

Medejerbolig in Grønhøj

What you need to know before you say yes

A co-owner home in Grønhøj is **a social housing home with special terms and conditions**.

One of the special features of a co-owner home is that you pay a significantly higher deposit – typically around DKK 285,000–300,000 – than for an ordinary social housing home. In return, the rent is lower, and you have greater responsibility for maintaining and renewing the home.

What does this mean for you?

As a co-owner, you are responsible for **maintaining and replacing a number of parts of the home yourself**.

You are responsible for maintaining and, when necessary, replacing:

- floor coverings, joints etc.
- drain installations above floor level
- toilet and washbasin
- mixer taps and water taps
- kitchen units, worktops and kitchen sink
- bathroom equipment
- painting and wallpaper
- extractor hood

This means, for example, that if the toilet needs to be replaced, or a kitchen worktop or kitchen unit needs to be renewed, you as the co-owner are responsible for paying for it.

Household appliances are not included with the home. This applies to the cooker, refrigerator/freezer, dishwasher, washing machine and tumble dryer. You must purchase and maintain these yourself.

What can you expect when you take over the home?

A co-owner home is **a second-hand home – not a newly refurbished home**.

The home will be cleaned, and any damage caused by neglect or misuse must have been repaired, but the home may show signs of normal wear and age. Colours and choices made by previous residents may not necessarily suit your taste.

You should therefore not expect walls and ceilings to be freshly painted when you move in.

It is important that you inspect the home carefully and make sure you understand its condition **before you accept the home**.

Grønhøj's committed neighbourhood

Grønhøj is based on a **committed neighbourhood** where residents interact with one another, help each other and take responsibility for the shared community.

Grønhøj is an open residential development, where the homes and gardens are oriented towards the shared outdoor areas. The open design is part of the foundation of the development and is intended to support contact between neighbours.

This also means that you cannot enclose your immediate surroundings with high fences or hedges. The open environment is part of the way we have chosen to live together.

The committed neighbourhood means, among other things, that:

- all residents are expected to actively participate in developing and fulfilling Grønhøj's vision
- all households are expected to participate in residents' meetings and in at least one committee
- each household is expected to participate in the two annual communal workdays
- the neighbourhood community is developed through neighbourly assistance, shared activities and the use of the community centre, shared outdoor areas and committees
- each resident is responsible for their own immediate surroundings.

When you move to Grønhøj, you are therefore not only saying yes to a home. You are also saying yes to the way we have chosen to live together.

Before you say yes

It is a good idea to make sure you understand:

- ✓ How much is the co-owner deposit?
- ✓ What is the monthly rent?
- ✓ What condition is the home in when you take it over?
- ✓ Which maintenance and replacement costs are you responsible for yourself?
- ✓ Which items do you need to purchase yourself?
- ✓ Are you prepared to take part in Grønhøj's committed neighbourhood?

In short

A co-owner home is a type of housing with a higher deposit and greater responsibility for maintaining and renewing the home.

And Grønhøj is an open residential development with a committed neighbourhood. That is also part of what you are saying yes to when you move in.