



Welcome to Kajplads 24

Building history

Kajplads 24 was designed by Kim Utzon Architects and was among the first housing projects in the new "Havnestad".

The first residents arrived in November 2004. The name of the building is thought to originate from its location at building site 24. On his website the architect describes the building as follows:

The construction Kajplads 24 consists of a simple structure 54 m long and 18.5 m wide. It is placed at a right angle to the pier directly on the Copenhagen inner harbour with a beautiful view toward South, West, and North.

The facade has distinct white painted concrete columns and girders which form a wide-meshed grid with fillings of different materials to make it a modern type of the traditional timber framed constructions. These fillings consist of light weight façade elements with big open sections of glass and partially closed sections.

The simple structure has a varied expression due to the differently placed balconies. Both the facades and the apartments have been planned to offer the maximum view and light for each room and thus create contact with the surrounding environment while safeguarding privacy.

The columns and the girders make the façade stand out in relief with beautiful light and shadow effects which change with the movement of the sun. The modern industrial style of the building is a reference to earlier buildings in the harbour area.

Bicycles and bicycle parking

Bicycles are to be placed in the appropriate stands in the garage or next to the visitors' parking. Bicycles which are seldom used are to be kept in the box rooms. Bicycles must not be placed against the façade of the building, as the noise they make against the metal elements disturbs the residents on the ground floor. This also disfigures the building.

Box rooms

It is recommended that items in the box rooms be placed at 5 to 10 cm over the floor in order to minimize possible damage due to humidity. No foodstuff, petrol, or gas containers, etc. are allowed.

Building security

To prevent burglary it is recommended to keep the doors to the main entrances closed and locked. Do not admit unknown visitors over the intercom. Know your neighbor and be aware of irregularities.

Drilling (hours for)

The owner association have no formal rules as to hours for drilling. You are requested to show consideration for your neighbours when drilling or undertaking other noisy work.

Electricity, water, and heating consumption

Electricity consumption can be read on the meters in the basement below each staircase. Consumption of water and heating is registered automatically and can be checked in the technique cupboard in each apartment.

Garbage handling

Bottles

A glass container is to be found next to Netto in Axel Heides Gade.

Kitchen garbage

The rubbish shutes are for normal kitchen garbage which must be placed in closed bags of max. 15 l. Pizza cartons have a tendency to obstruct the shute and must therefore be compressed and discarded in a trash bag.

Cardboard, paper, batteries

The garbage containers next to the visitors' parking are intended only for cardboard, paper, and batteries. Cardboard must be compressed. Pizza cartons attract rats and go moldy which prevents recycling. As mentioned they must, therefore, be discarded as kitchen garbage in 15 l bags. There is also a separate container for batteries.

Other trash

Other types of trash, left over building materials, clothes hangers, wine boxes, Christmas trees, etc. must be brought to the recycling station.

Vermlandsgade Genbrugsstation

Herjedalgade 2-4
2300 Copenhagen S

Opening hours April 1 to September 30

Weekdays 10.00–20.00; Saturday, Sunday, and holidays 10.00–17.00; May 1 and June 5: 10.00–17.00.

Opening hours October 1 to March 31

Weekdays 10.00–18.00; Saturday, Sunday, and holidays 10.00–17.00.

Closed

The station is closed December 24–26, December 31, and January 1.

Grill

Barbecuing on your balcony

Barbecuing on your balcony is permitted with due consideration for your neighbors.

Barbecuing in the common park area

The grill in this area can be used by all residents; do not forget to clean it thoroughly after use.

Heating consumption

The consumption is automatically registered by ista Danmark A/S. The meter is placed in the technique cupboard and can be read manually. Collection of heating costs is made by the administrator.

In connection with removals reading is carried out at the request of the owner of the apartment to ista Danmark A/S, regnskabservice@ista.dk. A removal fee for reading and invoicing will be asked.

Upon removal the heating consumption will be calculated on the basis of degree days registered for the period in question. Consumption on the basis of apartment size and tap quota is calculated according to the number of lien days. The number of registered degree days for the period concerned can be checked on text-TV or obtained from Teknologisk Institut.

Insurance

The insurance conditions can be found on www.kajplads24.dk under 'praktisk info'. You might save on your household furniture insurance by examining the insurance coverage of the property.

Keys and remote controls for the garage gate

The key to your apartment fits your mailbox, the garage gate, the doors leading to the box rooms from the garage, your private box room, the appropriate staircase, the bollard at entrance A, and the garbage containers next to the visitors' parking. The locking mechanism is Ruko dp which is one of the safest on the market. The keys cannot be copied, neither can the cylinders be picked.

Extra keys and remote controls for the garage gate can be ordered from the administrator, att. Lene Heide, lh@qvortrup-adm.dk. The price of the key is 160 dkr; it will be sent to you by registered mail. A correct address is therefore most important. The cost of the remote control is 600 dkr., mailing costs are 100 dkr. It is recommended that you install an extra lock on your entrance door. Please contact Michael Raunkjær, mraunkjaer@yahoo.dk

Landowner association

The owner association is part of a land owner association the purpose of which is to run and keep up those common areas and installations in Havnestaden which do not fall under the responsibility the municipal services. Members of this association represent the various owner associations and owners of business rental buildings. The Regulations are to be found on www.kajplads24.dk

Moving in fee

When moving in new residents pay a fee of 1,400 dkr. This fee is a contribution to the maintenance of lifts and staircases.

Name plates

Name plates for the intercom system and mailboxes can be mounted following a request by e-mail to the caretaker, Damsgaard Service og Entrepriise, damsgaard@damsgaard.se, indicating the required text and the location of the apartment.

Newsletter

Newsletters are forwarded by e-mail; your contact is Michael Raunkjær, mraunkjaer@yahoo.dk. Information from the caretaker and the administrator are placed on the boards next to the entrance doors in the garage.

Owners association

The highest authority of the association is the General Assembly; this takes place during the month of May every year. The Assembly elect the members of the Committee and also make decisions regarding important dispositions concerning the property. It is the responsibility of the Committee in accordance with the Administrator to ensure the execution of the decisions made. The Committee currently handles the running of the property. The regulations and the minutes of committee meetings are to be found on the website www.kajplads24.dk

Parking

Access to the garage is gained by means of key or remote control; the latter can be ordered from the administrator. The gate to the garage limits the height of cars and trailers to 1.9m. The visitors' parking is situated next to the ramp leading to the garage and is reserved for the residents' guests. Residents in need of daily or permanent parking are referred to the garage.

Parking Guild

All owners of parking lots in the garage are automatically members of the Guild. The General Assembly is held immediately after the General Assembly of the owner association. Regulations and minutes of the committee's meetings are to be found on www.kajplads24.dk

Telephone-, cable-TV-, and internet connections

In the technique cupboard in the apartment you will find a 'patchbox' for telephone-, cable-TV-, and internet connections. Check the system diagram on www.kajplads24.dk under 'praktisk info'.

Windows

Inside maintenance is the responsibility of the owner. This includes maintenance of mechanical parts involving lubrication of hinges. In case of damage to or puncture of the internal pane the cost of repair is paid by the owner.

Maintenance of the external side is the responsibility of the owner association. If the pane is damaged from outside, for instance by burglary attempt, bullet holes, or falling elements, the repair costs will be paid by the association.

Owners association Kajplads 24

Contacts in case of emergency

In case of sudden damage to the building and if the caretaker cannot be contacted assistance can be called as follows:

Electrician	S.R. Installation ApS	Tel. 39 62 50 26
Electricity supply	DONG Energy A/S	Tel. 72 10 20 30
Plumber	Gliese A/S	Tel. 32 54 09 21
Glazier	Glarmestrenes Døgnvagt A/S	Tel. 70 100 141
Damage assistance	A Skadeservice A/S	Tel. 70 22 28 75
Locksmith	Låsepartner City A/S	Tel. 33 12 12 12
Gate	Nassau A/S	Tel. 62 62 23 46
Trash chute	Damsgaard Service og Entreprise	Tel. 70 25 44 46
District heating	Københavns Energi A/S	Tel. 38 88 24 24
Lift	Kone A/S	Tel. 35 87 80 00

In the case of unnecessary calls and calls regarding works already in course the expense will be billed directly to the caller; please note that the cost of interventions made outside normal business hours will be added an extra fee. The companies on the list have been chosen because they offer a 24 hour service, they are mainly members of a quality agreement, offer reasonable prices, and are situated in the vicinity.

Closing of the water supply in connection with works in the individual apartments requires previous agreement with the caretaker.

Association Board 2010/11

Michael Raunkjær (chairman)
Islands Brygge 34 C, st. tv.
mraunkjaer@yahoo.dk

Carsten Thomsen
Islands Brygge 34 B, 5. tv.
carstenthomsen@hotmail.com

Hans-Henrik Dyrved
Islands Brygge 34 B, 5. th.
dyrved@mac.com

Bente Andersen
Islands Brygge 34 A, 4. tv.
bente.andersen@yit.dk

Henrik Løwe
Islands Brygge 34 C, st. mf.
henrikloewe@hotmail.com

Administrator

Qvortrup Administration A/S
Sortedam Dossering 43
2200 Copenhagen N

Office hours

Monday to Thursday 8.00-16.00, Friday 8.30-14.00

Tina Hald

Tel. 35 35 43 00

E-mail: th@qvortrup-adm.dk

Caretaker

Damsgaard Service og Entreprise
Møllevej 9 G8
2990 Nivå

Office hours

Monday to Thursday 8.30-16.00, Friday 8.30-15.00

Tel. 70 25 44 46

E-mail: damsgaard@damsgaard.se