



# **WE SHOULD FEEL AT HOME HERE**

**THE ART OF LIVING TOGETHER AND BELONGING  
TO A TENANT-OWNERS' ASSOCIATION**



**HSB – home of opportunities**

# CARE AND COMMON SENSE MAKE OUR HOMES MORE PLEASANT

Liveliness and movement are part of daily life in a block of flats. Living close to other people requires sensitivity and thoughtfulness. Everyone should feel at home, both in their own flat and in the common areas of their housing block.

The contents of this brochure are based on laws and regulations that exist in our society, but also on the accumulated experience that we at HSB have gained over nearly 90 years. We hope to improve your well-being, and help you to avoid unnecessary costs and inconveniences in your tenant-owners' association.

## **RULES CAN NEVER REPLACE A LITTLE CONSIDERATION**

It is good to establish common ground, but you cannot have rules for everything. Showing respect for others and having a positive attitude will get you far. People are all different, including you and your neighbours. And this diversity is what makes a unique tenant-owners' association so vibrant and exciting to live in. So show concern for those living around you.

Do you feel dissatisfied with anything? It's better to invite people in for a chat over a cup of coffee than to criticise.



# WE SHOULD FEEL AT HOME IN ALL PARTS OF THE BUILDING



## INSIDE THE FLAT

Your home is your castle, even when your neighbours live right next door, and just below and above you. When you're at home it's easy to forget that you're not alone in the building. We can achieve this by thinking of, and showing consideration for, one another. You might have a neighbour who needs to sleep because they have to get up early. Remember to turn down the volume on the television, radio and stereo in the evenings. If you are having a party, you can give your neighbours a chance to prepare by warning them that it might be a late night.

## IN THE STAIRWELL

The stairwell is the common space that we use most in the whole building. This is why it is nice for everyone if it is kept clean and tidy, and has a welcoming atmosphere. Avoid leaving bicycles, pushchairs and skis in the stairwell. Find out whether the tenant-owners' association has designated areas for these things. It is important for the stairwell to be kept free of clutter, for escape routes to be clear, and for good accessibility to be maintained in case of a fire drill or emergency services staff. Occasionally, the authorities will send someone out to inspect our stairwells from a fire-safety perspective.

## DISPOSAL OF OUR WASTE

You are of course responsible for ensuring that your rubbish bag is securely tied before throwing it away. At HSB we try to sort our rubbish as thoroughly as possible. Some tenant-owners' associations have special containers or places for unwanted glass, paper, bulky waste materials or electrical goods such as light bulbs and batteries. Otherwise, you will find special recycling points in your district. Some housing associations also enable you to make compost from your waste. By taking great care to dispose of our waste properly, we help those who have to deal with the rubbish, avoid making the place smell bad, and care for our common environment. The tenant-owners' association also saves money.

## IN THE COMMUNAL LAUNDRY ROOM

It is easier to do your washing carefully if you follow the instructions on display in the communal laundry room. The machines also function better and last longer. You save energy by turning off all the power switches when you leave the laundry room. Clean up properly when you've finished doing your washing so that the laundry room is more pleasant for the next visitor to use. Always put safety first – never leave children alone in the laundry room!

## COMMUNAL AREAS

Basement, attic and other storage spaces can easily become filled with things. Keep track of your belongings in the common areas. For everybody's comfort, smoking is prohibited in the common areas. Remember to switch off the lights when you leave to save energy.

## THE COMMUNAL COURTYARD

Everyone should be able to meet, relax and play in the courtyards and outdoor areas. This communal outdoor environment becomes even more attractive and pleasant if everyone uses the bicycle-, moped- and car-parking spaces. Of course, you are responsible for caring for bushes and plants, and for taking away all of your rubbish with you.

**THERE ARE  
MANY OF US,  
AND WE ALL NEED  
TO FEEL AT HOME  
UNDER ONE  
ROOF**