

# Maintenance of your residence

Unless your new residence is newly built, it will bear the marks of normal wear and tear when you move in. And depending on which maintenance scheme has been chosen in your estate, there is also a difference in the extent to which your residence is refurbished.

There are two sets of rules for maintenance which all social housing associations must follow: Either the A-scheme or the B-scheme. And it's the residents in

the individual estate who decide which maintenance scheme should apply.

It is evident from the maintenance regulations whether your estate has chosen the A- or the B-scheme. Here, you can – in brief – read about the difference between the A- and B-schemes, and, on our website plusbolig.dk, you can find additional information. > [Read more here](#)

## A-scheme (you take care of maintenance):

If you move into a residence with the A-scheme, you can expect that the residence has newly painted ceilings and walls.

The residence must be in what is called 'ordinary refurbishment' condition corresponding with the age of the residence. Therefore, you should not expect that all surfaces (for example, the floor) have been newly treated.

What does  
'ordinary refurbishment'  
mean?  
**"Necessary painting of  
ceilings and painting/  
papering of walls and  
cleaning"**

With the A-scheme, you yourself are responsible for the maintenance for as long as you live in the residence, and must deliver it in 'ordinary refurbishment' condition when you move.



## B-scheme (the estate takes care of maintenance):

If you move into a residence with the B-scheme, the residence is not newly painted. Instead, the previous owner has paid into the residence's maintenance account, which you can use to pay for, among other things, painting.

There are rules about what you can spend money from the maintenance account for, and how. Those appear in the maintenance regulations in your estate.

You make a small payment to the maintenance account each month but can, according to need, use the account to maintain your residence.

The funds in the maintenance account 'belong' to the residence and are thus not yours. And, when you move one day, the account will be available to the new tenant. Just like when you moved in (and you don't have to hand over the residence in 'ordinary refurbishment' condition).

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