

Operating Rules

Garage Olivova, Olivova 4, Prague 1

Introduction

These “Rules of Operation” stipulate the terms and conditions for parking vehicles, the extent of the garages’ technical service, including activities that are prohibited in garages. Users of parking spaces are obliged to acquaint themselves with these rules and they must observe them.

Only motorized vehicles of the garage-space lessee can be parked in the garage space. These vehicles must be registered in the records of the building manager or in the reservation system. By fulfilling this condition, the lessee has the right to use communal spaces. At the same time, he is to abide by the provisions of these operating rules or other possible legal and technical regulations.

Only the lessee of the space or a person authorized by him or persons in his company are allowed to drive into and have access to the building. For the duration of these people’s stay in the garage building, the lessee of the space is liable for any possible damage they cause. In no event is it possible to allow another motorized vehicle that has no reservation to drive in.

In the event of any problems with making a reservation/opening the garage, please contact the agent – MR.PARKIT s.r.o. (Ltd.) (tel: +420 730 513 544). In the event of any technical difficulties or an accident, please contact the reception of the parking (tel: +420 234 415 115).

Garage description and layout

The building’s underground parking area is designed as a system of two parallel corridors (always with a central service road lined on both sides by a row of perpendicular spaces) with a gap of half the height of a storey between them and connected by half-ramps.

Basic transport regime

Left-handed (i.e. anti-clockwise) one-way traffic has been devised for the entire premises of the parking area.

Driving speed is reduced to 10 km/h at the entrance.

Vehicles travelling on the ascending half-ramps have the right of way over vehicles on the descending half-ramps.

In each connecting mezzanine there are 1-metre wide pedestrian corridors, which are marked on the utility routes.

Vertical traffic signs regulate the one-way traffic in the parking area and the right of way in places connecting traffic flows from ascending and descending half-ramps.

At the entrance to the parking facility, a vertical traffic sign regulates the highest permissible height of entering vehicles and also prohibits the entrance of vehicles using LPG and CNG as fuel.

Individual parking spaces are numbered and each user is obliged to visibly identify their vehicle with a parking card, which clearly defines the authorisation to use a designated place.

Entering and exiting garages

Upon arrival MR.PARKIT renters operate the gates and the barrier with their mobile telephone. Upon leaving, a renter shows his reservation to the attendant, who then lets him leave the building. An electronic parking system, which partly comprises a magnetic card reader, is used for long-term renters of the Owner’s parking spaces. Entering and exiting the building is allowed after the card is read and assessed by a scanner (the raising and lowering of the barrier takes place automatically).

The area in front of the entrance and exit of the garages (Olivová ulice) must always remain accessible (no parking) and it must be kept clean.

Garages technological equipment

The ventilation of all the underground storeys of garages is ensured using ventilators (located in HVAC machine-rooms) linked to a vertical shaft running over the roofs of surrounding buildings.

The replacement of extracted air is done with exhaust air from the central ventilation units for ventilating the ground floor and the atrium. The operation of the equipment can be managed via the central management system and the control of technical equipment.

Garage lighting is ensured with classic fluorescent lights, supplemented by emergency light sources, located on the garage premises.

Fire prevention

Fire safety in the garages is done in accordance with the garages’ rules of operation. Fire extinguishers are part of the facilities’ fire prevention equipment.

Cleaning garages

Garages are cleaned periodically according to operational needs. Operational cleaning is carried in accordance with climatic conditions and the requirements of the building owner.

Binding instructions and prohibitions

1) Besides observing basic work safety rules, all those participating in the operation of the garages are obliged to observe applicable rules from the Road Traffic Act. Oil may not leak from cars parked in the garages.

In the garages it is forbidden

- To drive and park vehicles using gas fuel (LPG and CNG)!
- to use parking spaces for purposes other than those for which they are intended, and where changing oil, carrying out repairs, etc. is particularly prohibited
- to tamper with the operation of technical equipment as well as its controlling and regulating elements, to adjust the mode and set parameters of the operation of technical equipment
- to spend the night in cars

- to deposit and store materials and sundry items
- to throw away into bins environmentally damaging and other evidently dangerous and easily flammable materials – combustible waste, such as oil, discharge tubes, filtration fibres, medicines, etc.
- to store inflammable substances and pyrophoric materials
- to cover or move items of fire-fighting equipment
- to use propane stoves
- to park outside of a designated location

Other

Upon discovering damage to their own property or that of third parties, everyone is obliged to notify the building manager of this fact without undue delay.

The owner of a parking space as well as the agent is not in any way liable for damage incurred by persons, animals, or items that are to be found on the garage premises without good reason.

The owner of a parking space as well as the agent is not liable for damage caused as a result of a random event or force majeure (such as armed robbery, the spontaneous combustion of a parked vehicle, weather conditions (snow, ice, etc.) war, a terrorist attack, sabotage, etc.).

MR.PARKIT as well as the parking place owner are not liable for damage to a vehicle or other goods and chattel of the person availing themselves of the parking space, nor is it liable for damage caused by injury in the grounds of the garage/car park.

The person availing themselves of the parking space declares that they have taken out liability insurance for damage caused by the operation of the vehicle (third-party insurance) or other insurance that is similar to third-party insurance insofar as it concerns the terms and conditions and insurance coverage.

The lessee notes that it does not concern so called controlled garages, i.e. neither the owner of the parking place or agent undertakes to watch the vehicle of the lessee.

Final provisions

The basic rules for leasing and operating garages are laid out in the operating rules.

The owner of the garage space may unilaterally extend or supplement these operating rules.

Upon a breach of the rules stipulated by these operating rules or generally binding legal regulations, the manager, by agreement with the owner, may temporarily divest the lessee of his authorization to enter the building.

The English version of the Operation Rules of the garage is a translation of the original Czech version. It is only of an informative nature. In the event of any discrepancy between the English and Czech versions, the Czech version takes precedence.

These operating rules take effect as of 1 April 2015.