



TENANT INFORMATION

ACCOMMODATION AREA FJÄLLIS



Stockholm
University



INFORMATION ABOUT FJÄLLIS

Fjällis (Karins Allé 3) is located on Lidingö, which is one of many islands in Stockholm's inner archipelago. The building is owned by Fastighets AB Balder and has 89 single studio apartments and one small three room apartment spread out over 7 floors and 2 elevators. The apartments on the ground floor and floor 1, 2, 3 and 4 are rented out to exchange students and international master students. The ones on floor 5 and 6 are rented out to guest researchers and PhD students. All apartments, except for the ones on the ground floor, have a private balcony.

The studio apartments are between 24-29 square meters. They all have a private bathroom with a shower and a WC as well as a kitchen area with cooking facilities (2 hot plates and a microwave) and a small fridge with a freezing compartment. Please note that in some apartments there may be a big fridge (with a freezing compartment) instead of a small one. All studios are all furnished with a dining table, two chairs, a bed, a chest of drawers and lamps.

GENERAL RULES AND INFORMATION

- Your apartment key works for your apartment door, your postbox, the door to the laundry room and the front door to the building
- The code for the front door will be given to you when you pick up your key
- There is a bicycle room in the basement that you can use, however please note that we do not take any responsibility for the bicycles so make sure you lock your bicycle if you leave it there.
- Smoking is not allowed in your apartment or anywhere else in the building
- Pets are not allowed in the accommodation
- You do not have access to any storage area or utility room so all of your personal items must be kept in your apartment

SECURITY INFORMATION

- Remember to never let any strangers into the building or into your corridor
- Never leave any windows open if you are not at home for security reasons
- Always lock the door to your studio, even if you are home
- If you need to talk to the police in a non-urgent matter please call 114 14. If you calling from an international phone number, call +4677 114 14 00.
- We have an on-call security company that you can call if you feel unsafe or to report a disturbance in the property. The number is +4610-788 84 08.
- If there is an emergency concerning your own or another person's safety please call 112

IF THERE IS A FIRE

1. **Save.** First of all, you have to think about saving people from the fire. Put yourself and others in a safe place. Get out on the street or the yard, or if you cannot do that, stay in your apartment and close all doors. The rescue services will help you out from the apartment through the window. Remember that smoke always rises. Therefore, you have to get below the smoke and it is easier to see and breathe if you stay close to the floor. Remember to use the staircase and not the elevators. Avoid smoke filled rooms and stairwells. Do not forget to close all doors behind you as you are leaving. A closed door prevents the fire from spreading quickly and it will give the rescue services more time. If you get to a closed door, do not open it to check if there is a fire on the other side because it may cause a backdraft. If you touch the upper part of the door and it is warm, there is probably a fire on the other side.
2. **Alert.** After you have put yourself in a secure place, call the rescue services by dialing 112. Tell them what has happened and your location.
3. **Extinguish.** You can then try to put out the fire, but you should not run the risk of injuring yourself or other people.

Please read [general information for tenants](#) for more information about fire safety.

PROBLEMS WITH YOUR ACCOMMODATION

Please note that if you have any problems with maintenance and/or cleaning when you move in, this needs to be reported to the Housing Office within 48 hours after you have collected your keys. Please log into your “my accommodation” account online at <https://housing.su.se/kxstudent/> and fill out a maintenance request. Please note that we do not accept fault reports via regular e-mails or phone calls. For Emergency problems on weekends, holidays and weekdays after 16:00 please call the emergency phone number

+4620-212 112. Please note that this number should only be used if there is a risk for property or person. If you call the emergency number and it is not an emergency you will be forced to pay a fine.



INTERNET

All apartments have access to internet from Telenor that is included in the rent, however please note that there is no Wi-Fi, so you must purchase a network cable or a router to be able to use the internet. To use the internet, you connect your network cable to the internet socket (small white square box

located in the hall of the apartment). After having connected your internet cable to the socket (usually from underneath) you should have immediate access to Internet. If you have any problems with internet, please check that your hardware (Ethernet cable, router and computer) is functional. We recommend to use Ethernet cables and routers bought in Sweden, since foreign productions sometimes does not work. If you still have problems with the internet after checking this, please make a maintenance request in your accommodation account at <https://housing.su.se/kxstudent/>



LAUNDRY ROOM

There is a laundry room with washing machines and dryers on the ground floor that is free of charge (you must bring your own detergent and fabric softener). In the laundry room there is a black binder with laundry room rules and booking sheets. Please respect other tenant's laundry bookings and remember to clean the laundry room after use.

COMMON ROOM

You can borrow a key from the Housing Office Key Desk to use the common room on the ground floor for social events and gatherings. If you borrow the key for the common room, you are required to clean properly before returning the keys. This includes cleaning the floors, cleaning any surfaces, throwing away garbage, removing empty bottles, washing dishes and anything else you may have used. Failure to clean properly will result in a cleaning fee.

CLEANING

All tenants are responsible for keeping your accommodation (including your balcony if you have one) clean during your tenancy, and to leave it clean for the next tenant when you move out. A cleaning company will come and clean all common areas in the building once every week. However, as a tenant you must contribute to a clean environment by helping to keep the building and the surrounding areas tidy. Please read [general information for tenants](#) for information about cleaning during your tenancy, and [departure information](#)

for more information about cleaning before your departure.



RECYCLING, HOUSEHOLD WASTE AND BULKY REFUSE

Recycling facilities (including household garbage) are located in the basement. All tenants are required to recycle their waste items into the correct bin. Please follow the signs and instructions located in the garbage room. Please read [general information for tenants](#) for more information on waste management and recycling.

PARKING

There are a few free outdoor parking spaces available for tenants that stay at Fjällis. The parking spaces are located close to the building. Please note that you must have a parking permit to use one of them so you must inform the Housing Office via e-mail if you need a parking space during your stay. There are no parking spaces available for guests or visitors.

POSTBOXES

The postboxes are located on the entrance floor of the building. Please note that it is your own responsibility to put up a name tag on your postbox. The name tag will be given to you when you pick up your accommodation keys. You are not allowed to put up a self-made name tag. Please read [general information for tenants](#) for more information about post and receiving packages.

DISTURBANCE

An apartment building is a small community and unfortunately it is unreasonable to expect total silence in a building where many people live. According to local environmental and health protection by-laws however, apartment block residents may not perform noisy work or make any other kind of disturbing noise between 22:00 and 07:00 on weekdays or between 22:00 and 10:00 on weekends and public holidays. To report a disturbance please call +4610-788 84 08. Please read [general information for tenants](#) for more information about disturbances and social gatherings.

SHARING AND SUBLETTING

These studio apartments are only for single occupancy so please note that sharing your apartment without permission from the Housing Office or subletting your accommodation (including Airbnb and couch surfing) is prohibited and may result in eviction.

CONTRACT RULES AND GENERAL INFORMATION FOR TENANTS

If you want more specific information about rules and regulations for your accommodation, please refer to your rental contract. Please read [general information for tenants](#) for more general tenant information and for questions about everything from rent payments to heating.

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