped off using a cleaner for plastics and other artificial materials. Do not use stronger cleansers.

Tape, stickers, etc.:
Using tape and stickers on these surfaces voids the guarantee on them.

A — Door handles/knobs:
Clean using clean water and a mild cleanser. If the handle becomes loose, tighten the set screw. Set screws should be tightened at least once a year.

B — Set screws



MAIN DOOR

A — Interior lock:
To lock, turn clockwise; to unlock, turn anticlockwise.

B — Set screws

C — Handle
Randi Line 18, no. 7021

D — Exterior lock
To lock, turn anticlockwise; to unlock, turn clockwise.

E — Set screw key
The key you use to open the main door is the same key you use to open the mailbox.



Door handle
Clean using clean water and a mild cleanser. If the handle becomes loose, tighten the set screw. Set screws should be demanded at least once a year.

Cylinder
To maintain the cylinder, lubricate it at least once a year. Use an oil designed for lubricating cylinders.

5. BALCONY FLOOR COVERING AND HANDRAIL

General maintenance:

- Clean your balcony at least once a year to remove dirt. Remove leaves and other objects that have fallen from trees. Use clean water and a brush.
- Wipe the handrail and guard with a damp cloth.
- Do not store things on the balcony in which water may collect.
- If you place flower boxes, etc. on the ground on the balcony, always place supports under them to ensure that they do not block the flow of water.
- Holes in the bottom of flower boxes may cause the balcony floor covering to become discoloured.
- Do not sprinkle road salt on the floor of the balcony; use urea.
- Be careful to ensure that glass is not scratched by flower boxes.
- Do not place hot objects on the floor of the balcony, such as single-use grills, terrace heaters, etc.

6. BATHROOM AND TOILET



A — Cleaning the shower set:

Avoid using abrasive sponges and powders for cleaning. Cleansers containing acids and solvents are not recommended. These cause surfaces to lose their shine.

Clean fixture with a moist cloth and some soap. Rinse and rub dry. Use white vinegar to remove hard water deposits.

B — Washing machine:

See user guide for usage instructions.

C — Dryer:

The dryer is a condenser dryer, and it is connected to the drainage.

See user guide for usage instructions.

D — Cleaning mirrors:

Daily cleaning can be performed using the suggested glass cleaners. Clean glass when needed. All common glass cleaners are safe to use.

Note: Exercise caution if using abrasive implements. These are NOT recommended for use.

E — Cleaning the worktop:

The worktop comes with a matte finish. Frequent cleaning will cause it to become shinier over time. For daily cleaning, use an abrasive cleanser and a common nylon scrubbing pad, as would normally be used for household cleaning.

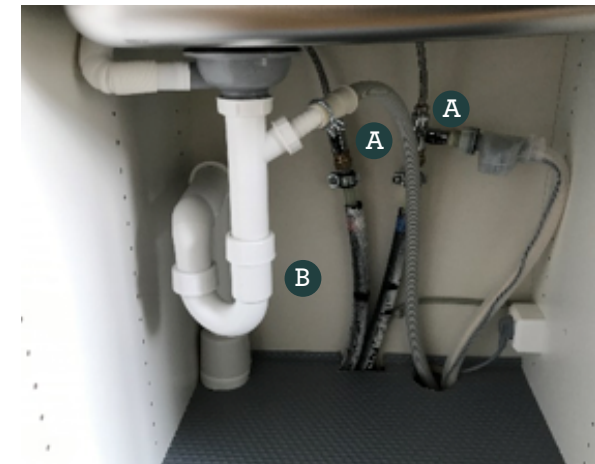
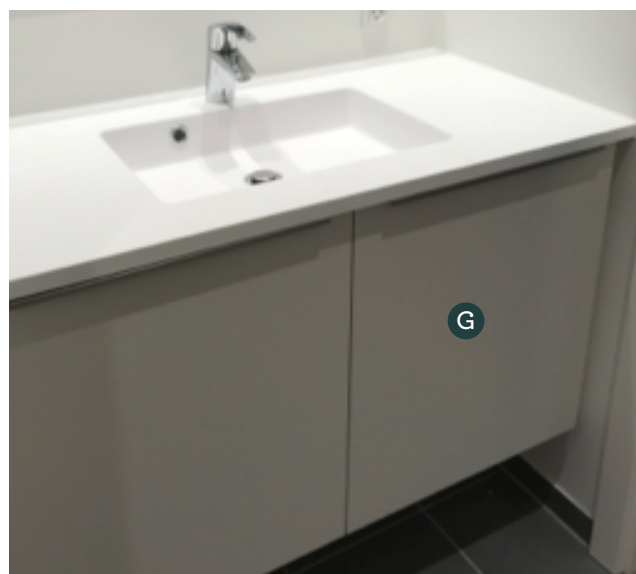
Note: Cleansers containing any kind of bleach, such as chlorine bleach, must not be used.

F — Cleaning the tap:

Avoid using abrasive sponges and powders for cleaning. Similarly, we do not recommend using cleansers containing acids and solvents, such as acetic acid. Clean the tap with a moist cloth and some soap. Then, rinse and rub dry. Hard water deposits can be avoided by drying the tap after use.

G — Cleaning the cupboards:

Daily cleaning can be performed by wiping with a clean cloth moistened with lukewarm water and thoroughly wrung out. After wiping, dry with a dry cloth. Stains from grease, etc. that cannot be removed in the manner described above should be wiped off with a cloth that has been lightly moistened with water containing a mild cleanser. Then, wipe with a dry cloth.



A — Valves for cold and hot water

B — Cleaning the plumbing trap:

Place a bucket, etc. under the trap and disassemble it. Clean the trap and replace it. Be careful to ensure the parts are correctly placed.



C — Control panel:

Small flush (small button) Large flush (large button)

D — Toilet seat

E — Toilet paper holder

F — Toilet bowl

Cleaning the control panel:

Avoid using abrasive sponges and powders for cleaning. Similarly, we do not recommend using cleansers containing acids and solvents, such as acetic acid. Clean with a moist cloth and some soap. Then, rinse off and rub dry.

Cleaning the toilet seat:

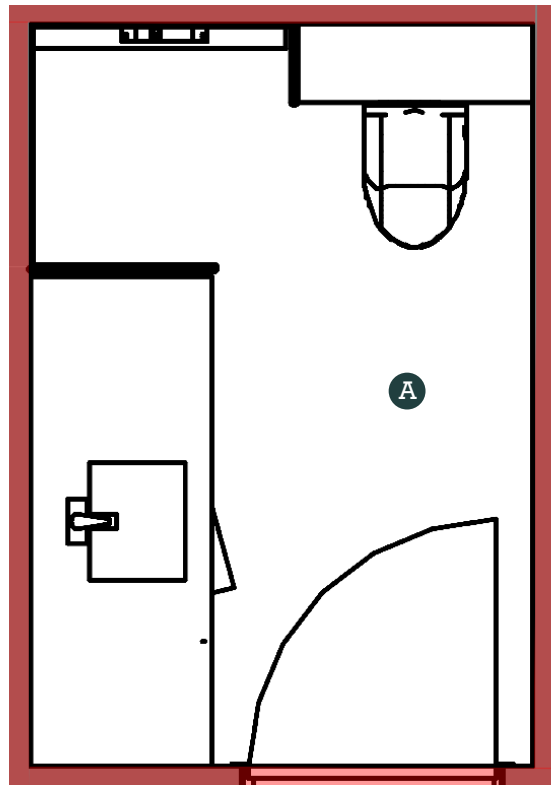
Use warm water with mild soap for both the seat and hardware/hinges. Rinse with clean water and dry with a tea towel. Do not use toilet bowl cleaner on the toilet seat, hardware, and hinges. When cleaning the toilet with special cleansers, raise the lid and toilet seat so they do not come into contact with the cleanser. Never use chlorine, which may cause the material to yellow.

Cleaning the toilet bowl:

Daily cleaning can be performed with a toilet brush or moist cloth to which an acidic cleanser has been added, with a pH between 1 and 4. Pay particular attention to the rear portion of the bowl. Excess flush water is emptied here, and hard water deposits may build up over time.

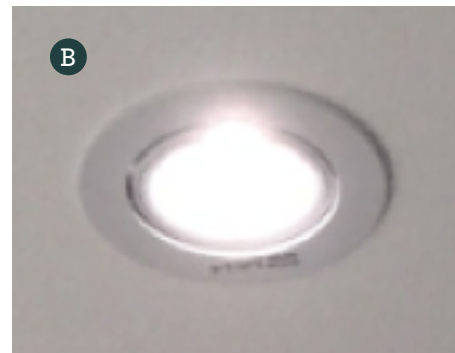
Cleaning toilet paper holder and spare roll holder:

Daily cleaning can be performed with a soft cloth. Clean with a moist cloth and some soap. Then, rinse off and rub dry. Avoid using abrasive sponges and powders for cleaning. Similarly, we do not recommend using cleansers containing acids and solvents, such as acetic acid. These are harsh on the surface, scratching it and causing it to lose its shine.



A — Hanging objects on bathroom walls, interior/external:
The figure shows a sample bathroom layout. As this layout is only a sample, the actual arrangement of the bathroom may vary from unit to unit.

B — Cleaning the lights:
Clean with a soft cloth. A small amount of soap and a damp cloth may be used. Remove the soap with clean water and rub the light to dry it. Avoid using abrasive sponges and powders for cleaning.



WHAT TO BE CAREFUL OF

When hanging objects, be aware of the following:

Bathroom walls:

Be particularly careful about hanging objects on the bathroom walls. The walls that form the bathroom are only 6 cm thick, so special care should be taken to avoid boring through the wall.

Capacity:

If you wish to hang something from these walls, the depth of the hole may not exceed 35 mm. Do not use an impact drill. When using 8 mm plastic plugs (e.g., from Fischer), the wall can support 15 kg per plug. This applies when hanging things both inside and outside the bathroom.

Reinforcement:

Rebar grids have been laid in the walls over openings, such as doors and inspection hatches. It is important that these grids not be damaged, which would diminish the walls' load capacity. If you encounter resistance when drilling, you have struck one of the reinforcing rods in the wall. Discontinue drilling and find a new position for the hole.

Embedded electrical and plumbing installations:

In many places, there are electrical and plumbing installations embedded in the walls. Their placements cannot be indicated precisely, so the use of a scanner that can locate pipes and cables is highly recommended to avoid serious damage.

However, as a rule of thumb:

Above and below electrical contacts and outlets, there is normally an embedded conduit containing live wires. Maintain a safety gap of 15 mm on either side of such an installation. Mixer taps are normally supplied with water from pipes embedded in the wall vertically under the mixer tap. In some places, piping may be installed vertically down to the mixer taps from above. Avoid hanging objects in these places.

7. KITCHEN EQUIPMENT AND WARDROBES
Types may vary from unit to unit



A — Cleaning cupboard surfaces:
Daily cleaning can be performed by wiping with a clean cloth moistened with lukewarm water and thoroughly wrung out. After wiping, dry with a dry cloth.

Stains from grease, etc. that cannot be removed in the manner described above should be wiped off with a cloth that has been lightly moistened with water containing a mild soap (e.g., using soap shavings; do not use washing-up liquid). Then, wipe with a dry cloth.

B — Cleaning the worktops:
Wipe worktops with a soft cloth dampened with clean, warm water.

F — Cleaning the tap:
Avoid using abrasive sponges and powders for cleaning. Similarly, we do not recommend using cleansers containing acids and solvents, such as acetic acid. Clean the tap with a moist cloth and some soap. Then, rinse and rub dry. Hard water deposits can be avoided by drying the tap after use.

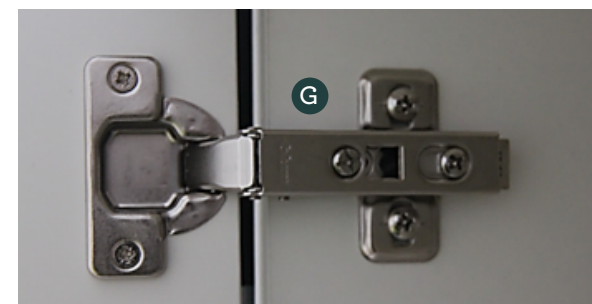
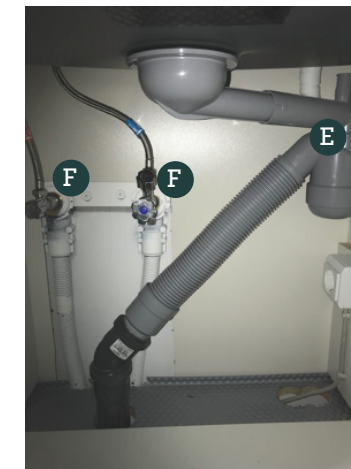
D — Cleaning the kitchen sink:
Daily cleaning can be performed using an abrasive sponge with a small amount of washing-up liquid or glass cleaner, if the sink is soiled. To remove hard water deposits, warm, 7% acidity vinegar can be left in the sink for a few minutes. After this, rinse with water.

E — Cleaning the plumbing trap under the kitchen sink:
Place a bucket, etc. under the trap. Remove the trap by loosening the two nuts. Clean the trap and replace it. Be careful to ensure the parts are correctly placed.

F — Valves for cold and hot water:
Dishwasher connection

G — Hinge adjustment:
Applies to all cupboards. Carefully remove the Invita cover and/or the door damper. Adjust the hinge using the marked screws.

Carefully remove the Invita label without using tools.





A — Transformer:
The transformer for the LED lights is located in the cupboard above the exhaust hood. Remove the white plastic caps without using tools and carefully click the cover out of place.



WARDROBES

B — Cleaning cupboard surfaces:
Daily cleaning can be performed by wiping with a clean cloth moistened with lukewarm water and thoroughly wrung out. After wiping, dry with a dry cloth.

Stains from grease, etc. that cannot be removed in the manner described above should be wiped off with a cloth that has been lightly moistened with water containing a mild soap (e.g., using soap flakes; do not use washing-up liquid). Then, wipe with a dry cloth.

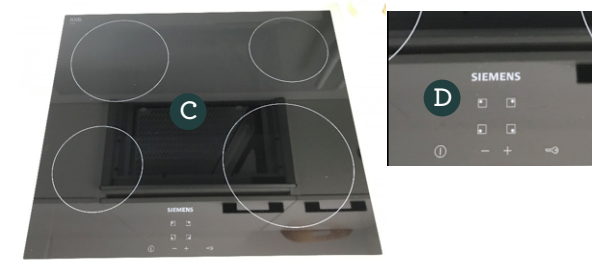
8. LARGE APPLIANCES



A — Cleaning the dishwasher:
To clean the dishwasher's front and panel, use the same method as for cleaning kitchen cupboards.

To clean the inside of the dishwasher, use cleansers designed for dishwasher cleaning. Always follow the instructions in the manufacturer's user guide.

B — Control panel:
Read the user guide for further information.



C — Cleaning the hob:
Clean the hob after each use. Do not clean the hob until it has cooled sufficiently. Use only cleansers appropriate for use on hobs. Always follow the instructions in the manufacturer's user guide.

D — Hob control panel:
Read the user guide for further information.

E — Cleaning the oven:
Clean the oven with warm water, both inside and out. Always follow the instructions for use in the manufacturer's user manual.



F — Control panel:
Read the user guide.

G — Cleaning the refrigerator and freezer:
For light cleaning, use a pH-neutral cleanser in lukewarm water. Water used for cleaning must not enter into the lighting or pass through the drainage hole into the evaporation area. Always follow the instructions in the manufacturer's user guide.

H — Control panel for refrigerator and freezer:
Temperature adjustment; read the user guide for further information.



I — Ventilation:
Do not cover the ventilation slots.

9. VENTILATION SYSTEM INCL. EXHAUST HOOD

- avoid moisture damage

A good indoor environment requires good ventilation. Air out your flat to avoid condensation on the windows. If you observe moisture damage, contact the property manager. Moisture damage is easiest to remedy if immediate action is taken.

Avoid moisture damage by

- not drying clothes indoors
- not cooking without using the exhaust hood or opening windows
- not bathing with the door open
- drying the bathroom after use
- maintaining an ambient temperature of 18 to 22 degrees
- airing out the bedroom each morning
- airing out your flat twice a day for 5 to 10 minutes



A — Cleaning and adjusting the exhaust vent:
Remove dust with a vacuum and moist cloth.

Note: Do NOT adjust the exhaust vent. It is pre-adjusted. Leave the vent in the same, pre-set position. Otherwise, there will be a negative impact on your own flat and other flats connected to the same system.



B — Exhaust hood:

You can turn on the exhaust hood from the control panel. It will turn off automatically after 60 minutes. Even when not turned on, there is a weak extraction in effect from the main ventilation. The purpose of this system is to maintain a healthy, favourable indoor environment in your flat that is inhospitable to dust mites while protecting the building from moisture damage. The exhaust hood has been installed and adjusted by professionals to function optimally.



A — Control panel:

When the exhaust hood is fully extended, the control panel can be used. It is located at the top right.

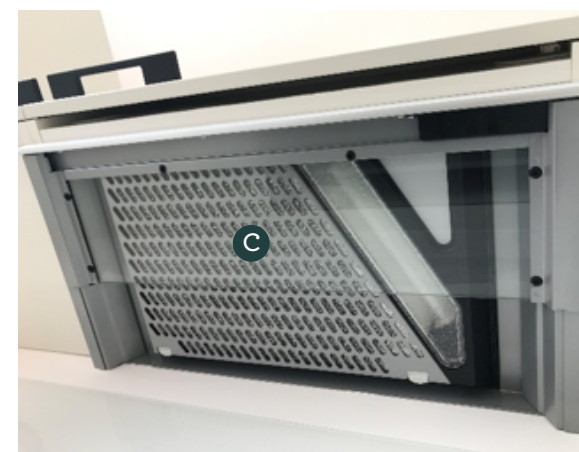
B — Control panel:

- 1 - Lighting
- 2 - Valve function
- 3 - Indicator light
(lights up when valve is open)



C — Cleaning:

Clean the filter at least every other month. Remove the filter by pressing the button shown. Clean the filter in the dishwasher. The filter can be cleaned as often as needed, but we recommend cleaning it at least every other month. Clean the inside of the exhaust hood at least twice a year.

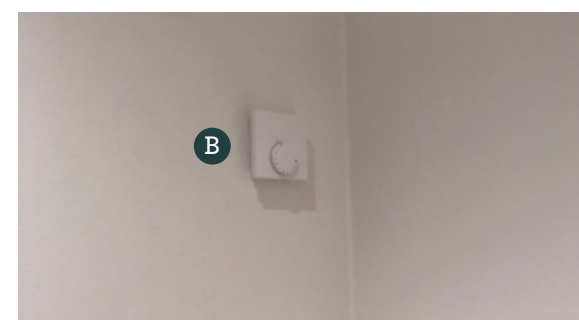


10. HEATING



A — Heat source:

The heat source is a district heating facility connected to a radiator/floor heating system with thermostats. Radiators are controlled by the temperature of the air, while the floor heating is controlled by the temperature of the floor. Heating within flats is controlled using the radiator thermostats. These are pre-set. The thermostat should remain at 3, corresponding to an ambient temperature of about 20 degrees. Each number up or down increases or decreases the temperature by about 2 degrees. The optimum setting for energy savings is to leave all radiators on; that is, to have all rooms heated. The radiators may occasionally seem cold, but this is a sign that the thermostats are working. They account for "free heating", such as that emitted by people, televisions, and lights.



B — Floor heating:

Floor heating can be adjusted in the bathrooms using the thermostat. It should be set to 1 or 2, corresponding to about 20 to 23 degrees. The thermostat for the floor heating is next to the toilet in the bathrooms.

11. TELEPHONE AND ANTENNA

TV, internet, and telephone



A - TV
B - Radio

Internet/telephone:

At move-in, YouSee offers internet and telephone services. To choose broadband and telephone services from YouSee, you must also subscribe to one of their television packages.

Fibre network:

Fibre-based broadband and telephone services are offered by TDC. The fibre network will be activated if/when a resident selects a TDC offering.

Cable TV / antenna:

Residents will receive a package selection letter from which they can select the Basic, Medium, or Full Package they wish to subscribe to (if any). If no response is received, or if you do not wish to subscribe, the television signal will be disabled automatically.



A – Electrical panel
B – Cable TV / antenna box
C – Fibre network box
D – Router

12. UNIT TECHNICAL SHAFT (ELECTRICAL, HEATING, VENTILATION, AND SANITATION INSTALLATIONS)

Standard installation shaft in units

Electrical installations:



A – Electrical installations
B – Heating, ventilation, and sanitation installations

RCCB relay:

The entire installation is protected by an RCCB relay.

The RCCB breaker will automatically cut all power to the unit if an electrical problem occurs. If the RCCB breaker disconnects the power, it can be reconnected by switching the breaker up.

The test button (T) on the RCCB breaker should be pressed at least once a year to ensure that it is functioning correctly. If the RCCB relay does not disconnect power, it should be repaired by an electrician as soon as possible.

Electrical panel:

Using the electrical panel, the electricity in the unit may be partially turned off. How many electrical groups are installed varies from unit to unit. Above each group, there is a marker indicating which areas it contains. To turn one or more groups off, push them down. To turn them on again, push them up.

Fuse types::

Lights and outlets: 10A fuses Power: 16A fuses



E – Electrical meter:

The electrical meter is located in the basement electrical boxes. The electrical company reads electricity consumption remotely, but it is recommended that you check your consumption periodically.

Note: Installation numbers must not be removed.

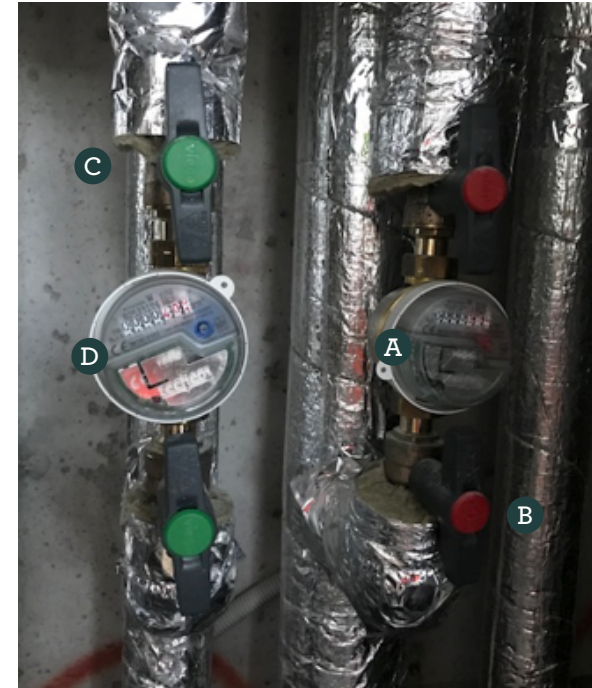


A - Unit number:
The unit number and address are placed in the flat's electrical box.



B — Heating, ventilation, and sanitation installations:

Technical shaft layout:
Layout may vary from unit to unit.



A — Hot water:
Meter for hot water consumption.

B — Shut-off valves:
Shut-off valves for hot water.

C — Cold water:

D — Usage meter:
Meter for cold water consumption. Shut-off valves for cold water.



E — District heating:
Shut-off valve for district heating.
Do not adjust the district heating controls.

F — Meter:
Meter for district heating consumption.
All consumption meters are read remotely.



G — Moisture alarm:
At the bottom of the technical shaft, a moisture alarm is installed. This alarm is designed to alert you to leaks in the shaft with a loud, high-pitched tone.

The alarm uses a 9-volt battery, which should be replaced after 5 years. The alarm will also make a sound when the battery is nearly exhausted.

13. INTERCOM



Intercom system at main entrance

A – Calling a flat:

You can call a flat by pressing the button to the right of the desired flat. Once connected, speak loudly and clearly into the speaker. You can open the door when you hear a click.

B – Key tag:

For key tag access, hold the key tag in front of the reader, in the light area.



C – Intercom in unit

D – Screen

E – Answer call

F – Activate door opener Maintenance:

The intercom should only be cleaned with a soft cloth, dampened with a mild soap solution.

Dry cleaning, aggressive cleaners, and abrasives can damage its surface..

14. LOCKING SYSTEM / ACCESS CONTROL SYSTEM

Stairwell doors:

All stairwell doors have an intercom system. The space at the bottom right can read key tags. Hold a key tag in front of it. After one second, the door can be opened.

Rear doors (glass doors):

All rear doors have a reader near the handle.

Hold out key tag and observe the light:

Flashing – Key tag is being updated
 Red – Access denied, or reader is offline
 Green – Access granted

Basement doors:

Hold the key tag up to the reader by the handle.
 Red – Access denied
 Green – Access granted

Gate (underground parking and bicycle storage):

The gate can be opened with a key tag, using the reader by the gate. The gate opens for 20 seconds, or until the doorway is clear. Gate access is only available to those renters who have purchased parking. Access to the underground parking is also available through the door in the gate (for bicycles). These are also opened using a key tag and the reader.

Key tag:

Flashin – Key tag is being updated
 Red – Access denied, or reader is offline
 Green – Access granted

Key tags:

Additional key tags may be purchased, if desired.

15. HOUSEHOLD WASTE MANAGEMENT

Rubbish chutes provided in all stairwells



Waste management

A – Rubbish chute and use:

Use for everyday household waste, including (e.g.) packaging. Place in 15-litre bags; dispose of them using the rubbish chute. Larger objects (e.g., pizza boxes) should be broken into smaller pieces and then put into 15-litre bags.

Loose rubbish is not allowed! This is due not only to the potential for unpleasant smells, but also because there is an exhaust system at the top.

Objects like paper and plastic bags could be sucked up and cause problems (when they become caught in the fan). It is important that large objects not be discarded in the rubbish chute, as they may block the chute, inconveniencing other residents.

Objects other than household waste should be discarded in the yard, at the environmental station.

USE THE RUBBISH CHUTE CORRECTLY — TAKE CARE OF THE ENVIRONMENT!

Fruit and vegetables



Juice and milk cartons



Leftover meats



Soiled packaging



Max 15- to 20- litre bags



Glass Bottles



Cardboard



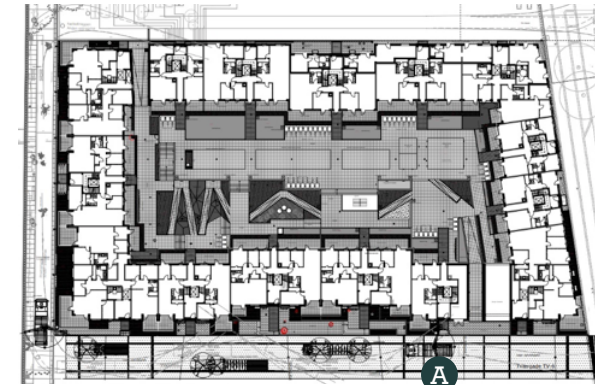
Newspapers,
advertisements,
paper



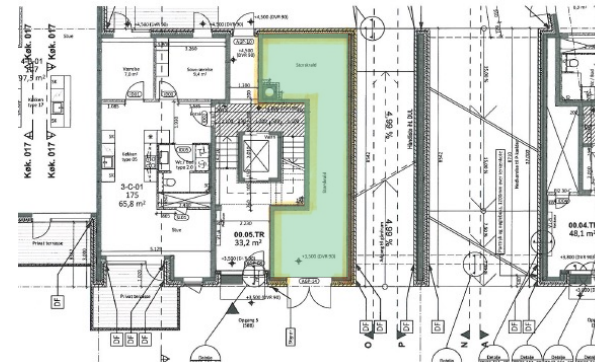
Clothing,
duvets, sheets

Mattresses, food boxes, rugs and other large items must not be placed in the chute, as it becomes stuck.

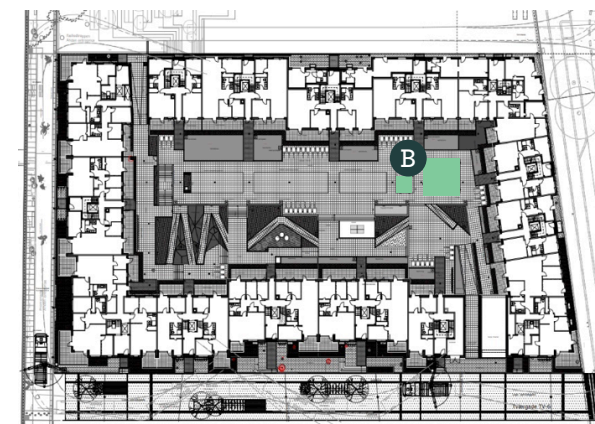
16. LARGE WASTE



A — Place large waste items in the rubbish room; see floor plan.



17. RUBBISH SORTING



The environmental station is in the yard:
All rubbish, apart from ordinary household waste, should be discarded here.

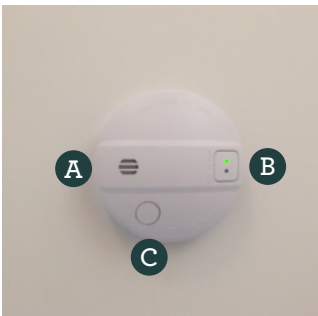
B — Metal, wood, cardboard, batteries, bio-waste, plastics, electronics, etc.

18. STORAGE ROOM



Storage spaces in the basement have address signs corresponding to those flats that have an assigned storage space.

19. SMOKE ALARM



A — Speaker

B — Power supply indicator, 230 V

C — Test button

Smoke alarm:

The smoke alarm is connected to the unit's electrical supply. The smoke alarm has a battery, used in the event of a power outage. When the battery needs to be changed, the smoke alarm will beep.

To remove the alarm, turn it anticlockwise. Remove the electrical connector and take down the smoke alarm.

To replace it, reinsert the electrical connector and turn the smoke alarm back into place.

If the alarm is accidentally activated, take it down and press the reset button, then replace it.