

Bostadsrättsföreningen Skuggviolen 1

The Swedish term, **bostadsrättsförening**, can be translated into *tenant-owner's association*, which roughly corresponds to the English term *housing cooperative*. A "bostadsrättsförening" is a form of living and ownership in between a rental flat and an owned house. As it is a form of housing/living that normally is not used outside the Nordic countries, please inform yourself further by searching on internet for the above-mentioned expressions.

As a guiding rule the bostadsrättsförening is responsible for the building and its fronts together with the systems for heating, water and plumbing. The monthly fee that you pay to the bostadsrättsförening covers the costs for these basic services and all other costs that the bostadsrättsförening has. Note that electricity is not included in the fee and you need to have a private deal both with the network owner, *Ellevio*, and one of the hundreds of electricity companies in Sweden. One example of such a company is *Vattenfall*.

Broadband, a basic assortment of TV Channels and telephony (not the minute fee) is included in your fee to the bostadsrättsförening. You do however need to contact comhem.se (or telephone 0775-171720) and sign a deal with them to get the equipment needed.

The bostadsrättsförening is run by a board (*styrelse*), consisting of a number of people living in the building and elected by a yearly meeting, to which all tenants are invited. The yearly meeting will also vote on other matters of importance for the building and the bostadsrättsförening. The rules (*stadgar* in Swedish) for the bostadsrättsförening control in detail the division of responsibility between the owners (you), the bostadsrättsförening and the board (see page *Stadgar*).

The tenants living in the building, the members of the bostadsrättsförening, are responsible for the interior of their apartment. It is therefore of utmost importance that you have an insurance for your apartment (*hemförsäkring* in Swedish) and you must also have an add-on insurance if you live in a bostadsrättsförening, called *bostadsrättstillägg*. This add-on insurance covers big parts of costs that you otherwise personally might have to take, for example if there is a water leak in your apartment.

Please note, that you do not actually **own** your apartment, you own a part of the bostadsrättsförening, which includes the right to live in a certain apartment. This means that you are **not** free to do whatever you want with the interior of the apartment such as moving walls or making changes to systems such as plumbing, electricity and ventilation. If you want to rebuild your kitchen or bathroom you need to contact the board for information of what the rules are, since a change in the ventilation system might affect the ventilation of the whole building.

Also make sure that you follow the instructions of our carbage sorting system (*sopsortering*). In *Soprum 1* and *Soprum 2*, situated at the upper parking site, you sort and leave glass, metal, newspaper and packaging wastes. In *Soprum 3* and *Soprum 4*, situated next to Lövstavägen, you leave food waste (in special brown bags) and other household garbage.

All communication sent out from Skuggviolen 1, including this webpage, is in Swedish. It is the responsibility of all tenants to read and understand the information sent out. If you don't understand or can't get a proper translation – do not hesitate to contact the board (*styrelsen*) and we will do our best to explain the information to you.