

Meet the board

Residents can meet the board on the first Tuesday of every month from 18-18:30 in the property office. The board wishes to be in close dialogue with residents for the benefit of all.

The board can also be contacted on the following email:

bestyrelsen@langelinie3-9.dk

Website

The Owners Association has its own website on www.langelinie3-9.dk. Here you will find practical information, reports, news and useful links. Some information will be posted in the hall. The webmaster can be contacted on

webmaster@langelinie3-9.dk.

Emergencies

Damage to the property which belongs to the Owners Association, must be reported to the administrator, caretaker or board.

If you acquire the help of a craftsman without an urgent reason, or for work that doesn't concern or is pre-approved by the Owners Association, the burden and responsibility for payment falls upon yourself.

Common room for bicycles and baby strollers

There is a bicycle room in the basement and outside the gate for bicycles and cargo bikes. The storage room for baby strollers is on the ground floor. Bikes and strollers that are not used on a regular basis are encouraged to be stored in your own storage room.

There is an air-pump for bicycles in the bicycle room for 7-9 outside the parking lot.

Parking

Parking in the basement is exclusively for residents that have a paid parking space (or have rented one). Other vehicles are referred to the parking spaces in front of the building. A remote control for the parking lot door can be ordered from the caretaker. The door for the parking lot can be opened via the chip in the key at the lock outside the gate. Parking must be done within the marked lines, and out to the posts.

It is a requirement from the fire department that only motorized vehicles use the parking lot in the basement. Electricity cables for charging of electric cars can be established upon contacting the Owners Association. Expenses will be paid by the resident.

Storage room

There is one storage room in the basement per apartment. It is not allowed to make installations (electric or otherwise) in these rooms.

Stock of original design

The Owners Association has a limited amount of doors, original kitchen boards and shelves. Contact the caretaker or board if you need anything.

Transport carriages in the basement

Every building number has its own special-built transport carriage to help move heavy objects, luggage etc. The carriage is found in the parking lot basement. The key for the main door of the building fits in the lock. We ask that the carriage be cleaned and returned to its spot immediately after use.

Car-cleaning spot

In the basement parking lot, you will find a spot for cleaning your car. This spot is for everyone's use. It must be cleaned after use.

Elevators

For any problems regarding the elevator, please contact the caretaker or the board. Emergency calls can be made from inside the elevator.

Dogs and cats are allowed

According to the statutes, it is allowed to have one dog or one cat in the property, as long as this does not represent a nuisance to other residents. Please follow Danish laws regarding legal dog breeds.

Music etc.

Everyone has a different tolerance for disturbances – please keep this mind when using musical instruments, stereo, TV etc. and be respectful of your neighbors. Loud behavior should be kept to a minimum between midnight and 06:00 AM.

Keys

New keys for your apartment can be ordered at: Københavns Låsekompani, Holbergsgade 11, 1057 Kbh. K., tlf. 40 631 631. The caretaker does not have extra keys for private apartments.

It is highly recommended that you keep an extra key in a safe space somewhere in Copenhagen. In the case of emergencies such as water leaks, it would be useful for the board to have the contact information of the location of this extra key – specially so if you are out of town. You can have 4 chip keys at the maximum, which can be purchased from the caretaker. The chip key allows access to the storage room area, the bicycles rooms and the trash room.

Prevent break-ins

Looking out for each others as neighbors is by far the best kind of theft prevention. The residents themselves are most often the cause of a break-in. Do not let any body into the apartment without making sure someone in the building expects them. Please also be on the lookout for people who appear to have innocent purposes, such as delivering flowers.

Grilling and open fire

It is not allowed to use an open fire (coal) on the terraces or in the vicinity of the property. Grills and gas containers of max. 5kg. can be stored in the storage facility for terrace furniture. During the winter, grills that cannot sit on the shelves must be stored in your private storage room.

Smoking is not allowed

It is not allowed to smoke in the elevators, on the stairs or in any common area.

Roof terrace and plants

On the roof terrace, you will find furniture that all residents may use. The caretaker will bring out the furniture for the summer and remove them after. Residents must clean up, remove trash and clean the furniture after use. On the roof terrace, there are plants and herbs for common use and watering. When staying on the roof balcony, loud behavior must be avoided. Music is not allowed. Fireworks are also not allowed.

Payment of common expenses

Collection of money for common expenses (heating for example) will be sent ca. 8 days before the last payment date.

Insurance

There is a building insurance with the company Gjensidige Forsikring. A copy of the policy can be found on the website. When damages inside private apartments occur which are covered by the shared policy, the resident themselves must pay the minimum risk expenses. Please note that the shared insurance policy only covers damage done to the building/parts of the building. It is the responsibility of the resident to insure their private property, windows and other loose items.

Antennas and lighting

It is not allowed to set up antennas on the external façade of the building. The same goes for any external permanent lighting.

Trash chute

For regular kitchen trash, please use the trash chutes on every floor. Trash bags must be closed properly, especially those with diapers. Pizza trays, flamingo and cardboard blocks the chute and must be thrown away in the basement. If the chute is blocked, please contact a member of the board who has access to the trash room under the chute.

Large waste, bio-waste, bottles, newspapers, batteries, electronics and chemicals

For any large waste, please use the designated trash room outside the parking lot in the basement. Paint and chemicals can also be thrown away here. Used electronics and household appliances should be placed on the shelves by the door.

Please do not throw away perishable goods in the container. Bio-waste must be thrown away in the designated containers by every apartment number in the basement.

Newspapers and used batteries should also be placed in the closed containers in the basement. The containers for bottles is placed on the street by the bicycle racks outside nr. 9, by the entrance to the basement parking lot.

Stairs

The stairs are cleaned and washed once a week, and additionally as needed. The common walking areas on the floors must not be used for strollers, skateboards, footwear etc. A flower/plant in front of the door is allowed, but not permanent decorative items, art etc.

Please be attentive and understanding of your neighbors. Taste is a matter of opinion.

Window maintenance

Responsibility for maintenance of the windows lies on the resident. The buildings closeness to the water requires extra maintenance, and lack of maintenance can result in leakages in the windows. The opening mechanisms should be oiled once a year. The caretaker can give advice. When changing the windows, the board can advise. We strive to keep the buildings exterior intact. Leaking windows can be fixed by regulating the screws on the actual window frame.

Polishing/cleaning the windows

The windows are cleaned on the exterior 4 times a year. It occurs in the halfway month of the quarter and dates will be put out for everyone to see on notes in the building. Window cleaning is not done before 08:00 AM. Any complaints should be placed in the post box by the property office or given directly to a member of the board.

Blinds

Blinds for the windows and other window covers must be kept white so as to maintain unison in the façade and the buildings appearance.

TV and internet

Obligatory basis package for TV is charged through the monthly contribution to the property's administration. Additional purchases, such as a larger TV package or internet, is to be dealt with directly with the TV provider.

Consumption charges

Water and heating is settled once a year, normally in January and can be read/measured throughout the year. As soon as the water and heating accounts are ready, every resident will receive it from the administrator, with a calculation of the individual apartments consumption.

Important - Please note that common/shared expenses and heating/water expenses according to the statutes always follow the apartment. This means any late payments or repayments/returns, that remains from any previous owner, for example, will always be posted to the current owner of the apartment. In case of a change of ownership and residency, a reading of the current levels of consumption can be requested at ones own expense through the administrator. Electricity consumption is dealt with directly with the provider. Electricity consumption readers for all apartments are found in the basement. You can identify the correct reader through the reader number/identifier.

Drills, dehumidifier, tables and chairs for loaning purposes

Drills and dehumidifiers for private use can be borrowed/loaned from the property office daily. For noise purposes, please only use these these within the timeframes 08-20 on weekdays, and 10-14 on weekends. The Owners Association also has tables and chairs that can be borrowed – max. 8 chars at a time.

Nameplates

It is a requirement that residents use the standard nameplates that have been used since the building was constructed. Please inform the property office what you wish to have written on

the nameplates by the entrance, on the post box and by the apartment door. Residents will be charged for engravings etc.

Statutes/common agreements

You will find a set of agreed upon statutes for the Owners Association on the website www.langelinie3-9.dk.

Rental/leasing of apartments

A lease agreement must be entered with reference to article 22 of the statutes. A copy must be given to the board/administration. A fee for administration will be charged.

Short term rental (less than 30 days) is not allowed. It is the owners responsibility to ensure that house rules are followed. If a rental contract repeatedly is not sent to the board/administration, the board will view this as a violation of statute article 23.

Sale

When the apartment is sold, the administrator must be informed so that registration of the new owner, handing over of mortgage deeds etc. can take place.

Rental/leasing of parking spot

When leasing a parking spot, the spot must first be offered to residents of the building. A copy of the rental agreement must be sent to the administrator.

Boat spot

There are 2 possibilities regarding getting a boat spot in the near vicinity: the old Langelinie Marina (LLB) and the new Sdr. Frihavns Vestre Bassin (Amerikakaj). Waiting/queuing for a spot must be expected at both places, depending on the type of boat.

Common area/building – Langelinie Allé 4

PFA is in charge of renting out the common rooms on Langelinie Allé 4. The rooms can be rented by calling/texting caretaker Jesper Wollenborg on +45 20150071 or by mail at jesper.wollenberg@dateaservice.dk. The rooms must be rented at least 6 months before they are to be used.

Inside your apartment – if and when

Individual apartment owners cannot make any changes to the building in spaces that lie outside their own apartment. Changes to the interior of the apartment may require approval from the

municipality and the board (see the statutes). Load-bearing walls may not be torn down. It is the owner's responsibility to ensure that craftsmen/handyman or owners themselves do not work, place machinery and materials in the hallways or cause damage to the floors. The color of the main door must remain the same. The buildings wooden installations (penthouse apartments) must remain the same and must not be altered.

In case of needing to change or repair water installations (fosset/tap etc.) it is often necessary to shut off water supply. In types 9, 10 and 11 this takes place in locked rooms, which the caretaker can access. Therefore, please inform the caretaker in good time about your plans so that necessary precautions can be made. Please note that it is not allowed to carry out reparations on water/electricity installations by yourself – professional help must be used. We recommend using the services who regularly perform work in our buildings. See the list in the folder "useful phone numbers". In some situations, the Owners Association requires access to the electric installations. If they cannot be reached, the apartments owner will be responsible for any additional charges.

Handymen/craftsmen

Handymen and craftsmen may work in and around the property on weekdays between 08-20, and 10-18 on weekends and holidays.

Water and heating

The Owners Association will ensure water supply up to and including the stopcock. A rule of thumb is that all vertical pipes fall under the responsibility of the Owners Association. Horizontal pipes however fall under the responsibility of individual apartment owners, including payment of any damage/repairs. Damages to hidden pipes and radiators is covered by the shared insurance policy, whereas the risk fees fall on the individual.

Smells/odors from the drain

Odors are a regular problem, specially in the shower cabinets. Proper cleaning and power washing of the drains can usually help.

No separate exhausts

The property has a shared exhaust system from all the apartments and bathrooms. In connection with modernizing your kitchen, it is not allowed to install your own exhaust system with an engine. In case of fires, smoke and fire can spread through these. Private installations can also cause too much pressure in the pipes, causing smells and odors to spread to other apartments.

Door access/telephones

The phones/intercom on the front door works by calling your cell phone. One or two numbers may be given to the property office.