

BRF Bromma Tracks

Information to you who rent i second place

Welcome to Bromma Tracks, we hope that you will enjoy our neighborhood.

This information sheet will give you general information about the apartment and the association. Please take your time to read this information.

Website

The association's website is www.brfbrommatracks.se. There you will find all the information you need about the association and your accommodation. There is also a facebook group called "Grannarna på Klädesvägen". Feel free to join the group to discuss with neighbors and get answers to current questions.

If you have any questions or comments, you are always welcome to contact the board at styrelsen@brfbrommatracks.se. Sometimes answers from the board get in the junk mail so if you sent a question to the board and have no answer then we recommend that you take a look in the junk mail.

Intercom

To enter the association's entrances, a personal badge is required. You get them from the tenant-owner. If you wish to have your name and phone number connected to the intercom in order to open for deliveries and guests, the tenant-owner needs to report this to the board.

The Pool

The shared pool is open from June until August. The pool opens 10 am at latest and closes at 10 pm every day during the season. You can read more about the conduct rules on our website.

It is the members of the association who manage and maintain the pool. A condition for keeping the pool open is that there are enough members that engages in the pool group. The pool group is responsible for opening and closing the pool. If you are interested in joining the group, please contact the board.

Visitor's apartment

The association has an apartment available for visitors for short period rentals. There is a small fee for renting the apartment. In order to book the apartment, you need to register on our website, where you can also read the rules for the rental of the apartment.

Laundry room

In the basement of Klädesvägen 40, there is a shared laundry room. You book the room on the association's website. Username and password is your apartment number which you will find above the front door (five digits).

Disorders

First you contact the person who is disturbing and if the disturbance does not end, you can contact Disturbance Emergency Service (Störningsjouren) who sends out guards.

Disturbance Emergency Service is open Monday-Sunday between 20.00-06.00 and can be reached on **08-568 214 00**

Strollers and bikes

In each entrance there are assigned storages for strollers and bikes.

Facade

No holes is permitted on the façade.

Parking

The association has 79 garage spaces under the yard and 47 parking spaces outside. The fee for parking in a garage is SEK 950 per month and SEK 700 per month outdoors. In the garage, there are also 10 rechargeable parking spaces that are rented out to those with electric and hybrid cars for SEK 1,025 per month and a surcharge of 10 öre/kWh on the electricity price on the actual cost of electricity consumption. Special parking spaces for motorbikes and mopeds are available in the garage. The fee for motorcycle parking is SEK 347.50/month. Mopeds are free of charge. All fees include VAT.

Send an email to parkering@brfbrommatracks.se to apply for a parking space.

Visitor parking

Visitor parking are located behind Klädesvägen 38.

Payment is made by using the app from Apcoa Flow or EasyPark.

Visitor parking for electric/hybrid cars

On parking number three in the garage, the association offers the opportunity to charge electric cars through the Monta app. Monta is available for download on the Apple Store and Google play.

The place has been set up so that members and their guests can charge their electric car/hybrid in the garage. As the place is not to be seen as long-term parking, a fee of SEK 40/hour is charged if the car remains in the place 30 minutes after it has been fully charged. Maximum charge per day is SEK 100. Only cars with ongoing charging may be parked on the site.

The prices for charging the car at the charging point in the association's garage are SEK 4/kWh + administrative fees (SEK 5 fixed fee and SEK 1/h for parking).

In case of problems that arise when using the charging station, please contact monta customer service through the monta app or <https://monta.com/se/kontakt/>

Recycling and waste management

There are multiple disposals for household waste on the property yard. The disposals must only be used for household waste.

There are a separate waste rooms for recycling where you can dispose newspapers, paper packages, glass, plastic materials, metal materials and batteries.

Other categories of waste can be disposed at the recycling center at "Bromma återvinningscentral". Address: Linta gårdsväg 16.

The recycling room is monitored by camera and personal badges. In case of incorrect placement of bulky waste in the recycling room, you will be charged a fee.

Should you have any queries regarding waste disposal, it is recommended to visit www.atervinningsstockholm.se

Carpool

The cooperative has a car in the garage which is available to rent. There is information on the website regarding how to book the car and on the prices that apply.

The association also has a partnership with Hyre, which means that there are two pool cars available at locations 43 and 44 outdoors. Download their app to see how to use their services.

Facades, balconies and patios

No fixings or holes may be made either in facades, balcony roofs and floors or on balcony separators.

The plantings in front of the patios are the association's maintenance responsibility, which means that it is not permitted to put your own plantings in them. It is also not permitted to put up fences or the like in the plantations.

It is not permitted to place decking/flooring on balconies that are not glazed. These floors mean that the rainwater does not flow as it should and the water finds its way between the balcony tiles and then further towards the facade. In some places, these floors have also caused water to enter the apartment and cause water damage to the floor.

Fire protection

Each apartment must have a fire detector. As a resident, you are responsible for changing batteries and testing the fire detector frequently. Make sure your fire detector is CE-branded and fulfills the EU-standard SS-EN 14604.

It is also recommended that all residents have a fire extinguisher and a fire blanket in order to put off small fires. A 6 kg dry powder extinguisher is recommended.

You can store a maximum of 5 liters of gas/spray cans in the apartment. Fire hazardous liquids are allowed up to an amount of 10 liters, for example petrol, gasoline, diesel and other flammable liquids.

It is not allowed to store fire hazardous liquids in the basement or in the garage.

Dish washer and washing machine

To avoid water damages caused by the dish washer or washing machine, you should only open the water valve when these machines are in use! When the machines are not in use, the valve should be turned off. You should not leave the machine on when you are away from home.

TV, Internet, Phone

The cooperative uses Tele2 as a provider for TV, internet and phone. Please contact Tele2 at 90 222 or at kundservice@tele2.com if you have any problems with any of these services.

Error report

Error reports are done through the person you rent from.

Emergency cases that entail a danger for person or property should be reported immediately to the on-call number 08-657 64 50. The cost may end up on you.

If there is a fire, if the police is needed, or other emergencies occur, please call 112.

Insects/pests

If you encounter insects or pests in your apartment, please contact the person you rent from.

Do not block the elevator doors

If you block the elevator doors, the doors make 20 attempts to close, then the lift is switched off and a repairman must come. It is therefore important that you never block the elevator doors when moving in and out. If you cause a stop by blocking the doors and the repairman must come, you may be required to pay the cost of the repairman.

Administration information

The associations website includes information regarding the maintenance and administration of most of the apartment's belongings (appliances, flooring, walls etc.)