

FREQUENTLY ASKED QUESTIONS

GUARDIAN

The caretaker is in the building when needed. He is responsible for ensuring that the building and common technical installations function properly. In addition, he is an advisor to the board. The condominium has an agreement with Rene Bygårder AS. Tasks performed for the community are determined by the board. Caretaker is not paid to assist the individual resident with tasks within the apartments' front doors.

Phone: 488 50 001 - email: kontakt@renebygarder.no - www.renebygarder.no

THE BOARD

The board consists of the chairman of the board, 3 members and two deputies and is elected at the general meeting. The board's tasks are to understand the operation of the condominium. Tasks and duties are found in our articles of association, among other things. Tasks within each individual front door are the responsibility of the individual section owner. The members of the board may not undertake either tasks or advice in each individual section.

HOW DO I CONTACT THE BOARD?

You can contact the board by sending an email to: styret@a39.no or by using the board's mailbox at the entrance (together with the other mailboxes).

WHO DO I CONTACT IN THE EVENT OF A NOISE AT NIGHT?

The condominium is connected to a residential environment guard from Securitas. In the event of unwanted traffic and behavior in and around the property, Securitas can be called. It does not cost anything to call in weights, they are there for you. Call the residential security guard on telephone 22 97 10 70. The telephone is staffed 24 hours a day. They will act on your experience of insecurity, noise and unwanted behavior. The security service also helps to prevent burglary, theft, vandalism and soiling of the property.

PARKING IN THE SAMEIET AND IN THE NEARBY AREA

Unfortunately, the board cannot help with parking permits or the like when moving in or moving out. Parking can take place in Akersbakken. Otherwise, parking in the garage must be done by agreement with the owner of the parking section.

WASTE

It is important that we follow the municipality's rules. You can dispose of ordinary waste in the garbage room in the garage, while some of you are responsible for disposing of it in a responsible manner. You can get rid of this in the garbage room in the garage.

- Food waste should be in green bags
- Plastic waste should be in blue bags
- Other common waste in ordinary carrier bags. Preferably inverted (neutral)
- We throw cardboard and paper in special containers.
- Cardboard should be cut into smaller pieces before throwing. If it is just folded, it can "open up" and block other waste.

NB: All bags must be tied with a double knot before they go into the container.

Waste you can not get rid of in the waste room is:

- Metal, glass and bottles
- Larger objects, furniture, appliances and hazardous waste
- Garbage from moving and clearing

Special waste is delivered to Pilestredet park mobile mini recycling station (Tel. 23 48 36 50): Pilestredet park 30, Tuesdays between 16:00 - 19:30, About 150 meters away from Akersbakken 39.

Also remember that Fretex right up the street accepts items they can sell, such as books, usable clothes and the like. Stop by the store's opening hours and ask the staff.

AIR EXHAUST

The building has extractor fans on the roof and this gives negative pressure in the building. These extract air from the apartments. There are exhaust dampers in the bathroom, in the stalls and in the kitchen. To get the right balance in the system and each apartment, window valves must be open for air intake. In the kitchen you can not use a fan with a motor. It will push your food smell into the system and out into the neighbor's apartment. If you notice a strong smell of food, it may indicate that your neighbor has a fan with a motor. If you have such a fan yourself, it must be replaced immediately. The ceiling fans, which serve the bathroom and kitchen, run at low speed around the clock. In the periods at 07:00 - 09:00 and 17:00 - 19:00 they are run at a higher speed.

FIREPLACE

The apartments on the garden side have a fireplace. The fireplace can be difficult to use. When using it, you must at least keep this in mind: The damper must be opened. Exhaust

fans are mounted on top of the building. To turn on the fan, turn the switch clockwise. The speed decreases the longer with the clock you turn the switch. To get the correct draft in the chimney, it is recommended to open a window ajar and leave it open until the chimney has been heated. It can take up to an hour. When the fireplace is not in use, the fan must be switched off

CABLE TV AND BROADBAND

The condominium has an agreement with Get. The package we have an agreement with includes a number of TV channels and standard broadband. The condominium pays 249.- per month per household for standard TV channels, broadband 10/25 Mbps and Get box. Speed upgrades, TV channels / streaming services and Get box - you have to take care of yourself. Contact Get at www.get.no.

RENTAL OF GARAGE SPACE

Notices with requests for renting a garage space can be posted on a cork board in the hallway between the entrance and the garage or use the Facebook group "vi som bor i Akersbakken 39". The garage spaces are not owned by the condominium, but by each individual section owner.

KEYS AND DOORS

Doors in the building are opened with the black key tag. Hold the piece in front of the black box and the lock opens. The mailbox is opened with a regular key. When you go out of the building's main entrance, use the white switch on the left. It will wear resources on the lock and make the system more reliable. If you need a new key, contact our business manager. To open the garage from the outside, use the key tag (tag) on the box mounted at the entrance to the garage system or door opener. To open the garage from the inside, use a cord pull when exiting the garage system. Carefully pull and hold for approx. half a second. The key to the key boxes is the same as to the doors to the condominium's common facilities. The condominium's business manager (SK Eiendom AS - post@skeiendom.no) handles reorders.

GUEST PARKING

Guests can park in legal, designated places in Akersbakken. ATM is located right next to the garage door.

WHAT IS THE PROCESS OF OWNERSHIP?

The seller is obliged to notify the board of the change of ownership. Notification must be sent to our business manager SK-Eiendom AS - post@skeiendom.no. Brokers usually arrange this.

I WANT TO RENT OUT MY APARTMENT

The landlord is obliged to notify the business manager SK Eiendom AS of the landlord of the apartment and garage space. We encourage everyone who wants to rent out the apartment to check references on the tenant. As the owner, you are obliged to inform and ensure that the resident is familiar with and follows all applicable rules, including house rules and

bylaws. We encourage both owner and tenant to actively use the website. As the owner, we recommend that you stay up to date on our website. www.a39.no.

INSURANCE COMPANY AND POLICY NUMBER

The condominium's building stock is insured in Gjensidige. If you think you have found yourself in a situation where the condominium's insurance is the right one to cover the damage, you must first contact the board. After approval by the board, business manager SK Eiendom AS is contacted.

CONTACT INFORMATION FOR THE SAMEIET'S BUSINESS MANAGER

For inquiries directly to the accountant / administration, it is recommended to have the apartment or section number and address at hand. SK Eiendom AS, Bygdøy Allé 27 B, 0262 OSLO. Tel .: 23 27 11 33 E-mail: post@skeiendom.no

MAILBOX SIGN

All signs on the mailbox should look the same. Each section owner must order and install signs with the name of the resident. Caretaker is required to remove "unauthorized" signs. You order signs for the mailbox from the condominium's regular supplier: Norsk Skiltgravering, Hegdehaugsveien 6, 0167 Oslo, Telephone 22 11 13 90, e-mail: post@skiltgravering.no www.skiltgravering.no
Mailbox sign specification: 33x76mm black and white Futura 1 line 4 mm block letters

AWNING ON THE TERRACE

Contact Kjells Markiser AS. Standard color: Weinrot RAL 3005.

DOOR PHONE

Akersbakken 39 has an intercom system with a name register and camera function. Make sure you do not let in people you do not know. Report to styret@a39.no about name changes you want in the register - gender-neutral names are recommended. (e.g. O. Nordmann)

OTHER

If you do not find the answer you needed, you can check our website www.a39.no. If you have input to the condominium's Frequently Asked Questions (FAQ), you can send an e-mail to styret@a39.no