

Information to new residents in housing cooperative Havsljuset 2

First of all, welcome as a new member of the housing cooperative Havsljuset 2, Västra Varvsgatan 9 A, Malmö.

Below you find some information that could be useful for you.

1. Board (of the Housing Cooperative)

At the yearly meeting, the representatives for the board are elected. The current names and positions in the board are:

Members:

Chairman:	Tommy Halén,	floor 8
Secretary:	Carina Opasiak,	floor 3
Treasurer:	Ingemar Mårtensson,	floor 5

Substitutes

Jan Andersson	floor 4
Lars Larsson	floor 3
Lena Eriksson	floor 6

The board has regular meetings, typically every second month. Please see the web site (see below) or the minutes from latest board meeting regarding the date for next board meeting.

If you have any questions or issues, you want to be handled by the board, please write an e-mail to the secretary or leave a written message in the post box in the entrance.

If you are interested in taking part in the board or other activities related to the housing cooperative, please contact any member of the board.

2. Community Association (“Samfällighetsförening”)

The five housing cooperatives (one for each house) have a shared Community Association (in Swedish: Samfällighetsförening) for common facilities, ground and technical equipment.

Responsibilities of the Community Association include:

- Garage
- Ground between the houses
- Heating central
- Engineering room
- Agreement and contacts with the electricity supplier (E ON)
- Waste disposal (recycling rooms)

The board for each housing cooperative (in our case Havsljuset 2) selects a member for the board of the Community Association. The representatives from Havsljuset 2 are:

Regular: Ingemar Mårtensson

Substitute: Jan Andersson

3. Premises on street level

The premises (the stores) on street level are also members of the housing cooperative.

Midroc has bought all the stores not sold, i.e. Midroc pays all monthly costs for not sold stores (in the same way as for not sold apartments).

4. Finance

The total debt is approximately 31 million SEK, distributed on three different loans. The first loan expires the 15th of June 2016, the second 15th of June 2018 and the third the 15th of June 2020. The current average interest rate is 3.44%.

The total value of the building is set to 123 million.

5. Monthly fee

5.1 Apartments

Cymko manage the invoices and payments for the monthly fee for your apartment. If you have any question related to the monthly invoice, please contact Cymko. You find contact information to Cymko on the invoice.

The financial plan is based on a yearly increase of the monthly fee by 2% in average.

5.2 Garage

APCOA parking manages the invoices and payments for the monthly fee for your parking in the garage. If you have any question related to the monthly invoice, please contact APCOA parking. You find contact information to APCOA parking on the invoice.

6. Fault reporting

Reporting of faults should be done according to separate information.

In short:

- Normal faults and problems should be reported to **HSB**, either by phone (010-4423000) or e-mail (felanmalan@malmo.hsb.se). Since 1st of January 2015 we have changed the supplier for these services.
- Faults that you think should be considered as construction defects or warranty claims should be reported to **Midroc** Havsljuset@midroc.se

7. Insurance

Havsljuset 2 has an insurance at Länsförsäkringar.

Insurance number: 2696497*02

Phone number to Länsförsäkringar: 040-633 8000

The excess is 22 000 SEK.

NOTE: Always first report insurance claims to your own insurance company.

8. Waste sorting and disposal

On ground floor, we have two so called *kretsloppsrum* (recycling room) for waste sorting and disposal. One room is located in the northeast corner and the other one in the southwest corner. Both *kretsloppsrum* have a door from the garage and from outside as well.

For the convenience for all of us, we kindly ask you to very carefully follow the instructions on the signs on the walls in the *kretsloppsrum*.

Please note in particular:

- Waste that doesn't fit the categories and related instructions for provided bins, must be transported to a recycling center by your own.
- You may not put any kind of waste on the floor.
- Unfold and flatten paper packages and boxes, so it takes as less volume as possible. In this way we avoid overfull bins and minimize environmental impact due to extra transportations.

9. Hallways

Due to fire security reasons, it's not allowed to use the hallways for personal belongings. So please remove any bicycles, baby carriages, furniture etc from the hallways.

10. Your contact information

We appreciate if you send your e-mail address to Carina Opasiak (see e-mail address below), as information from the board mainly will be distributed by e-mail.

11. Web site

You can find more information about Havsljuset 2 on our web-site:

www.brfhavsljuset2.se

This information was updated 2015-03-31

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