

The green plan

The adjoining common ground also falls under the preservation order and planting and maintenance take place in accordance with the Green Plan.

This plan describes what the common area ought to look like, and lays out procedures for maintenance.

The Green Committee, appointed by the Board of Directors, plans and implements working days and working weekends, which entail a combination of work and social gatherings.



Working Weekends

It is the task of the owner to support the directors and the Green Committee by showing up on working week-ends with whatever abilities are at their disposal. Popular communal lunches are held in this regard.

The work entails:

- a pruning weekend in February
- a working weekend on the first weekend in May
- a raking weekend after lawn mowing in May/June
- a working weekend on the first weekend in October

Practical information

Visit the Roman House home page:

www.romerhusene.dk

Here you will find information about the articles of association, regulations, maintenance guidelines, the Green Plan and current information about the chairperson and committees.

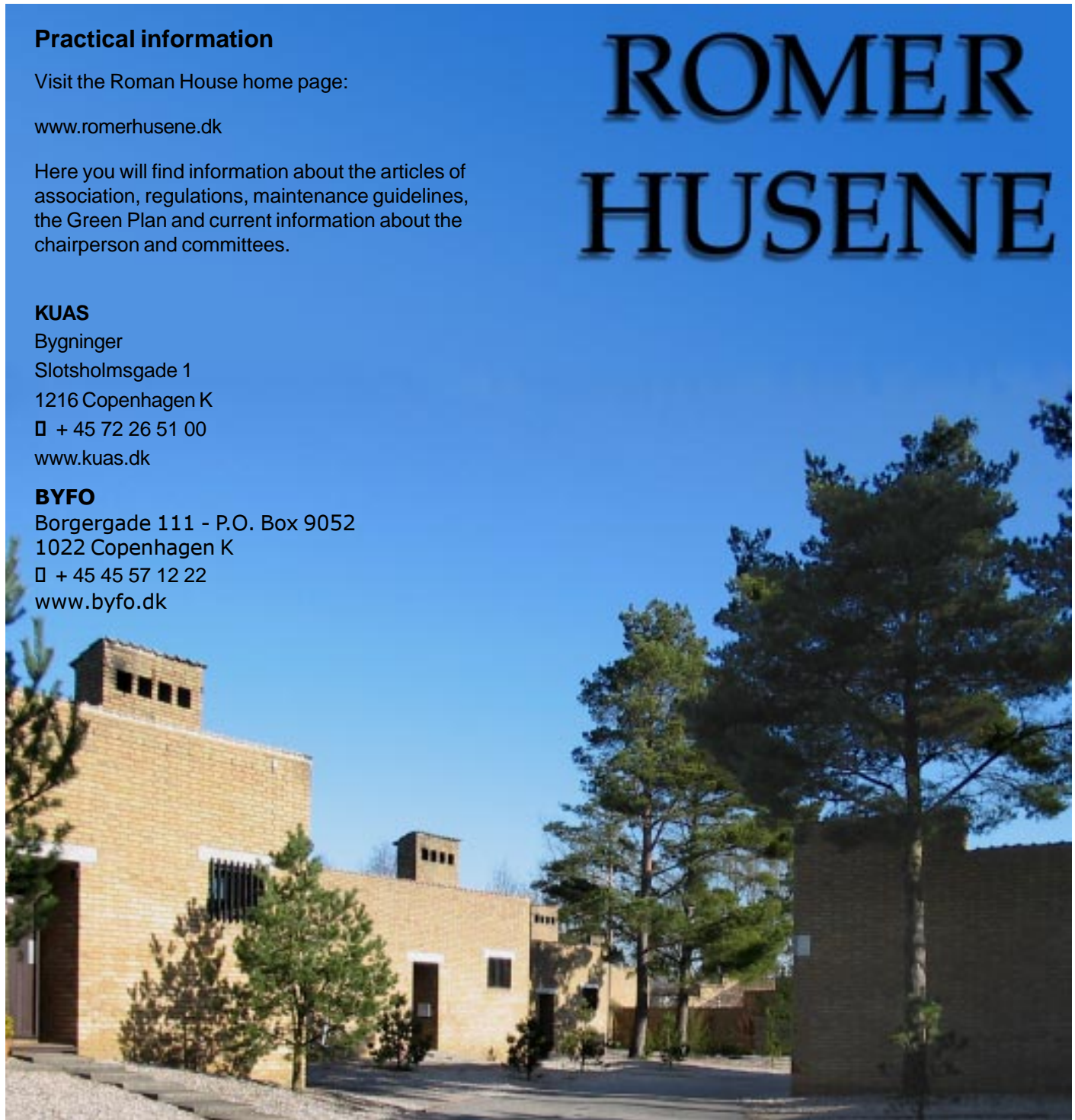
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ROMER HUSENE



Welcome to Romerhusene

Romerhusene (the Roman houses) lies on the outskirts of Helsingør (Elsinore) on 6.5 hectares (16 acres) of land between the roads: Gurvevej, Kingosvej, Carl Plougs Vej and neighbouring Montebello.



The buildings, designed by the architect Jørn Utzon, were erected in three stages between 1957 and 1960. They comprise 60 atrium houses each 15 x 15 metres.

The rest of the area has been laid out as a natural landscape with hills, lake and meadows. This common ground is owned and maintained by the residents.

When built the houses were called Kingohusene in honour of the Kingo Building Society that administrated them, and it is still under this name that they are known both nationally and internationally.

However, locally they were referred to as Romerhusene and this name became the norm when the houses were sold off individually after being built.

Ejerlauget (The Owners' Association)

The aim of the Association called *ejerlauget* is to take care of the common interests of the owners including, among other things, ensuring the continued uniform appearances of the buildings and appropriate planting on the adjoining common ground.

The General Assembly (GA) is the Association's highest authority.

The GA elects a Board of Directors to deal with the administration, and they appoint various committees, i.e. the Green Committee, and the Building Committee. Membership of the Association is compulsory and subscription costs DKK 1,400 per quarter.

Cable TV has been installed to avoid individual antennae or satellite dishes.

Preservation

As one of the first large building complexes to be preserved in recent years, Romerhusene and their adjoining areas were listed as worthy of preservation on 30th June 1987.

The aim of the preservation order is not to return the complex to its original appearance, but, instead, to primarily ensure that all future changes to the buildings are undertaken with the greatest possible consideration to the original architecture and idea.



Preservation decisions are still up for discussion and development. At the moment, emphasis is on tightening interpretation of the original concept and making greater demands to that which has already been preserved.

As part compensation for the duties an owner of a preserved house is obliged to perform, there are certain property tax reductions whereby maintenance expenses can be deducted.

KUAS (The Danish National Cultural Heritage Agency)

Romerhusene and other listed buildings of a national character fall under the auspices of KUAS. Guidelines as to what owners have to do maintenance-wise are described in their maintenance guidelines.

In principle, anything above and beyond ordinary maintenance has to be applied for to KUAS. This includes the landscaped gardens as well as the houses, both externally and internally.

The maintenance guidelines comprise descriptions and technical drawings of the construction, material, and paint colours, etc.

The Building Committee has detailed architectural drawings of extensions, roof renovations, windows, doors, garage/ carports, garden gates, etc.