

KIINTEISTÖ OY MAAPADONTIE 2

PROPERTY MANAGER / MAINTENANCE SERVICES

Property management is provided by Kiinteistöpalvelu Alamaa / Pekkonen
045-277 6601, business days from 7 am to 4 pm.

Door opening: Work days from 7:00 am to 16:00 pm 20 € and from 16:00 pm to 7:00, weekends and holidays 50 €.

The property manager does not have regular hours of duty. The property manager can be contacted via email at huolto@kiinteistopalvelualamaa.fi to arrange a meeting to pick up your keys, for example. In urgent situations, you can call the above number on business days. At other times, from 4 pm to 7 am, and during weekends and holidays calls will automatically be transferred to an on-call service. For example, if you need your door opened at night. Note! Defects observed in the flats and the common areas should be reported to the property manager without delay.

The only matters handled locally at Maapadontie are the handing over and return of keys, moving notifications, the register of occupants, notices of defects, sauna reservations and parking slot reservations.

RENT DEPOSIT PAYMENT

New residents must pay the rent deposit before picking up their keys. The amount of the rent deposit is the same as the rent at the time of signing the rental agreement. The rent deposit is paid to the company's account without a reference number, but the message should include the address of the flat, e.g. rent deposit A 1. You must present the payment receipt at the housing office in order to receive your keys. New residents must check the condition of their flat and sign the notification of receipt.

GETTING BACK THE RENT DEPOSIT

The rent deposit will be returned to the tenant after moving out if the tenant has paid the rent, returned the keys and cleaned the flat properly. When cleaning the flat for the last time, special attention should be paid to the cleanliness of stoves and refrigerators. Toilet/bathroom facilities should also be cleaned carefully. The tenant moving out must empty the flat and cage storage. The tenant should give property management their bank account number for the return of the deposit. Note! Please remember that hazardous waste, such as computers and televisions, must not be left in the waste bin shelter.

PAYMENT OF RENT AND SPECIAL CHARGES (sauna reservations, parking slots)

Rent is paid monthly in the first five business days from the start of the month, always with a reference number and into the company's account. The reference number is the same for every month. Special charges, such as sauna reservations and parking slot payments, should also be paid with a reference number when paying the rent. After reserving the sauna or a parking slot locally, please remember

to inform the building management office about this and any cancellations. If you have lost your payment details or anything is unclear, please resolve the matter with the Häme Student Foundation, preferably by email: asuntoasiat@hys.net.

ELECTRICITY CONTRACT

New residents should make their own electricity contracts with an electricity company. When making an electricity contract you will need to know that the property is heated with district heating.

INTERNET

The property has an Ethernet-based wire connection and residents need their own Ethernet cables to use the internet. The switch cabinet in the hall of the flat also has Ethernet sockets. Please see the detailed instructions in the resident's folder. If a problem occurs, contact DNA customer service, Mon–Fri, 8am – 6 pm, Tel. 044 144 044 and fault reports 24 h/day 0800 300 500

TV

The property is in a cable network area. If a problem occurs, please contact customer service, see above.

STOVE

The switch cabinet in the hall of the flat has three quick-break fuses, which must be turned into the up position. Otherwise the stove will not work.

DOOR CODES FOR FRONT DOORS

The front doors of buildings have door codes to improve general safety. You can obtain the code from property management staff when picking up your keys before moving in.

TERMINATION

If you want to terminate your rental agreement you must do this with your lessor, not for example the property management staff. Rental agreements are fixed-term agreements, but the tenant may still terminate the agreement with a notice period of one month. The notice period is always one whole month from the first day of the following month. For example, if a tenant gives notice of termination on 5 February, the rental agreement will terminate on the last day of the following month, i.e. 31 March.

CLUB ROOM, SAUNAS, CAGE STORAGE

There is a club room available to all residents (unit A, ground floor). Saunas (2) are located on the roofs of the buildings and have a terrace for cooling off.

There is one cage storage unit reserved for each flat. The cage storage units are located on the ground floor. The number of your storage unit is the same as your flat number. Please do not use the wrong storage unit.

PETS

Pets are allowed, but the tenant must make sure that they do not disturb other residents, or soil or destroy the surface materials or structures of the flat or property.

SMOKING

The property is non-smoking. Smoking is forbidden in the flats, other interior spaces, balconies and terraces. Smoking is only allowed in areas specially reserved for it.

VENTILATION WINDOWS / FRENCH BALCONIES

The ventilation windows in the flats are tall but safe. However, they are not supposed to be forcefully opened to their full extent, which would allow a small person to fit through the gap. If you do this, you are responsible for any consequences. We therefore urge residents to be cautious.

French balconies are also structurally safe, but residents must not place flower pots on the railing because this could lead to damage to the structure/glass.

TRANSPORT CONNECTIONS

Several bus routes within Helsinki: Buses to the centre of the city: numbers 61 and 61T from Käskynhaltijantie.
Buses 67v, 611, 614, 615 and 633 to the centre from Tuusulanväylä, and 66 and 67 from Pakilantie.

Bus 52 to Kumpula and bus 550 to Viikki.