



kiinteistö oy
TANKKARI

Student housing in Kokkola

RESIDENT'S GUIDE





WELCOME TO TANKKARI!

KIINTEISTÖ OY TANKKARI has provided student housing in Kokkola for more than 30 years. Tankkari has six estates in different parts of Kokkola's city center, conveniently close to the campus and college areas. Shared flats, studios and two-room apartments are being offered.

Tankkari rents apartments to anyone who studies full-time in Kokkola. The age range of the residents is wide, and a large proportion of them are exchange students. The total number of residents is about 500.



HOUSE RULES

COMMON AREAS

- Common entrances are kept locked from 20 pm to 8 am. If you leave the front door open during this time, you will be liable for any damage to the interior.
- Storing your own belongings in the common areas is not allowed. Bikes and outdoor equipment should be stored in the designated areas.
- Making noise, smoking and unnecessary stays are prohibited in the common areas.
- You should clean up after yourself in common areas, such as kitchens and bathrooms.
- A carpet stand should be used for airing out carpets and other textiles.

PARKING

Parking is only allowed in the parking area. Driving and parking in the yard and on the driveways is prohibited. Parking in front of waste bins is also prohibited.

PETS

Pets are only allowed in family apartments, unless prohibited by contract.

APARTMENTS

- The silence time is every day from 10 pm to 7 am.
- Nailing and taping to walls should be avoided.
- The apartments must be kept clean.



**SMOKING IS PROHIBITED
IN THE APARTMENTS AND
INTERIOR SPACES.**

RIGHTS OF THE LESSOR

Tankkari has the right to make inspections and repairs in the apartment. The apartment can be cleaned at the tenant's expense if cleaning has been neglected.

DAMAGES

Water leaks and other defects found in the apartment must be reported immediately to the Tankkari office or service man.

ATTENTION:

Please note the terms and conditions in the agreements, as they may vary from estate to estate. Violation of public order and other rules may result in liability for damages, taking over the apartment or terminating the lease.

iLOQ

Reliable iLOQ locking solutions from us

KOKKOLAN LUKKO

Rantakatu 12 • +358 (0)6 822 3372 • www.kokkolanlukko.fi

HOUSING INFORMATION GUIDE

PAYING THE RENT

Rent control advises on all issues related to rent payment and other invoicing. Contact the rent control immediately if your rent is late.

WATER AND ELECTRICITY

Tankkari 1 and 2: Water is billed according to use. The electricity contract must be made by yourself.

Tankkari 3-6: The rent includes electricity and heating. Water fee is based on the persons living in the apartment.

HOME INSURANCE

We recommend everyone to take out home insurance that covers at least the furniture, as Tankkari's insurance does not cover damage to residents' furniture.

KEYS

Report the loss of keys immediately to the Tankkari office. There is a charge for a lost key and any reconfiguring of the locks. The door opening service is 24 hours a day and charges apply.

TV

All Tankkari houses are connected to the cable network. Shared flat rooms have their own TV sockets.

SMOKE DETECTOR

The responsibility for regular inspection of the smoke detector lies with the tenant. Each apartment has a smoke detector, so there is no need to buy one yourself.

SAUNA TIMES

Information on sauna times for the apartments can be found on the sauna door.

RULES FOR DWELLING IN SHARED FLATS

- Other inhabitants in the shared flat must not be disturbed. The tenant is also responsible for the disturbance and damage caused by any guests.
- Common areas should be kept clean.
- A room in a shared flat may not be subleased.



**CHECK OUT THE SUMMER HALF
ON TANKKARI'S WEBSITE!**

LAUNDRY ROOMS

The laundry room and drying room are available to tenants daily from 7 am to 10 pm. Laundry shifts are booked in the laundry rooms. Use of the laundry room is free for tenants. Follow the instructions provided.

PARKING

Parking is only allowed in designated places. A car-parking space with electricity in the parking area are. A parking space contract is drawn up at the Tankkari office, where you can inquire about available parking spaces.



**FURTHER INFORMATION
ABOUT LIVING AT TANKKARI:
[TANKKARI.FI/ASUKKAALLE](https://tankkari.fi/asukkaalle)**



TOWARDS THE NEW!

NOTIFICATION OF CHANGE OF RESIDENCE

A notification of change of residence must be made when you move into and out of the apartment. Fill out the notification at the Tankkari office.

EXCHANGE OF APARTMENT

A shared flat room or studio can be exchanged for another. For the exchange, you are charged 50 € as office and maintenance fees. The fee must be paid before signing a new lease agreement.

RIGHT OF RESIDENCE

Proven full-time study is a prerequisite for living at Tankkari. You can live in the apartment for another six months after the studies have ended.

TERMINATION OF LEASE AGREEMENT

The lease agreement must be terminated in writing. The termination can be made on Tankkari's website. Termination of a family apartment requires a notice of termination from both parties. Be sure to carry out final cleaning before moving out of the apartment!

RETURNING OF DEPOSIT

The deposit will be refunded within one month of the termination of the lease agreement. Any rent arrears and other unpaid invoices will be debited from the deposit. The deposit can also be used for final cleaning or repair costs. The condition for refunding the deposit is a cancellation form signed at the office. Any problems with cleaning, key return or rentals may delay the return of the deposit.

WHEN YOU GRADUATE
FROM YOUR STUDIES,
YOU ALLOWED TO LIVE
AT TANKKARI FOR
ANOTHER 6 MONTHS.



INSTRUCTIONS FOR FINAL
CLEANING ARE FOUND
ON TANKKARI'S WEBSITE!



Turvaa tarpeen mukaan

Securitas on Suomen johtava turvallisuuspalveluiden tuottaja ja alan valtakunnallinen yhteistyökumppani. Tarjoamme kattavat ja laadukkaat turvallisuusratkaisut vartioinnista teknisiin turvallisuuspalveluihin.

Securitas Oy
Puhelin 020 491 3680
info.kokkola@securitas.fi

securitas.fi



**Kotimaiset
Charmia-keittiöt**

Kalustetukku Kokkola
Kosilankatu 2, 040 546 1442
www.kalustetukku.fi



**KALUSTE
TUKKU**



DESIGN
FROM
FINLAND



YOU SHOULD BE AWARE
THAT WASTE THAT CAN BLOCK
THE SEWERS MUST NOT
BE ALLOWED TO ENTER
THE TOILET OR
KITCHEN SEWER.

ARE YOU
AWARE OF
SORTING?

SORTING AND RECYCLING

TRASH BINS AT THE ESTATES:

- Biowaste
- Metal
- Glass
- Plastics
- Energy waste
- Paper
- Paperboard



BIOWASTE

Food waste is collected in compostable collection bags for biowaste without packaging materials.

ENERGY WASTE

An energy waste bag with a maximum volume of 30 liters is allowed.

PAPERBOARD COLLECTION

Dry cartons are flattened and stacked, not e.g. in a plastic bag.

PLASTIC

Only clean plastic packaging in a plastic bag or in bulk may be brought into the plastic collection.



**DETAILED SORTING
INSTRUCTIONS:
TANKKARI.FI**

THANKS FOR SORTING!

WWW.ARE.FI

**ARE TALO ON
TEKNIKKALAJI**

Tervahovintie 2, 67100 Kokkola, 020 530 5500

#tulevaisuudenosaajaksi

kpedu

KESKI-POHJANMAAN AMMATTIOPISTO

MAKE
A MAINTENANCE
REQUEST ONLINE!

HOUSING SUPPORT SERVICES



CURRENT NOTICES AND
CONTACT FORM:
[TANKKARI.FI](https://tankkari.fi)

RESIDENT'S PAGES

You can manage almost all matters related to living at Tankkari electronically. The residents' pages of Tankkari's website have forms for making an inspection at moving in, and a non-urgent notice of defect, for example. Terminations of certain lease agreements can also be managed electronically.

NOTICES OF DEFECT

Make a non-urgent notice of defect in the web. The aim is to carry out non-urgent maintenance work during the next working day.

In emergency situations, you can contact the on-call service worker by phone at +358 40 181 7400.

PAYING THE RENT

All matters related to rent payments, such as the introduction of an e-invoice, must be handled electronically. Inquiries can be sent by e-mail to invoicing@tankkari.fi.

INTERNET CONNECTIONS

The resident must enter into an internet contract her/himself. Internet is included in the rent in Tankkari 1, 2 and 3 only.

The local **KESKIKAIISTA** company provides the residents of Tankkari with affordable internet access via a fiber optic network. For more information, visit Keskikaista's website, where you can fill in the electronic service agreement form: keskikaista.fi/tankkari



TANKKARI INTERNET

TILAA / ORDER: keskikaista.fi/tankkari

 **keskikaista**

info@keskikaista.fi, 045 125 7789, www.keskikaista.fi



Student housing in Kokkola

CUSTOMER SERVICE

Tankkari Office

Kustaa Aadolfinkatu 1
67100 Kokkola
+358 40 193 6468
toimisto@tankkari.fi
tankkari.fi

KIINTEISTÖ OY TANKKARI

Mäntynäädänkatu 6
67800 Kokkola
+358 40 181 7400
toimisto@tankkari.fi

RENT and invoicing

invoicing@tankkari.fi

DOOR OPENING 24/7

(subject to charge)
STSEC Ky
042 483 21



**MAINTENANCE
EMERGENCY SITUATIONS
(24/7): +358 40 181 7400**



**NON-URGENT MAINTENANCE:
MAKE A MAINTENANCE REQUEST
ONLINE ON TANKKARI'S WEBPAGE!**

