

# House Rules

Issued by the Swiss Real Estate Association ("SVIT"), Basel Area Branch

---

The present House Rules have been issued in the interest mutual consideration, as well as in order to maintain the tidy appearance of the building. Failure to observe the House Rules shall entitle the Landlord to dissolve the tenancy relationship, following a fruitless written warning.

## § 1 Mutual consideration and peace and quiet

Noise disturbance must be avoided in the interest of all residents. The general hours of peace and quiet in the building must be observed from 10 p.m. to 7 a.m. and from 12 noon to 2 p.m. All activities that could disturb peace and quiet are prohibited during these hours. Particular consideration must be paid to the needs of residents to enjoy peace and quiet on Sundays and on public holidays. The quiet periods are also applicable to garden areas and children's playgrounds.

Audio equipment (radio/television etc.) must be limited to room volume at all times. Building doors, lift doors and apartment doors must be closed quietly.

Vacuum cleaners, dishwashers as well as washing machines and tumble dryers installed in the apartment may not be used before 8 a.m. or after 9 p.m. The same hours apply to noisy mechanical or building works, although these must cease after 6 p.m.; in addition, such activities are also prohibited from 12 noon to 2 p.m.

Musical instruments may be played between 8 a.m. and 12 noon as well as between 2 p.m. and 8 p.m., provided that windows are closed.

## § 2 Security

Doors must be kept locked. Emergency exits and marked escape routes must be kept uncluttered at all times, and may not be locked with a key.

## § 3 Cleaning

Insofar as the general cleaning is not performed by a caretaker, each Tenant must each week clean the flight of stairs and pedestal leading to his apartment. If several apartments are located on the same storey, then the Tenants must alternate the cleaning duties between them. Furthermore, the Tenants shall also be responsible for cleaning the shared cellar and attic spaces as well as for the snow-clearing duties – in accordance with a special roster.

Extraordinary dirt caused by residents or visitors inhabitants must in every case be cleaned without delay by the Tenant responsible.

The Tenants must clean their allocated cellar compartments and attic spaces regularly, and must keep these in a tidy state.

## § 4 Waste disposal

Waste may not be stored openly or in sacks on the balcony, in the garden seating area or in the cellar.

If no containers are available, the waste sacks may be placed in front of the house at the earliest on the evening before the day of collection after 7 p.m. or on the day of collection by 7 a.m. at the latest. Cantonal and municipal ordinances remain reserved.

Bulky waste may not be stored in the stairway or in the shared cellar spaces prior to collection.

## **§ 5 Bicycles and prams**

These must be stored in the assigned rooms in the cellar. Accessories and other items may not be deposited there.

Bicycles kept in the rooms must be in use.

## **§ 6 Stairway, cellar and lift**

No private items may be kept outside the rented apartment, i.e. in the stairway, in the entrance area and in the cellar and attic corridors.

The storage of easily-inflammable, explosive or malodorous material in the cellar compartments is prohibited.

The connecting doors in the cellar corridors must be kept closed at all times, insofar as these are not emergency exits or escape routes.

Children may not play in the stairway, in the corridors, in the cellar or in the storage room.

The regulations affixed to the lift must be strictly complied with. The equipment must be treated with the necessary care. Malfunctions must be reported immediately to the caretaker or to the management.

## **§ 7 Laundry and drying room**

The laundry may be used in accordance with the times set out in the Laundry Rules, generally only on weekdays, between 6 a.m. and 10 p.m. The hours when individual Tenants may use the laundry are stipulated in the laundry schedule, which shall take best possible account of the interests of the Tenants.

Insofar as stipulated in the Laundry Rules, the laundry and the drying room may also be used on Sundays and public holidays. However, laundry may not be hung up in the open or on balconies on these days. Laundry may not be dried in individual apartments.

The operating instructions of the machines and apparatus must be strictly adhered to. The machines must be cleaned thoroughly following use. The Tenant shall be responsible for disposing of empty detergent containers. In general, laundry rooms must be kept in the state that one would wish to encounter them.

## **§ 8 Balcony, seating**

For safety reasons, flowerpots may be hung only on the inside of the railing; in this conjunction, suitable mounts must be used.

Fitted cupboards, other furniture and items that protrude over the railing are prohibited.

Sun blinds may not be unfurled during rainfall or strong wind.

## **§ 9 Private antennae**

Private antennae on façades, balconies, garden seating areas or on the roof are not permitted.

Mobile parabola reflectors may be set up on balconies, insofar as they do not protrude beyond the railing.

## **§10 Garden area, children's playground and environs**

Access paths, lawns and flowerbeds must be kept clean, and instructions issued by the caretaker or by the management must be observed.

Prams, bicycles and toys may not be parked on paths, open areas and access routes. Toys for the garden must be cleared away each evening. Football may not be played in the communal lawn.

## **§11 General**

- (1) No items, cigarette butts, food remnants etc. may be thrown out of the window or from the balcony. The shaking of bedclothes, cloths, brooms etc. out of windows and on balconies is prohibited.
- (2) When transporting furniture and heavy items, protective coverings must be placed on stairs and floors as well as in the lift cabins. When placing heavy objects in the building, account must be taken of the maximum load-bearing capacity.
- (3) The Tenant must ensure that his rooms are adequately heated in the winter. The radiators may not be turned off all year. The apartment must be regularly ventilated. Tenants may be held liable for damage that arises as a result of failure to adhere to these regulations.
- (4) In addition to nameplates, only stickers that block unwanted advertising may be affixed to letterboxes.

Copyright SVIT beider Basel