



ObelHus

# ObelHus

## Tenant Guide

**C.W.OBEL**  
EJENDOMME

# Welcome to ObelHus

We hope you enjoy your new home.

This tenant guide contains the necessary information about your accommodation and the common areas you have access to. It explains how best to clean and maintain fixtures, windows, floors, white goods, etc. as well as which technical installations you should be familiar with.

If there is any information that the tenant guide does not answer, malfunctions in technical installations or common areas, please contact C.W. Obel Ejendomme.

In case of sudden damage outside normal opening hours, please contact our emergency phone. Contact details can be found in the welcome folder or on notices in the hallway.

**The apartments are built sustainably and in Nordic Swan Ecolabelled materials, and we therefore encourage the use of Nordic Swan Ecolabelled cleaning products in the daily cleaning and maintenance of the apartments.**

For more general information please visit: [Worth knowing as a tenant](#)

Best Regards  
**C.W. Obel Ejendomme**

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Updated February 2026

# PRACTICAL INFORMATION

## Keys / Key fobs

Each apartment will receive 3 keys and 3 key fobs. The keys fit the apartment's entrance door, mailbox, technical room in the hallway and the padlock for the storage unit. The key fobs fit the front doors - the main entrance and the entrance from the courtyard. In case you do not have the key fob with you, the apartment key can also be used for the front doors. Simply hold the key fob in front of the panel and the door will open. If keys/key fobs are lost or if you need more keys/key fobs, contact the property caretaker. Please note: the cost of new/extra keys/keyrings is the responsibility of the tenant.

## Door Phone

Door phone calls are answered via your smartphone, where the call appears as full screen or as a banner. Therefore, you need to install the **Intratone** app on the App Store (Apple) or **Min dørtelefon-Intratone** on Google Play (Android). Use the phone number you have provided to the administration and follow the steps in the app. For a complete guide, see the material sent to you when signing the lease, or for the video guide scan the QR code.



## Mailbox and Nameplate

There are nameplates at the front door and on the mailbox. If you need a new nameplate or change of nameplate, please contact the property caretaker.



The mailboxes are located at the bottom of the stairwell. The system key must be used.

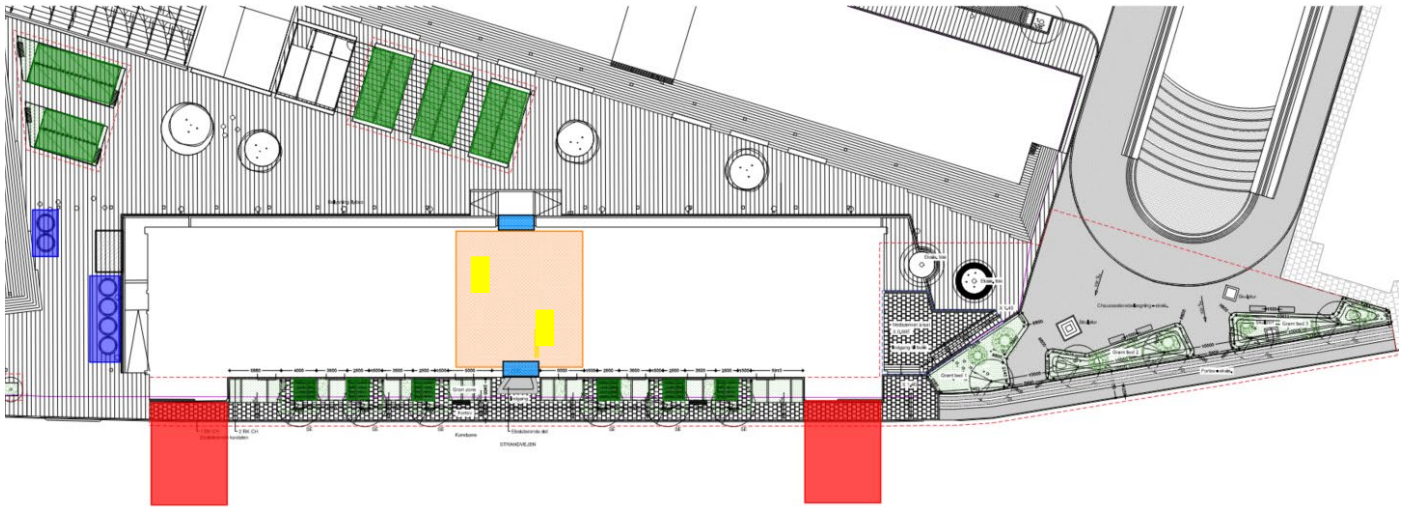
## Insurance






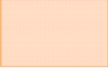
It is recommended to take out home contents insurance for your own belongings, as damage to private belongings such as furniture, carpets, etc. is not covered by the property insurance, regardless of the cause of the damage. The same applies to storage of belongings in basements and storage rooms. It is advised that contents in basements and storage rooms are not placed directly on the concrete floor.

## Parking

Cars and motorbikes are referred to C.W. Obel Ejendomme's car park, where it is possible to rent a parking space. The car park has Clever stations for charging hybrid and electric cars. Parking is not allowed in the property's common areas. There are bicycle racks for parking bicycles on the ground, which are covered to a certain extent.

# Overview



	Level access
	Bicycle parking
	Waste - Two containers for waste, one for Paper/Cardboard and one for Plastic/Metal/Food & Drink cartons.
	Mailbox installation - Located at the main entrance
	Storage units - Located on walkways
	Rooftop terrace

## Waste

The waste containers are in the courtyard to the west. There are containers for waste, cardboard and paper as well as plastic and metal. Glass must be disposed of in the glass containers provided by the municipality, this must not be disposed of in your own containers.

All other waste such as electronics and large waste is the responsibility of the resident to dispose of.

# FLOORS

## Vinyl Floor

All wooden floors in the apartment are vinyl floors from Wineo Purline type 1000 Wood XI-Noble color: Oak Vanilla/ Toffee



To protect the floor in the best possible way, there are a few things you should do as a tenant:

- Equip tables, chairs, and beds with felt pads.
- Use floor protectors where office chairs are used.
- Place potted plants in saucers and elevate them to ensure sufficient air flow underneath the saucer.
- Use mats at the entrance.

### Cleaning

For daily cleaning, use a vacuum cleaner, broom, and possibly a floor mop. For more thorough cleaning, wash the floor with a well-wrung cloth or a microfiber mop. Do not leave water on the floor. Brown soap must **NOT** be used on the floor. Only regular cleaning agents are allowed.

## Tiled floors and walls

The tiles are Rako tiles in shades of gray, beige, and light gray.

For daily cleaning, use a vacuum cleaner, broom, and possibly a floor mop. It is recommended to use a mild concentrated cleaning agent when washing the floor. To effectively remove dirt, use two buckets – one with cleaning solution and one with clean water for rinsing. For the best result, wipe the floor afterward with a lint-free cloth. Always follow the instructions carefully, as an overly concentrated mixture can damage the grout.



## Drilling in floors

**Drilling into floors is not allowed, as there are underfloor heating pipes that could be damaged.**

# WALLS & CEILINGS

## Ceiling - acoustic panels

The ceiling consists of 25mm light gray Trolldtekt panels in sizes 60x120/180/240 cm.

When drilling into acoustic ceilings, lamps can be mounted on the Trolldtekt panels, but only in the wooden framework, located approximately 3 cm from the edge of the panel.

Drilling into concrete ceilings is permitted only to a maximum depth of **4 cm**, due to the heating pipes in the floors above.

### Cleaning the ceiling

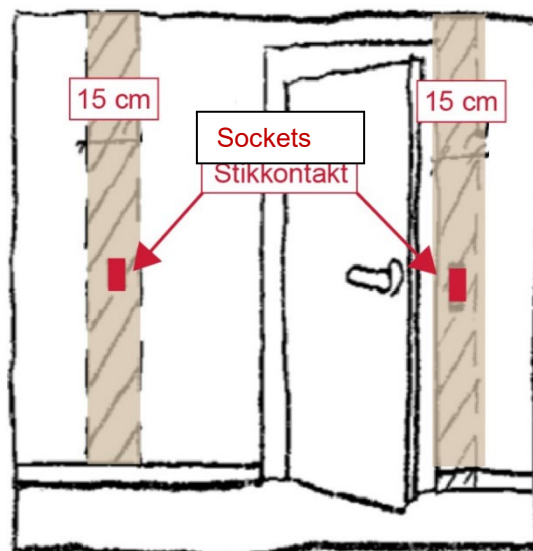
Use a vacuum cleaner with a brush nozzle on low power or a well-wrung cloth.

## Walls

Hanging lightweight items using pin nails or adhesive can generally be done on most walls. For heavier objects, such as shelves or TVs, it will be necessary to use wall plugs. These plugs should be selected based on the material being secured and the weight of the load. In light concrete and plasterboard walls, drilling can be done with a standard power drill.

### Pay particular attention to the following:

- Do not drill in a 15 cm wide area from floor to ceiling, at sockets, switches and lamp sockets as the electrical installations are hidden in the wall.



### Cleaning of walls

Clean with an all-purpose cleaner and rinse with lukewarm water. For the best results, wash the entire wall from top to bottom and remember to ventilate so the walls dry faster. Afterwards, wipe with a clean cloth so that the wall is not too wet.

# Painting of walls

Different types of paint have been used on the walls in the apartment:

## Walls in the living room and bedroom

Type: Robust akryl

Product: Dyrup

Gloss: 07

Color: Lys råhvid



## Kitchenette:

Type: Robust akryl

Product: Dyrup

Gloss: 25

Color: Lys råhvid



## Ceilings in the living room and bedroom:

Type: Refleksfri loftmaling

Product: Dyrup

Gloss: 02

Color: Grå



## Framing, skirting and interior doors:

Type: Træ maling

Product: Living 40

Gloss: Halvblank

Color: Lys råhvid



## Bathroom ceilings and walls:

Type: Robust akryl

Product: Dyrup

Gloss: 25

Color: Lys råhvid



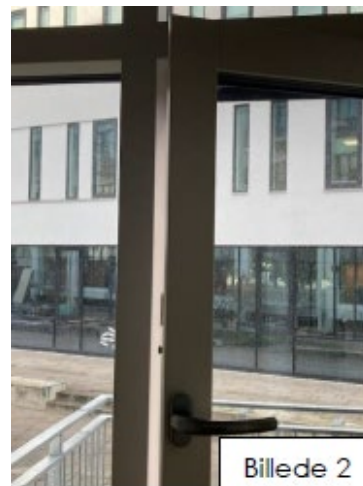
**NB: It is important that the tenant does not paint the grey concrete surfaces (concrete walls, beams and upper walls). This will be considered poor maintenance.**

# WINDOWS & DOORS

## Windows

Different types of paint have been used on the walls in the apartment:

Windows and balcony doors are in Wood/Alu profile, with 3-layer glass of color RAL 5008. Windows and balcony doors are side-hung and open inwards, while balcony doors open outwards. To tilt the window, turn the handle all the way up as shown in image 1. If you want the window to open more, turn the handle halfway as in image 2.



### Lubrication

Hinges should be lubricated as needed, but at least once a year. The hinges are lubricated upon delivery, but if the height is adjusted, the hinges should also be lubricated with a small amount of grease or acid-free oil.

During the annual lubrication, the sealing strips and glass seals should also be inspected. For sealing strips, check that their position and attachment are secure and that they continue to fulfill their sealing function. Sealing strips must never be painted over. If you are unsure how to proceed, you can contact the property caretaker.

### Cleaning and maintenance

Regular window cleaning should be carried out, which includes cleaning with water and possibly a mild detergent suitable for windows.

The frame and sealing strips should be cleaned simply by wiping with a cloth wrung out in clean water or with a mild detergent.

Do not drill into the windowsill!

## Internal doors

### Cleaning

Clean the doors with a soft cloth wrung out in warm water, possibly with mild detergent added.

After cleaning, always wipe the door with a dry cloth. Never use steel wool or other cleaning agents with an abrasive effect as this will cause abrasive stains and damage the surface of the door. Stronger solvents must not be used.

### Lubrication

Hinges should be lubricated as needed, but at least once a year. The hinges are lubricated upon delivery, but if the height is adjusted, the hinges should also be lubricated with a small amount of grease or acid-free oil.

### Bathroom door

The door cannot withstand direct spraying from the shower. Constant exposure to moisture will damage the door, so proper ventilation is required. The door should be wiped down after bathing to prevent condensation from collecting on the underside of the door.



## Entry Door

### Daily maintenance

The door should be cleaned with a soft cloth wrung out in warm water or with a mild cleaning agent added.

After cleaning, the door must always be wiped down with a dry cloth.

Never use steel wool or other abrasive cleaning agents, as they cause scratching and damage the surface of the door.

Stronger solvents must not be used.

### Lubrication

Hinges should be lubricated as needed, but at least once a year. The hinges are lubricated upon delivery, but if the height is adjusted, the hinges should also be lubricated with a small amount of grease or acid-free oil.

**Tape, stickers, etc.:** Do not hang anything on the door. tape or stickers will damage the paint.



## Frames, Hinges and Fittings

Frames, hinges and fittings should be maintained with Nordic Swan Ecolabelled all-purpose cleaner. If you notice that hinges or fittings make noise, for example when using the doors, they should be lubricated with acid-free oil. To best maintain the hinges, they should be lubricated once a year.

If you experience problems with doors, please contact the property caretaker.

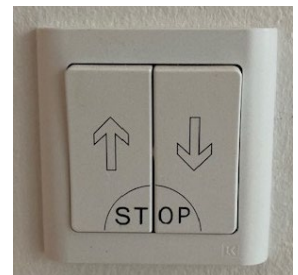
## Shed Lights

Glass/aluminium profile  
3-layer glass

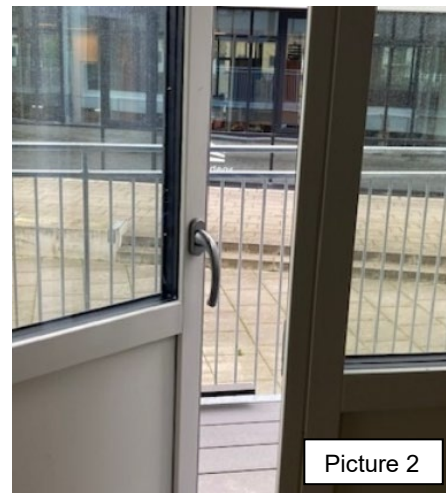
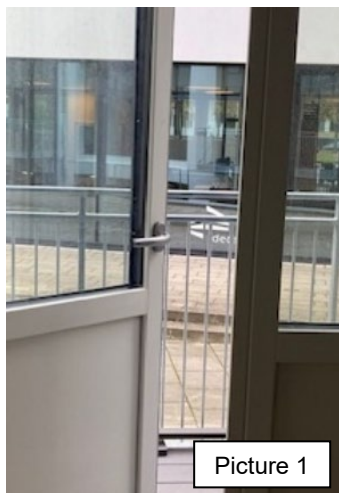
To control the shed light, there is a switch in the living room and a switch in the loft. The switch can be controlled with up and down arrows.

One rain/wind sensor is included that notifies the two control centers to close all windows in case of rain or excessive wind.

Do not drill into the frame!



## BALCONIES



## Balcony Door

To open the balcony door, turn the handle halfway up as shown in (image 1).

To lock the balcony door when it is open, turn the handle back down as when closing the door again, see (image 2).

NB! The balcony door must not swing when the handle is in the locked position.

### Lubrication

Lubricate hinges as needed, but at least once a year. The hinges are lubricated on delivery, but if the height is adjusted, the hinges should also be lubricated with a small amount of Nordic Swan Ecolabel oil.

Along with the annual lubrication, the seals and glazing beads should be inspected. For the sealing strips, check that their position and retention are in order and that the strips continue to fulfil their sealing function. Sealing strips must never be painted over.

### Cleaning and Maintenance:

Regular cleaning of windows should be carried out, which includes cleaning with water and possibly a mild Nordic Swan Ecolabelled cleaning agent suitable for windows.

The frame and sealing strips should simply be cleaned by wiping with a cloth wrung out in clean water or with a mild detergent.

## Balcony

The balconies are enclosed by a protection consisting of galvanized steel and composite decking boards from Wimex Fur, classic grey.

The balcony should be inspected for damage twice a year. Be aware that railings are sensitive to wear. Installations can wear off the coating. If you want to hang something on the balcony, you must have a protective layer between the hanging item and the railing.

Do not store anything on the balcony that could cause water to accumulate.

Do not drill etc. into the balcony floor or railing.

If the railing becomes bent or damaged, this must be corrected immediately.

Please contact the property caretaker.

### Cleaning:

The galvanized surfaces should be cleaned with clean water.

Composite decking boards should be cleaned of dirt at least twice a year. Remove leaves and tree debris.



# KITCHEN & WARDROBES

## Kitchen

The kitchen is from Stykka. When cleaning wipe the cabinet doors regularly with a soft damp cloth to remove dust and dirt. Avoid using too much water as it can damage the surface. Use mild Nordic Swan Ecolabel detergents if necessary. After cleaning, wipe the doors thoroughly with a soft, dry cloth to remove any excess moisture.



## Countertop

The countertop is a laminate countertop, which does not withstand high heat. You should therefore use a trivet for hot pans and pots.

When cleaning the countertop, wipe regularly with a soft, damp cloth to remove dust and dirt. Avoid using too much water as it can damage the surface. Use mild Nordic Swan Ecolabel detergents if necessary. After cleaning, wipe the doors thoroughly with a soft, dry cloth to remove any excess moisture



## Kitchen sink

The sink is made of stainless steel and is cleaned with Nordic Swan Ecolabel detergent and dishwashing brush. Never use steel wool! This leaves small particles that can develop into rust stains.

Avoid leaving salt, vinegar, citric acid, fruit juice, mustard, chlorine and other chemicals on the surface as they can cause corrosion and damage to the sink.

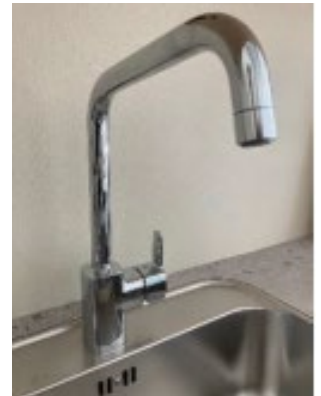
### Cleaning

Clean the sink using a sponge with ordinary Nordic Swan Ecolabel detergents if the sink is dirty. If limescale build-up occurs, leave warm vinegar 7% in the sink for a few minutes and then rinse the sink with warm water. Avoid using scratched sponges and scouring powder for cleaning. It is also not recommended to use cleaning agents containing solvents and acids.



## Kitchen faucet

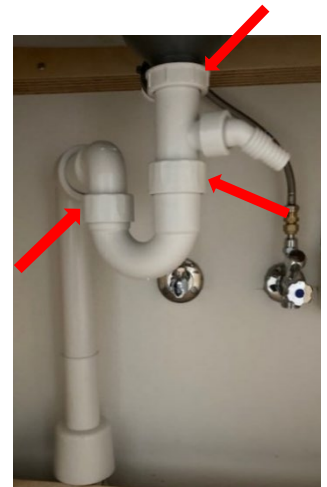
Avoid using sponges and scouring powder for cleaning. It is also not recommended to use solvent-based cleaning agents containing acid. Only clean the faucet with a little soap and a damp cloth, then rinse and wipe dry. Lime scale stains can be avoided by wiping the faucet dry after use.



## Water trap kitchen

Especially from the kitchen sink, grease and food residue can clog the trap and drain.

If you experience this, disassemble the trap to remove dirt and debris. Remember to keep a bucket under the trap when dismantling the trap as it is filled with water. When reassembling, make sure that the water trap is installed correctly and closes tightly. If you experience leaks, tighten the bypasses. (See arrows)



## Wardrobe

### Cleaning of wardrobe

For daily cabinet door cleaning, wipe the doors regularly with a soft, damp cloth to remove dust and dirt.

Avoid using too much water as it can damage the surface.

Use mild Nordic Swan Ecolabel detergents if necessary.

After cleaning, wipe the doors thoroughly with a soft, dry cloth to remove any excess moisture.

Cabinet doors and drawers should not scratch the cabinet body, if this is the case, contact C.W. Obel Ejendomme, as this must be repaired by a professional.



# Bathroom

## Cabinet

The bathroom unit is from Stykka. To clean cabinet doors, wipe them regularly with a soft, damp cloth to remove dust and dirt. Avoid using too much water as it can damage the surface. Use mild Nordic Swan Ecolabel detergents if necessary.

After cleaning, wipe the doors thoroughly with a soft, dry cloth to remove any excess moisture.



## Sink

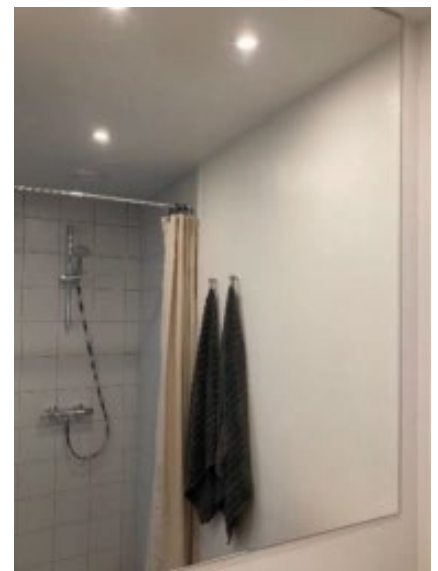
To clean the sink use regular water-soluble Nordic Swan Ecolabel detergents. Never use brown soap, soap flakes, scouring powder, solvents, furniture polish or bone wax as these products can have an adverse effect on the surfaces.



## Mirror

Spray the mirror with glass spray and clean with a microfiber cloth or lint-free cloth. As an alternative, use warm water with a little Nordic Ecolabel dishwashing detergent to wipe the mirror and then polish the mirror with a lint-free cloth.

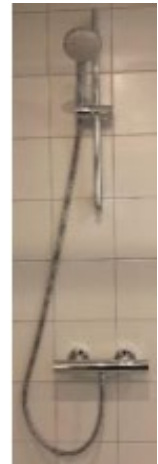
Clean the glass wall by the shower in the same way.



## Water Fixture

Avoid using scouring sponges and scouring powder for cleaning. It is also not recommended to use solvents and acidic cleaning products that contain acetic acid.

Only clean the water fixture with a little Nordic Ecolabel soap and a damp cloth, then rinse and rub dry. Limescale stains can be avoided by wiping the water fixture dry after use.



## Drain

Blücher triangle floor drains should be cleaned regularly to keep the drainage system working optimally. The trap should be cleaned regularly as soap residue, hair etc. settles and builds up around the trap. It is therefore recommended that the trap is cleaned every 6-8 weeks depending on how often the shower is used.

Remove the grate and lift up the trap. Clean the trap with detergent as needed, make sure the trap gasket is lubricated with lubricant to avoid odours. Install the siphon by applying light pressure and install the grate.

For more information and video please see: [Worth knowing about drain cleaning](#)



## Toilet roll holder

Avoid using abrasive sponges and scouring powder for cleaning. The usage of solvent and acidic cleaning agents are not recommended. Only clean with a little Nordic Swan Ecolabel mild detergent and a damp cloth.



## Toilet and toilet seat

If you clean the porcelain often, it is harder for dirt and limescale to stick. If the usual cleaner does not have the desired effect, you can use the Nordic Swan Ecolabel toilet bowl cleaner.

Dilute according to the instructions and use the liquid in the toilet bowl. Wipe/scrub the damp surface and rinse thoroughly.

Are you experiencing a running toilet? Please see this video: [Descaling the toilet](#)



## Flush button

Clean the control panel with a soft, damp cloth.

**NB!** Never use aggressive and abrasive cleaning agents. It is recommended to use small flush.



## Wall and Floor Tiles

The walls in the shower are covered with tiles. If the grout or tiles need cleaning, it is recommended to gently use mild Nordic Swan Ecolabel detergent. The best way to remove dirt from the floor is to use two buckets - one with mild Nordic Swan Ecolabel detergent and one with clean water, to rinse off after cleaning. Always follow the instructions carefully as too concentrated a mixture can damage the grout. For the best results, wipe with a lint-free cloth. Tile repairs should be conducted by professionals. Contact the property caretaker if there is a cracked tile or a loose joint.

## Drilling in the Bathroom Floor and Walls

Drilling in the bathroom walls and floor is not allowed, as there are embedded installations within the walls. From the living room and bedroom side, it is permitted to drill into the lightweight concrete walls surrounding the bathroom. However, be cautious not to drill too deeply due to the water installations. If in doubt, contact the property's caretaker.

Appropriate wall plugs must be used for mounting or screwing in fixtures and similar items. For hanging lightweight objects, regular steel nails or picture hooks can also be used.

## Water Trap

If the bathroom drain is blocked, disassemble the water trap to clean out dirt and debris, as in the kitchen (See section: ***Kitchen water trap***). The water trap in the bathroom may be different from the one in the kitchen. See the arrows in the picture for an illustration of where to screw to disassemble.



# APPLIANCES

## Oven

**Please note that the oven cannot be used until the clock is set.**

How to set the clock:

After the first power connection, wait until the display shows: '12:00'.

1. +/- Press to set the time.
2. Press the clock symbol to confirm, otherwise the current time setting is automatically saved after 5 seconds.

The oven has the cleaning function, AquaClean.

The bulb in the oven is a special bulb that can withstand the high heat.



## Cooking Hob

Clean with lukewarm water and wipe dry with cloth.

Avoid cabinets/abrasive materials when cleaning.

For daily surface cleaning, use a wrung-out cloth.



## Dishwasher

It is important to add salt and rinse aid to the dishwasher when the dishwasher shows that it is missing.

For more information on dishwasher maintenance, please see this video:

[Dishwasher cleaning](#)



## Refrigeration & freezer

Alternating ice and water droplets on the back wall is normal during operation.

Clean with lukewarm water and dry with a cloth.

Avoid cabinets/abrasive materials when cleaning.

Various noises may occur from the product and from the compressor during normal operation.

For daily cleaning of surfaces, use a wrung-out cloth



## Extractor Hood

The Silverline SC1153 steel FREJ extractor hood is equipped with a control panel with the option to activate the extractor when cooking and to illuminate the cooking area.

Always switch on the hood when cooking, as frying and baking are often the biggest causes of particle emissions in the home. In addition, cooking in particular emits a large amount of moisture that can form dew and condensation on cool surfaces, increasing the risk of mold growth and damage to kitchen cabinets.

By both switching on the hood and opening the window while cooking, you ensure that there is no negative pressure in the apartment.

When needed, the hood grilles need to be cleaned, remove the grilles by holding the grey handle and then take the grille down. Cleaning can be done with ordinary water and Nordic Swan Ecolabelled detergent or in the dishwasher.



NB: The cooker hood sucks permanently - called basic extraction and is part of the installed home ventilation

## Washing machine & Dryer

The filter in the washing machine should be cleaned once a month. The tumble dryer is a condensation dryer, which means that the container must be emptied and the filter must be cleaned.

For more information, please see video: [Machine Cleaning](#)



## Connecting lamps etc. to lamp sockets

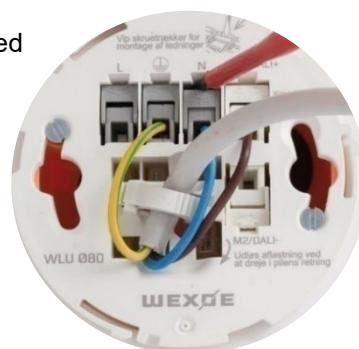
Lamp sockets are located in the apartment for connecting ceiling-mounted lamps.

Always remember to switch off the HPFI relay before connecting the cables to your lamp sockets. The wire should be installed according to the illustration below.

Blue wire connects to Zero (N)

Brown wire connects to Phase 1 (M1)

Yellow/Green wire connects to Earth (⊕)



*NB: Not all lamp cables come with an earth wire, if there are only 2 wires in the cable, one should go to (N) and the other to (M1)*

# HEAT

## Radiators

In apartments with a loft, a radiator is installed in the loft.

The radiator thermostat, when set to 3, will correspond to a room temperature of 21 degrees.

In the event that a radiator is not used or is constantly set to 3, the radiator thermostat should be massaged once a year - i.e. turn the radiator valve back and forth a few times to massage it.

Do not cover the radiator thermostat.

## Floor heating

A room thermostat is installed in each room of the apartment to control the underfloor heating in the room. To change the room temperature, turn the knob to the desired temperature.

The underfloor heating has a long response time. This means that the time from adjusting the temperature on the thermostat to a change in temperature can be long, between 12-24 hours. Therefore, be patient to find the right floor temperature.



**The control center has one LED for each zone/room sensor with green and red flashes.**

### Green flash:

Receiving wireless signal from the thermostat assigned in this zone.

### Red color:

Heating demand indicator (water circulation in this zone). Will light up white when the underfloor heating is turned up.

### Red color flashing:

Wireless alarm - the communication between thermostat and control center has been lost.

Check the room thermostat batteries (when replacing the thermostat batteries, always replace both batteries)

\* If all zones are flashing red, check the connection of the wireless antenna before replacing all batteries in the thermostats.



**Pump:** Green when the pump is active

**H/C:** Green at desired temperature, red when heating

# VENTILATION & INDOOR CLIMATE

## Ventilation & Control Panel

Nilan comfort 250 Top:

Filters in the ventilation system are replaced at least once a year but are factory-set to 90 days with time-controlled filter alarm. The ventilation system is preset to auto operation, which indicates that the system regulates itself in the individual steps according to the air quality of the homes. Which must NOT be changed.

Do NOT change the ventilation from the system.

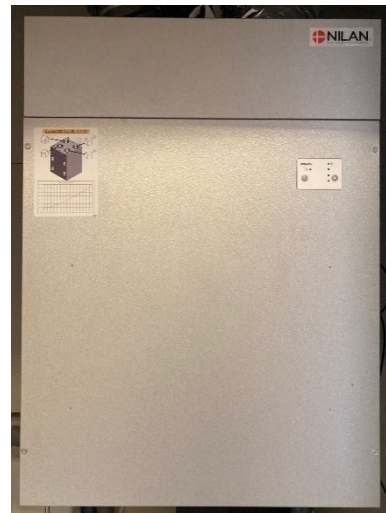
The system has 4 stages and is preset, when the hood is activated, the system runs on the preset stage. When the hood is deactivated, the system automatically returns to auto mode.

The system must always run in auto mode to replace moist and bad air. Do NOT deviate from this.

The display indicates with a green LED light which stage the system is running in.

When the cooker hood is activated, the system speeds up. There may be more noise from the system and valves when the system is running at maximum speed.

The caretaker distributes filters at appropriate intervals, which the tenant replaces in the technical cabinet in the corridor - the tenant's key fits the technical room. If you need help, contact the property's caretaker.



## Venting and supply air valves

Do NOT regulate/adjust the valve as they are set specifically for the size of the room.



Dark rings may appear at the air inlet valves. The valve can be cleaned with a cloth while it is mounted in the wall/ceiling. The valve must not be covered or touched, as they are regulated from start-up.

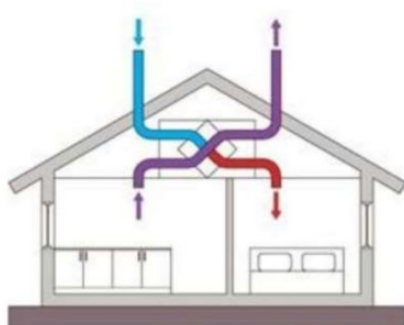
## Indoor Climate

The indoor climate in the home is affected by many things, and to maintain a healthy and comfortable indoor climate, the building is heated and ventilated. Through activities such as cooking, bathing, watering potted plants and ourselves, significant amounts of moisture are added to the air, which is why ventilation is important. Below you can read a little about how and why, and how you can help make it even better.



## Ventilation and heat

A ventilation system is located in the technical room that reuses the energy from existing air in the apartments. The supply air is therefore heated with the energy that can be extracted from the existing air. This saves energy and ensures lower heating bills for the tenant. See the principle below for ventilation in the apartments.



The main task of the supply air from the ventilation system is to ensure a good and healthy indoor climate in the apartments, i.e. to ventilate away odours and harmful substances and keep the CO<sub>2</sub> concentration at a low level.

Ventilation is also used to remove some of the excess heat in the building during hot periods. There may be periods when you need to open the windows to remove excess heat.

The excess heat comes from people, computers and sunlight. The heat is removed by the supply air being slightly colder than the room air. The ventilation is not used to heat the building, this is done by the radiators and underfloor heating.

### **The optimale temperature**

The radiator thermostats are all set to 3, which corresponds to approximately 21 °C.

A dot on the thermostat corresponds to 1 °C up/down. At this temperature, most people will feel comfortable.

If adjusting one thermostat, it is best to adjust all thermostats as temperature differences from room to room can cause drafts.

### **Air movement**

Air never stands still in a room and air movement can be annoying for some. Air movement can be caused by many things, such as open windows and doors, blowing in from the ventilation system and incorrect radiator settings.

# SMOKE DETECTOR

### **Testing the smoke alarm**

When manually testing the smoke alarm, the sound signal is muted. It is still recommended to warn neighbours about the test and to take the necessary precautions to avoid hearing problems.

### **IMPORTANT**

Never use flames to test the smoke alarm.

The manual test should be performed once a month, especially after a long absence

### **Manual test:**

Press the test button until the audible signal is heard. The smoke alarm will howl until the test button is released:

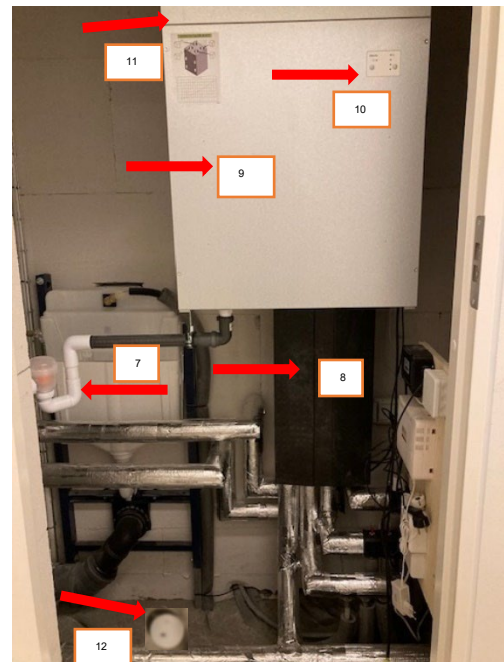
# TECHNICS

## IMPORTANT:

- The technical shaft must NOT be used for storage of any kind.
- DO NOT place anything on the floor and walls.
- DO NOT place anything on top of the pipes and do not step on them.
- DO NOT touch the control panel for the ventilation in the home.

## Technology shaft:

1. District heating shut-off valves return
2. District heating shut-off valves forward
3. Shut-off valve for cold water
4. Water meter
5. Energy meter for district heating
6. Teleslates for underfloor heating
7. Water trap
8. District heating exchanger
9. Ventilation system
10. Control panel for ventilation system
11. Door for filter replacement
1. One filter is for the outdoor air, the other is for the air from the home
12. Moisture alarm (located on the floor)

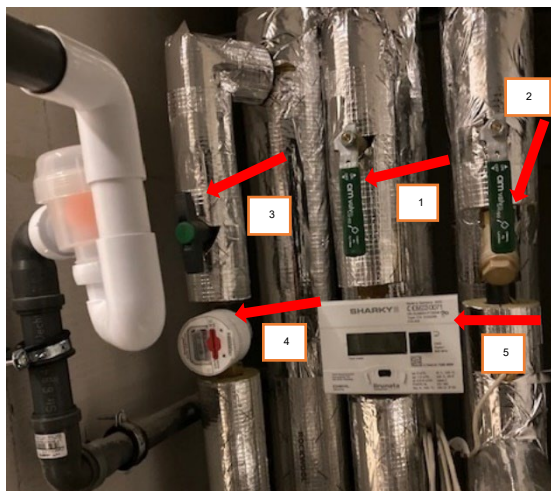
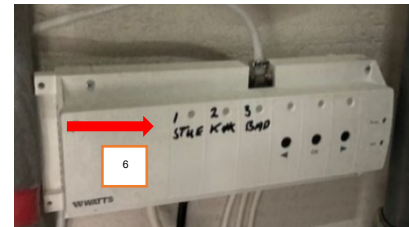


The layout of the shaft may vary from the pictures, but the components are the same.

## Humidity alarm

A moisture alarm is placed on the floor in all technical shafts.

If it sounds, there may be a leak in some of the pipes. The battery is replaced every 2 years. Or as needed.



## Internet

Your home is ready for internet. You must contact your chosen provider yourself to set up a subscription and receive a router and other equipment.



## Electrical panel

The electrical panel is located inside the technical cabinet in the hallway or in the XX apartment just inside the entrance door of the apartment.

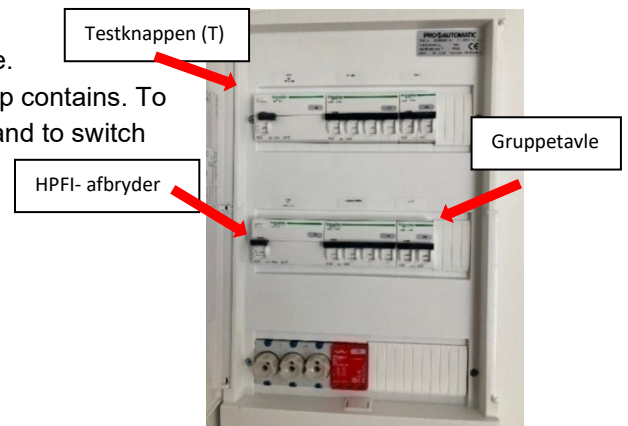
### HPFI- switch:

The entire installation is secured with an HPFI relay. The HPFI switch automatically switches off all power in the home in the event of an electrical fault. If the HPFI switch turns the power off, the power can be switched on again by pushing the switch up. The test button (T) on the HPFI switch must be activated at least once every quarter to ensure that it is working properly. If the HPFI relay does not switch off, call an electrician immediately.



### Group board:

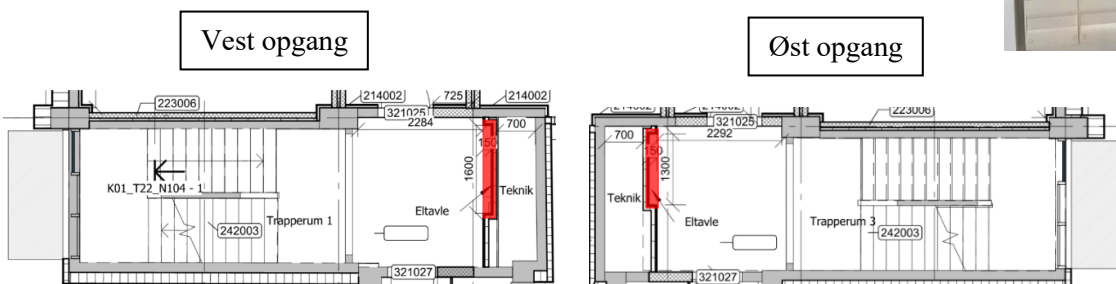
On the panel, it is possible to switch off parts of the power in the home. The number of groups installed varies from home to home. Above each group there is a label indicating which area the group contains. To switch off one or more groups, press the group or groups down and to switch them on again, press them up



## Electricity meter

Electricity meters for the apartment are located in the west and east stairwells of the building.

They are located on the living room, 1st floor and 2nd floor of each staircase.



# DEPOSITORY

All apartments have a storage room located on the walkways. It is important to check with your insurance company how to store your belongings in a storage room. Many insurance companies stipulate that items must be stored in a bulky manner.

Some storage rooms are located in basement rooms in particular, rooms by the main staircase. The storage room is marked with the apartment number and has a padlock that fits the apartment key.

# LIFT

A lift is located in the centre of the building on the north side. It goes from the basement up to the roof terrace.

Press the button by the lift door to call the lift to the floor you are on.

When the lift arrives at the floor, the doors open automatically, and the desired floor can be selected on the control panel.

If the lift stops during use, press the alarm button and a connection is established to the alarm centre. The button is marked with a bell



**Blocking the lift door is not allowed.**

**Do NOT use the lift in case of fire!**



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