

Other contact details

If something is broken, make a fault report on our website, click on the FELANMÄLAN (fault report) and fill out the form.
www.robertsforsbostader.se

Other Questions Email robo@robertsfors.se

SOS (if something is broken in the apartment and cannot wait until the next weekday):

tel 0934-143 43 ALARM CENTER
(weekend, evening, night only)

Unlocking:

Weekdays from 7 am to 4 pm on our website.

The alarm center phone 0934-143 43.

(evening, weekend, night)

Unlocking costs SEK 1500. Identification is required.

TV antenna error report:

Phone 0934-141 13. Feel free to match the error with the neighbors before.

Reporting error Internet:

Contact your ISP – look up the links on our website.

**FIRE, DISEASE OR SUSPECTED CRIME
CALL 112**



Contact details

Phone time Monday – Friday 8-9, 9:30-11:30

Phone number: 0934-141 13

Email: robo@robertsfors.se

Do you want to visit us?

We only accept booked visits!

Make an appointment by email or phone.

Address: Storgatan 13, 915 81 Robertsfors

Welcome to Robertsfors Bostäder

RoBo is a public housing foundation. We have properties in Bygdeå, Robertsfors and Ånäset. We own and manage 260 apartments with rental right and 15 premises. The apartments consist of semi-detached houses and 2- to 4-storey houses. This gives our tenants a great choice to choose the type of accommodation. Our ambition is to create a safe and comfortable accommodation for all our tenants.

The SBO house in Ånäset is out for rental in

January 2021



It is on our website it happens!

www.robertsforsbostader.se

Felanmälan – (Fault reporting)

Report the apartment's fault here and the property manager will receive the message immediately. The error can then be fixed faster.

Ledigt lägenheter just nu – (Available apartments)

See vacant apartments and make a declaration of interest. See floor plans and other information about the apartments.

Blankettservice – (form Service)

Here are a number of forms, for example housing application, autogiro form and termination of housing.

Att vara Hyresgäst – Råd och Anvisningar – (to be a tenant – advice and directions)

Information about what is important to consider when renting an apartment eg. home insurance, stairwells and entrances, pets, rules in the laundry room, termination of housing.

Aktuellt- News

Information from RoBo, for example, opening hours during holidays and as well as other important messages. Important announcements may include rent negotiations, new waste sorting or disruptions of various kinds in our apartment areas.

- **BIRDS- DO NOT** feed pigeons, gulls or other birds as rats and mice seeks the food that falls from the bird tables. The birds can also be experienced as unpleasant for the accommodation around the property.
- **SNOW SHOOTING, SANDING AND GRASS CUTTING - SEMI-DETACHED APARTMENT** - On the tenant's lease with RoBo, it is set on page 2 whether the tenant is responsible for snow removal and sanding.

In cases where outdoor furniture or other garden tools makes it difficult for the lawn mower to access, the site will not be mowed and the tenant will be responsible for mowing the grass.

IMPORTANT! Pools and trampolines are **NOT** allowed to be erected on the lawn.

Now it's here! Brown Food Waste Barrel



On March 1, we will start using the Brown Barrel, in which the Food Waste will be thrown. **NOTE!** Use only the brown paper bags that come with and throw in the barrel.

You can read more about this on our website.
www.robortsforsbostader.se

Important to consider in your apartment

- **SMOKING** –Smoking **PROHIBITED** in the apartments or common areas! The tenant will be responsible for the cleaning costs of smoking.
- **STAIRWELL** – storing walker, stroller or bikes **PROHIBITED** in the stairwells. **IMPORTANT** in the event of a fire the space must be open for evacuation and for rescue service. Lack of respect by the tenant can lead to warning and eviction. Use your own storage room for bicycles. Walker and stroller can be stored in the apartment.
- **STORAGE** - your storage room must be marked with the apartment number or item number. The tenant procures his own padlock to the door. **NO** storage allowed in the corridors. This poses a fire hazard and the tenant risks fines. There is **ONE** storage room for each apartment.
- **VENTILATION** - in order for you and your apartment to feel good, the ventilation must always be open. Do **NOT** tape over the ventilation. The tenant is responsible for damages caused by the tenant!
- **VENTILATION- SEMI-DETACHED APARTMENT-** Always have the kitchen fan on to increase the circulation of air. The apartment has the most common type of ventilation in houses built around 1970. We recommend that you always have the kitchen fan at the lowest position and then increase when you cook. If the kitchen fan is on, you have ventilation in the bathroom that ventilate the moisture after you shower.
- **HEAT** - In our apartment houses, we maintain an indoor temperature that can vary between 18-22 degrees Celsius. We do not correct faults reported within this range. Do not place furniture in front of elements it prevent heat from spreading in the apartment. Avoid thick, long curtains in the windows as they prevent heat from spreading. Always open draped curtains during the day and allow the heat from the elements to flow freely in the apartment.
- **HEAT in the Semi-Detached apartment - PROHIBITED** to switch of the heat! This will freeze water pipes and cause major damage to our property. In the apartments, the temperature indoors during winter should be between 18-22 degrees Celsius in all the rooms. Keep the element on in every room! **IMPORTANT!** The tenant is responsible for damages caused by the tenant.
- **WINDOWS AND BALCONY DOORS** - Feel free to open windows and balcony doors in the summer. Always close windows and doors in the event of heavy wind, rain or snow. Always close them in winter except for shorter periods for weathering. You are not allowed to leave the apartment without all windows and doors closed.

- **DRAINAGE** - The tenant is responsible for cleaning the water locks in the bathroom himself under the sink and floor drain. When stopping in the kitchen, please report the fault on our website. **IMPORTANT!** It's only allowed flushing down urine, feces and toilet paper in the toilet.
- **ENVIRONMENT FUNNEL** – It is **PROHIBITED** pouring cooking oil or deep frying oil into the drain. This causes a stop in the drainage pipes. Do like this: Pour the oil into a plastic bottle and screw on the cork properly. You can also use an empty milk package, tape again, put in a plastic bag and tie it together properly before throwing it all in the household garbage = **GREEN BARREL**.
- **GARBAGE** - Garbage bins for sorting are available in the parking lot. Important to sort correctly! **PROHIBITED** to throw furniture, cardboard boxes, frying pans, clothes etc in the garbage. You sort this at environmental stations or drive it to Fagerliden's recycling. From March 1, 2020, food waste is to be sorted and thrown into the **BROWN BARREL**. **IMPORTANT! ONLY** food scraps in the Brown Barrel. No litter or feces from pets. Always use the brown cardboard bags for food scraps. Read more about how to sort in the brochure "Everything about brown barrel" distributed by the municipality to all households, or read more on our website about what you can throw in the brown barrel.
- **PARKING** - For your own car, you are obliged to rent a motorhome, carport or garage. Contact us and we will help you with this. Visitor parking is available in marked places.
- **INTERNET** - The tenant signs his own subscription with an ISP and installs a wireless network if necessary. On RoBo's website, there are links to the suppliers that today operate on Robnet. Reporting errors are always made to the ISP.
- **TELEVISION**- The apartment's TV signal is terrestrial with antenna on the roof with basic range. SVT 1, SVT 2, TV4, 6 etc. The tenant himself contacts the supplier who can take the broadcast through the antenna for more channels. **PROHIBITED** mounting SATELLITE DISH on house or balcony.
- **FUSES** - The tenant is responsible for checking the fuses and changing them if necessary. You cannot report fault if the fuse is broken. It has to be electrical faults to make a fault report. We recommend that the tenant always have new fuses at home. Purchase Fuses at the nearest grocery store.
- **LIGHTS**- The tenant is responsible himself for replacing light bulbs and fluorescent lamps in the apartment. Report fault when lighting outdoors as well as in our stairwells and storage rooms is broken.
- **SMOKE ALARMS** - In each apartment there should be a fire alarm installed in the hall. The tenant must report a fault if a fire alarm is missing. The tenant should test the fire alarm once every 3 months. If the fire alarm gives off short beeps, the tenant must replace the battery. The fire alarm is **YOUR** life insurance if it starts to burn!
- **HOME INSURANCE** - The tenant **MUST** take out home insurance. It helps in case of fire, water damage etc. Keep in mind that damage without home insurance is very expensive and that recovery of costs will be done to the tenant.
- **ELECTRICITY** - Added in addition to rent. RoBo has made a notification to Skellefteå Kraft that you as tenant have moved in. The tenant then signs a contract with any supplier himself.
- **LAUNDRY ROOM** - Laundry time is booked with a booking cylinder inside or outside the laundry room. Please respect the washing times. **PROHIBITED** to do laundry at other people's laundry times! **PROHIBITED** to wash large carpets in the machines, they break! The tenant will be liable to pay compensation if the tenant do not follow the rules. Put the booking cylinder on PARKING or book a new time. The tenant clean the room after every wash. Washing machine shall be cleaned from excess detergent and lint removed from dryer. The floors must be cleaned and garbage thrown in the garbage outside. **DO NOT** leave anything in the laundry room - bring your washed clothes.
- **WHIP CARPETS** - **DO NOT** shake or whip carpets on the balcony. Dust and dirt can blow into the neighbor or fall on passersby. Use set whip stands!
- **CATS AND DOGS** - tenants who have pets, such as cats or dogs, must, for the sake of public concern, monitor them so as not to disturb other tenants. The animals **DO NOT** run loose in stairwells, courtyards or planting. Keep away pets from the children's playgrounds. Remove feces from the pets immediately!