



**WAGENINGEN UR**  
*For quality of life*

## **Rules and regulations for tenants in Wageningen**

Jan 2011



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## **1 General**

### *1.1 Who are the rules and regulations for tenants intended for?*

These rules are applicable to you. The General Terms of Tenancy form an integral part of the subletting or tenancy agreement that you have signed. These are referred to below as the terms of tenancy. The rules and regulations form an appendix to these terms of tenancy.

### *1.2 How are the rules and regulations structured?*

The regulations comprise two sections: Regulations of the Dutch Buildings Decree and the Municipal Building Regulations Wageningen. The regulations of the Dutch Buildings Decree and the Municipal Building Regulations are issued by the Municipal Executive of Wageningen and are imposed on WU as mandatory regulations. The rules laid down in the terms of tenancy relate principally to the occupancy.

### *1.3 What is the status of the rules and regulations?*

The rules and regulations form an integral part of the terms of tenancy. The rules and regulations are therefore binding.

### *1.4 What happens if you fail to comply with the rules?*

If you violate the rules of the terms of tenancy and/or the rules and regulations, WU can impose sanctions on you.

These sanctions can involve:

- The imposition of a fine. WU decides on the amount of the fine on the basis of the violation and the amount of damage caused, if any. See also article 6:91 of the Netherlands Civil Code.
- The imposition of an incremental payment penalty, through legal proceedings.
- Termination of the tenancy agreement (through legal proceedings) and the vacation of the rented property.

### *1.5 Responsibility*

You as a tenant are personally responsible for the rented property and the other areas, as described in the terms of tenancy. You are deemed, where applicable, to be familiar with the location of and how to use the fire extinguishing equipment, including the instructions. You must also know where the escape routes are and be familiar with the rules laid down in these regulations. It is stipulated in the terms of tenancy that you as a tenant are not permitted to cause any nuisance. You as a tenant are also responsible and liable for the conduct of people present with your approval in the rented property and other areas. If the rules given under point 2 are violated, the consequences and the liability rest with the tenant.

### *1.6 Exchange of particulars*

WU issues the following particulars to its tenants to facilitate services and sound management.

- Your name and address can be displayed in the cabinets in the hall of your complex. That enables visitors to see where you live. If you do not want your name to be placed on this list, you will need to contact WU.
- When you are moving out, there can be situations in which a new tenant wishes to contact you to view the room or to discuss taking over goods with you. To make this possible for you and the new tenant, your telephone number or email address as shown in our records can be passed on to the new tenant. You will need to let us know if you do not want us to pass on your telephone number.

WU sets out to conduct sound management. If a tenant experiences nuisance, he can report that to HEYDAY. HEYDAY will look into the situation and try to find a solution. In this context, the situation will be discussed with all those concerned. This is also done in the event of someone having housing difficulties. By signing your tenancy agreement you agree to the exchange of particulars described above.

## **2 Rules arising from the Dutch Buildings Decree and the applicable Municipal Building Regulations of the municipalities of Wageningen and Ede**

You as a tenant must monitor the points given below and are responsible for them.



## 2.1 *Keep the escape routes clear!*

2.1.1 Keep the traffic areas, and above all the escape routes (as described in the terms of tenancy), the doors and emergency exits and other escape routes free of obstacles. Also, do not store goods under the stairs or in the stairways. WU will regularly inspect the escape routes to make sure they are kept clear. If necessary, WU will have the goods removed at the expense of the tenant. Because of safety reasons it is forbidden to have activities in the building that can be an obstruction to safety rules.

If living in Wageningen, you must also comply with the following rules:

- 2.1.2 The fire-retardant doors and hatches must be kept closed and must not be obstructed.
- 2.1.3 Means of communication (telephones, electric bells, fire alarms, etc.) and the fire extinguishing equipment (fire hoses and portable fire extinguishers) must be visible and accessible.
- 2.1.4 Substances, materials and objects in escape routes and in areas where more than 25 people can be present at the same time must not be highly inflammable or give off toxic or suffocating gases if burned.
- 2.1.5 The following rules are applicable to soft furnishings, furniture and decoration in escape routes and areas where more than 25 people can be present at the same time:
- The exit must remain accessible.
  - The ability to use an escape route or the movement of a door or hatch must not be obstructed.
  - Notices, instructions, means of communication and fire extinguishing equipment must remain visible and accessible.

## 2.2 *The layout*

- 2.2.1 You as a tenant are only permitted to use electrical and gas-fuelled equipment that is in good condition. You as a tenant are responsible for this.
- 2.2.2 Only approved electrical cables, wall sockets and plugs that are in good condition may be used. Unsafe equipment and devices will be confiscated by the caretaker.
- 2.2.3 It is forbidden to have in your possession volatile and inflammable liquids, highly inflammable or explosive solid substances and combustible or fire-exacerbating gas, unless a permit has been issued for them.
- 2.2.4 The tenant and guests are forbidden to:
- Wash clothing or other items in volatile, inflammable liquids, such as white spirit or methylated spirit.
  - Use devices or tools that are fuelled with liquid gas.
  - Incinerate waste, such as letters and old paper.
- 2.2.5 With reference to point 2.2.3, each corridor/home is permitted to have a maximum of one litre of volatile inflammable liquid present.
- 2.2.6 Floor and stair coverings in escape routes and in areas where more than 25 people can be present at the same time must be fitted in such a way that they cannot slide, curl up or roll up and must not in any respect cause a danger of slipping, tripping or falling.
- 2.2.7 You as a tenant are responsible for collecting waste, old paper and on at the places designated for that purpose (see also 3.9).
- 2.2.8 You as a tenant are obliged to ensure that the content of ashtrays, glowing or inflammable substances are only deposited in fireproof containers with a lid.
- 2.2.9 Be careful with using candles, tea warmers, etc. Place them in stable stands that are not easily inflammable and do not place them in the vicinity of curtains or other inflammable materials. Also be careful with deep-fat frying, smoking, etc.  
These are the most common causes of fire!

## 2.3 *Fire and emergency instructions*

### *General*

- 2.3.1 The fire brigade must not be obstructed in approaching the building with its vehicles and other equipment needed for fire fighting. For this reason, the area around the building must be kept free of obstacles. That includes, plants, the parking spaces, the loading and unloading areas and the places where goods and waste are stored or placed for collection. The fire brigade must also be able to make unobstructed use of the fire hydrants and other water supplies for fire extinguishing.
- 2.3.2 Stay calm: panic is more dangerous than fire.
- 2.3.3 In case of fire, never use the lifts.
- 2.3.4 Never use water to extinguish electrical fires and burning liquids.



*Procedure*

- 2.3.5 In case of fire or other emergencies, immediately call the emergency number 112 and alert the other tenants.
- 2.3.6 If the fire is at an early stage, try to put it out using the fire extinguishing equipment (if present).
- 2.3.7 Close the doors and windows. Turn off the gas.
- 2.3.8 Check the corridor/home for remaining tenants.
- 2.3.9 If there is a lot of smoke, keep your head as close as possible to the floor and leave the building as quickly as possible.
- 2.3.10 Follow the indicated escape routes.
- 2.3.11 If you live in Wageningen: alert the WU, fault-clearing service (0317) 48 39 54.
- 2.3.12 Once you have left the complex, inform the fire brigade commander or the police of the situation as soon as possible.
- 2.3.13 Assemble outside of the complex so that the fire brigade can check whether everyone has left the building.
- 2.3.14 In the event of a pan catching fire:
  - do not use water to extinguish it.
  - protect your face and eyes against the flames and spattering oil or fat with your arm.
  - cover the burning pan with a lid that fits it.
  - cover the pan in such a way that the flame is damped down.
  - close the gas tap.
  - do not move the pan.
  - leave the lid on the pan until it has sufficiently cooled down.

### **3 Other rules of occupancy**

#### *3.1. Single-person living units*

The residential units of WU are divided into self-contained and non-self-contained rooms, and a limited number of combi-homes. The Municipal Building Regulations Wageningen stipulate the number of tenants/occupants that can live in each complex. The maximum number of occupants for each complex is laid down in these regulations, mainly for fire safety reasons. The width of the passages, the number of lifts, amenities, the size of the kitchen and the number of fire extinguishers are geared to these regulations. Overcrowding can make it more difficult to evacuate the complex in time in case of fire, for example. Also, WU can be held liable if the regulations are not complied with. Another reason is the extra electricity and water consumption that is charged to the rightful tenants. Official tenants can also experience nuisance from additional occupants. Nuisance situations can arise such as longer waiting times for the communal facilities (kitchen, shower, toilet), the extra cleaning of the communal areas and the noise caused by extra occupants in a corridor. The occupancy designation for rooms (both self-contained and non-self-contained rooms) is that they may only be occupied by one person, and that it is not permissible for more people to occupy the room. The combi-rooms can be occupied by a maximum of 2 people.

#### *3.2 Right to peaceful enjoyment of the rented property*

It is stipulated in the terms of tenancy that the lessor will provide the tenant with peaceful enjoyment of the rented property. That means that you must not cause any nuisance (in any form whatsoever) to your fellow-occupants.

#### *3.3 State of maintenance of the complex*

We carry out regular inspections to keep the state of maintenance at the required level. We request that you immediately report damage, faults and defects to the caretaker.

#### *3.4 Fault-clearing service WU*

You can call the fault-clearing service of the WU day and night: (0317) 48 39 54.

#### *3.5 Throwing objects*

It is forbidden to throw objects of any nature whatsoever out of the building. The fast velocity will turn such objects into danger projectiles that could cause serious injury. That also applies to water. We will impose immediate sanctions on people who do not comply with these rules. See point 1.4 of these regulations.



**3.6** *Broken windows*

WU is insured against the risk of broken windows. The premium is charged to the tenants. The costs of windows broken by a tenant or his guests will be recovered from the tenant in question. Avoid breaking windows as much as possible! A bonus/penalty system is applicable to the window insurance and fire insurance. "Good behaviour" pays!

**3.7** *Vandalism*

The costs of deliberate vandalism, damage and so on will always be recovered from the perpetrators. We shall also impose sanctions in these cases, as provided for under point 1.4 of these regulations.

**3.8** *Waste separation and presentation for collection*

The regulations of the municipalities of Wageningen or Ede must be observed regarding the separation of waste and paper and how it is presented for collection. Present minor chemical waste (including empty paint cans, etc.) in the red box to the gifbus/chemokar (chemical waste collection vehicle) or take it to the municipal waste depots. The locations of the gifbus/chemokar and the waste depots are given in the waste calendar. Do not mix chemical waste with the normal domestic refuse. It is up to you to accept your own responsibility for this. Here too, we can impose sanctions if these rules are violated.