

Resident Rules

Bostadsrättsföreningen Vanadislunden

Tulegatan 42–46, 113 53 Stockholm

Org. no. 769615-4322

Board revision Q2 2026

Welcome to Brf Vanadislunden! These resident rules contain essential information about our property and housing cooperative, as well as the rules you as a member and resident are expected to be familiar with and follow.

Brf Vanadislunden requires that anyone applying for membership has read these resident rules before membership is granted. Once you confirm that you have read and accept the association's resident rules and bylaws, membership is normally approved digitally via the portal of our financial administrator.

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§ 1 — Organisation number and addresses

Bostadsrättsföreningen Vanadislunden has organisation number 769615-4322. The association's postal address is Tulegatan 46, 113 53 Stockholm (delivered to the mailbox in the entrance at no. 46).

Each apartment is identified by an internal number (1–87) and a Lantmäteriet number (4 digits). The format is written as e.g. 21/1402, where the internal number comes before the slash and Lantmäteriet's number after. In this example: entrance 1, floor 4, apartment 2 on that floor (counted clockwise).

Since the property has two entrances with different street numbers (42 and 46), Lantmäteriet's numbering is the same in both stairwells for a given apartment on a given floor. Always use the internal number to avoid confusion.

The apartment designations are listed on the information boards in both entrances under "Resident Register".

§ 2 — Important documents

Before joining the association, every housing cooperative member must have received, confirmed having read, and committed to accept and follow:

- Current resident rules (latest edition)
- The association's bylaws (latest edition)

Every member shall also be provided with:

- Minutes from the most recent annual general meeting
- Most recent annual report (on request upon entry)
- Membership register with names and apartment numbers (on request)

§ 3 — About our property

The building was constructed in 1973 and originally contained 78 apartments, of which two were later merged into one. In September 2021, construction of additional floors on the roof was completed, bringing the total to the current 85 apartments.

The distribution between apartments is similar in Tulegatan 42 and 46, with two 1-bedroom, two 2-bedroom, two 4-bedroom apartments of different sizes, and one 3-bedroom in no. 42 and two in no. 46. On the new top floor there are four 4-bedroom or larger apartments in each stairwell.

The building also contains commercial premises on three floors with entrance from Tulegatan 44. These premises constitute a separate property (Vilan 25) following a three-dimensional property division, owned by an economic association and managed by the property company Balder. The premises are leased by Jensen for upper secondary and preschool activities.

§ 4 — Finances and fees

4:1 Financial administration

The association's financial administration is handled by Nabo Group. All fees are invoiced monthly by Nabo. For questions about fees and invoicing, contact Nabo:

- Phone: 010-288 00 27
- Email: boende@nabo.se
- Portal: nabo.se (log in with BankID)

4:2 Household electricity

Your actual electricity consumption is measured by the meter in your apartment (via IMD) each month and charged retroactively on a quarterly basis on your monthly invoice.

4:3 Broadband

Brf Vanadislunden has an agreement with Ownit for fibre broadband at 1000/1000 Mbit/s, at a cost of SEK 59/month (2024–2026). The fee is specified on your monthly invoice.

A connection is installed in every apartment. You are free to connect your own router or rent one from Ownit. You may purchase additional services such as TV and IP telephony from Ownit or another provider.

§ 5 — Access system and intercom

5:1 Key fobs

The association uses key fobs ("key tags") for access — no door code is used. The key fobs open entrances, basement storage corridors, and doors from the garage level to the stairwells.

Upon entry, the new member shall receive all key fobs belonging to the apartment (minimum 3). Key fobs should be treated as valuable property.

If you lose a key fob — report it immediately to the board so the fob can be blocked in the system.

5:2 Intercom system

The intercom system is connected to your mobile phone via the StepLock app (iOS/Android) and works best over WiFi. Contact the board for help with configuration.

Via the app you can also access information from the entrance boards and book laundry and sauna times.

5:3 Security

- Entrance doors must never be left open unattended
- The automatic mechanism is damaged if the door is forced open — switch it off using the button on the box above the door during moves etc.
- Do not let anyone in via the intercom without being sure of their business
- Make sure no unauthorised person slips in behind you

When transporting items through the entrance: switch off the automatic mechanism (button 0/1 on the box above the door). Switch back from "0" to "1" when you are done.

§ 6 — Laundry rooms

Both no. 42 and no. 46 have a laundry room on level -1, with a vacuum room and drying lines.

6:1 Booking

Laundry room bookings are made via the StepLock app or at the entrance information boards. Maximum booking time is 4 consecutive hours.

6:2 Cleaning

Clean up after yourself — no lint or debris should remain in machines or filters. Heavy rugs or heavy items must not be washed in the machines or centrifuge.

If the centrifuge becomes unbalanced and starts banging, switch it off immediately and repack the laundry. Otherwise, costly repairs may result.

§ 7 — Garage

The garage has its entrance from Frejgatan and holds 77 spaces, of which the association has 44 spaces primarily for members. The remaining spaces are rented to external tenants.

Member rent (January 2025): SEK 1,400/month. Contact the board if interested (internal queue applies).

7:1 Security

There have been instances of unauthorised persons gaining access to the garage. All members are urged to be vigilant.

If you drive into the garage — stop and wait for the gate to close so that no unauthorised person slips in. When exiting, give way to incoming vehicles.

7:2 Parking

A parked car must belong to the housing cooperative member or a family member residing in the same apartment, or be a company car with an employer certificate. Subletting of garage spaces is not permitted.

7:3 Cleaning

The garage is cleaned regularly. During cleaning, cars must be moved out. Cleaning is announced in advance via notices in lifts, information boards, and email.

§ 8 — Bicycle parking, storage rooms, pram rooms

8:1 Bicycle parking

Bicycle racks are located in the garage at the entrances and in the former waste rooms. Children's bicycles may be placed in unused spaces next to the bicycle racks. Locked bicycle rooms can be rented (approx. SEK 100/year) — contact the board.

8:2 Storage rooms

Storage rooms are located on levels -2 and -3, labelled with apartment numbers. Each storage holder is responsible for marking the storage room with the apartment's internal number (1–87).

8:3 Pram rooms

Pram rooms are available in both entrances with code locks (contact the board for the current code). Pram rooms are intended solely for prams — no sleds, children's bicycles, or similar items.

§ 9 — Gym, sauna and showers

The gym and sauna area are located in stairwell 46, level -2. From stairwell 42 you can reach it via the basement storage corridor on level -2.

Sauna bookings are made via the StepLock app or at the entrance information boards. Always leave the facilities in at least the condition you found them.

§ 10 — Waste and recycling

10:1 Waste management

The waste chutes are sealed. No newspapers, recycling material, bulky waste, electronic waste, or hazardous waste may be disposed of in the building.

10:2 Household waste

Food scraps and household waste are to be left in the waste room on garage level -3, by the exit. Use your key fob to access it.

10:3 Other waste

You are responsible for transporting and recycling other waste yourself. The Vanadisberget recycling facility accepts some bulky waste — check opening hours.

§ 11 — Ongoing property maintenance

11:1 Property maintenance and fault reports

Service and maintenance are handled by Delagott, where all fault reports should be made in the first instance:

- Phone: 08-33 12 10 (weekdays 08:30–16:00)
- Emergency / on-call (24/7): 08-551 105 00
- Email: felanmalan@delagott.se
- Website: delagott.se/felanmalan

Include your name, phone number, and apartment number in your fault report.

11:2 Own works

Housing cooperative members may hire their own contractor for simpler work within their own area of responsibility. Ensure the contractor is certified and can provide guarantees — especially important for wet rooms. Feel free to contact Delagott for recommendations.

§ 12 — Alterations to the apartment

The building has a cast-in-place concrete frame. Noise from drilling and grinding travels throughout the entire building.

12:1 Inform the board and neighbours

All renovations — regardless of scope — must be reported to the board before work begins. Even minor work that does not require formal approval must be reported so the board has an overview of ongoing work in the property.

In addition, renovation work must always be announced via notices in the lifts and/or other communal areas, so that other members are informed in advance.

12:2 Application to the board

More extensive alterations require board approval. The application must include a description of the work, drawings (current state and planned changes), and details about the contractor.

Alterations to the load-bearing concrete frame require written approval from the board. A building permit may be required.

12:3 Disruptive work

Chiselling, drilling, grinding, sawing, and hammering are permitted only on weekdays 09:00–17:00.

12:4 Notices

For disruptive work, notices must be posted in both lifts (no. 42 and no. 46) with the name and phone number of the person carrying out the work.

12:5 Cleaning and order during renovation

Anyone carrying out a renovation is fully responsible for keeping communal areas clean throughout the entire duration of the work. Other members should not be exposed to dirt, dust, or building materials in stairwells, lifts, basements, or other communal spaces.

- Stairwells, lifts, and corridors must be kept free from construction dust and debris. Cleaning must be done on an ongoing basis — not just after the work is completed.
- Construction dust spreads easily in our concrete building. During extensive chiselling, drilling, or grinding, dust spread must be limited with appropriate measures (e.g., vacuum at the drill point, sealing the door to the stairwell).

All renovation work must be carried out inside the apartment. It is not permitted to store building materials or carry out work in stairwells, on landings, in basement corridors, or other communal areas.

12:6 Handling of construction waste

Construction waste and demolition material must not be disposed of in waste chutes, lifts, or basement areas. All construction waste must be transported out of the building in sealed construction bags or in another proper manner.

- Construction bags placed outside the building must be emptied and collected promptly when full. Overfull or unattended bags tend to attract dumping by outsiders, leading to extra costs and a deterioration of the property's surroundings.
- The housing cooperative member is responsible for ensuring that the hired contractor follows these rules and that construction waste is handled correctly.

12:7 Notice for extensive work

For renovations involving extensive chiselling, drilling, grinding, or other potentially disruptive work, advance notice must be given via signs in both lifts (no. 42 and no. 46) with details of:

- Name and phone number of the person carrying out the work
- Planned days and times for the disruptive work
- Estimated duration

Remember: disruptive work is only permitted on weekdays 09:00–17:00 (see 12:3 above).

12:8 Parties and events

Parties and events that may cause disturbance to neighbours should be announced in advance via a notice in the lift in your stairwell, with your contact details.

Disturbing noise such as loud music, lively parties, and similar is not permitted after 22:00.

§ 13 — Connections and water shut-off

13:1 Equipment connections

Personal equipment (dishwasher, washing machine, ice maker, etc.) connected to the building's water and drainage system must be installed professionally. Contact Delagott for assistance.

13:2 Water shut-off

If the water needs to be shut off for plumbing work, it must be announced via notices in the lifts and entrances at least 48 hours in advance and coordinated with the property manager Delagott. The notice must clearly state how long the water is expected to be off (date and start/finish times). Shut-offs of the association's risers may only be carried out by, or in consultation with, Delagott — never shut off the association's main valve yourself.

Residents' own tradespeople may not shut off any riser without permission from Delagott — both to prevent the wrong riser from being shut off and to ensure the shut-off is approved by Delagott. If a shut-off is carried out without prior notification to Delagott, any resulting costs may be charged back to the apartment owner.

A water shut-off must be kept to the minimum possible in terms of time. Keep the shut-off period as short as possible, as it affects several apartments on the same riser.

In the event of an acute water leak the notice period does not apply — contact Delagott's on-call line immediately on 08-551 105 00.

§ 14 — Smoke detectors, smoking and barbecuing

14:1 Smoke detectors

Every apartment must have a functioning smoke detector. If you lack one — contact Delagott and one will be installed at the association's expense. You are responsible for testing and battery replacement.

14:2 Smoking

Smoking is prohibited in lifts, stairwells, corridors, and all other communal areas. The association urges all residents not to smoke near the building or on balconies to prevent smoke odour from entering other apartments.

14:3 Barbecuing

Barbecuing is not permitted on balconies or terraces. Exception: apartments on the roof with their own direct entrance to the roof surface.

§ 15 — Subletting

Subletting requires the board's written approval in advance.

15:1 Application

Applications are made digitally via Nabo's portal. The board normally responds at the next board meeting. Allow at least two months before the planned subletting start date.

15:2 Fee

The association charges a fee of 10% of the applicable price base amount per year. With PBB 2026 = SEK 58,800, this corresponds to SEK 5,880/year (SEK 490/month).

15:3 Responsibility

The housing cooperative member is responsible to the association for their subtenant in all respects. The subtenant must read the current resident rules.

§ 16 — Sale and membership entry/exit

Upon sale, the housing cooperative member is responsible for ensuring the broker receives the bylaws, the most recent annual report, AGM minutes, and the current resident rules.

- The board approves shared ownership — minimum share 10%
- Legal entities are generally not accepted as housing cooperative members
- At least 3 key fobs and keys must be handed over to the buyer
- The seller should conduct a walkthrough with the buyer regarding the property

Contact the board well in advance of the sale so the apartment can be inspected. Hand over all documents regarding completed work and certifications to the buyer.

A housing cooperative member with a garage space is not entitled to retain the space after exit. The garage remote must be returned to the board.

§ 17 — Annual general meeting

The association's annual general meeting is held in May or June. A notice of meeting is sent to members at least two weeks before the meeting date.

§ 18 — Membership register

The membership register is updated continuously upon entries and exits. A member may upon request obtain a register with names and apartment numbers from the board.

The board does not disclose phone numbers or email addresses to third parties in accordance with GDPR. In urgent matters, contact a board member or the building representative in the relevant stairwell.

§ 19 — Board contact details 2025/2026

Filip Hammarnäs

Chair

filip.hammarnas@brfvanadislunden.se

David Stenlund Sager

Finances

david.sager@brfvanadislunden.se

Sharon Ruben

Member

sharon.ruben@brfvanadislunden.se

Harald Landgren

Member, keys

harald.landgren@brfvanadislunden.se

Robert MacFie

Member, StepLock

robert.macfie@brfvanadislunden.se

Lars Ågren

Alternate, garage

lars.agren@brfvanadislunden.se

Håkan Frestadius

Alternate

hakan.frestadius@brfvanadislunden.se

Management

Financial administration — Nabo Group. Fees and invoicing: boende@nabo.se · 010-288 00 27 · Portal: nabo.se (BankID)

Property management & fault reports — Delagott. felanmalan@delagott.se · 08-33 12 10 (weekdays 08:30–16:00)

Emergency / on-call (24/7): 08-551 105 00 · delagott.se

This is a courtesy translation. In case of discrepancy, the Swedish original prevails.