

ISB Immobilien Sportbahnen Bellwald AG
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General Guidelines for the Wilera Warehouse

1. General Provisions & Contractual Terms

1. If the contract is issued to a public-law entity, an association, a club, or another organization, the signatory acts as an authorized representative of the respective institution.
2. The contract becomes legally valid upon payment of the deposit.
3. The landlord undertakes to fully inform the tenants by providing them with these General Instructions.
4. The landlord is entitled to adjust prices accordingly for verifiable price increases (e.g., visitor's tax or energy costs) occurring between the conclusion of the contract and the stay.
5. If billing is complicated by missing information (e.g., number of participants or meter readings), the information provided by the property management or the landlord shall apply.
6. The management (Immobilien Sportbahnen Bellwald AG) or the contracted property management generally aims for full occupancy. If this is not achieved, the landlord reserves the right to adjust the available accommodations to actual demand.
7. The minimum occupancy is 20 people. If the number of participants is lower, billing will be based on the minimum occupancy of 20 people.

2. Reporting Requirements & Organization

1. Each tenant must provide the property management with the following information at least 10 days before the start of the rental period:
 - Name and phone number of the trip leader or camp director and their deputy
 - Number of adults (ages 16 and older)
 - Number of children (ages 6 and older)
 - Number of toddlers (ages 4–6)

This information is required in particular for the billing of visitor's taxes. Any changes must be reported at the time of handover.

2. Upon arrival and departure, a walk-through will be conducted together with the property management (please allow sufficient time). Any defects will be recorded in a handover or acceptance report.
 3. The trip or camp leader bears overall responsibility for organization, compliance with instructions, and the behavior of the participants.
 4. The keys provided must be kept in a safe place. In case of loss, the corresponding costs will be charged to the tenant.
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3. Liability & Insurance

1. The tenant or warehouse management is required to obtain the necessary insurance (e.g., liability and accident insurance) at their own expense.
2. With the exception of product liability under the Swiss Code of Obligations (OR), the landlord rejects all claims for compensation in connection with the use of the warehouse.
3. The tenant is liable for all damage exceeding normal wear and tear—including damage caused by participants or subtenants.

In the event of damage, the following must be recorded:

- Item damaged
- Nature of the damage
- Repair costs
- Name of the person responsible

Insurance claims and recourse claims must be settled by the tenant.

4. Use & Facilities

1. The maximum occupancy is 76 people (including the group leader).
 2. Pets are not allowed for reasons of hygiene and consideration for others. Exceptions (e.g., guide dogs) require prior approval from the property management.
 3. There is no first-aid kit on site ; camp leaders must bring their own.
 4. One pillow and one wool blanket are provided per bed (7-zone mattresses since 2022). A sleeping bag and sheet are recommended.
 5. Pillowcases are provided at the start of camp. Participants are responsible for putting them on the pillows.
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5. Kitchen & Catering

1. The tenant is expected to have a qualified kitchen staff. This staff must be able to operate the available equipment properly.
 2. Children are not permitted to operate the equipment.
 3. Food safety regulations must be strictly observed. Individuals with contagious illnesses are not permitted to work in the kitchen.
 4. All equipment and facilities (including refrigerators and freezers) must be properly cleaned before departure.
 5. Only suitable cleaning agents may be used. The oven may only be cleaned with approved special cleaners.
 6. The kitchen floor must be cleaned daily with grease-dissolving agents.
 7. Kitchen towels, hand towels, and toilet paper must be provided by the tenants themselves.
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6. Cleaning & Waste Disposal

1. Final cleaning is always the responsibility of the tenant.
 2. The property management company will confirm that the premises are in proper condition in the inspection report.
 3. Additional cleaning will be arranged as needed and billed separately (CHF 67.05/hour).
 4. Unless otherwise agreed, all rooms must be mopped and cleaned before handover.
 5. All waste (including packing materials) must be disposed of in fee-based trash bags (to be provided by the tenant).
 6. Disposal must take place at the official collection points of the municipality of Bellwald in accordance with their guidelines.
 7. The refrigerator and freezer must be handed over empty (do not turn them off).
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7. House Rules & Conduct

1. Furniture must be treated with care. Any damage will be charged to the tenant.
2. Moving furniture around is prohibited.

3. The warehouse and all facilities must be used with care and for their intended purpose. Instructions from the property management must be followed.
4. The surrounding area and fire pit must be kept clean (environmental protection).
5. The following is prohibited with regard to the trees:
 - Sawing off or breaking off branches
 - Damaging the tree bark

Violations will be reported to the authorities.

6. Smoking and open flames are prohibited throughout the warehouse.
7. The locations of fire extinguishers are known to warehouse management.
8. Walls, doors, and furniture must not be written on or damaged. Notice boards are available. In case of violation, a minimum of CHF 100 or the actual cost will be charged.
9. Radiators must not be used as drying racks, storage surfaces, or seats.
10. No solid objects may be disposed of in toilets.
11. Eating and drinking in the dormitories is prohibited.
12. Dormitories must be kept tidy.
13. Hiking and ski boots may only be worn in the basement entrance.
14. Quiet hours begin at 10:00 PM. The municipality's quiet hours and the neighborhood must be respected.
15. Parking: Only parking spaces 43–45 may be used free of charge.

8. Safety & Technology

1. The warehouse management is responsible for ensuring compliance with all safety regulations.
2. In the event of a fire alarm, the building must be evacuated immediately.
3. Any intentional triggering of the fire alarm system will be charged in full.
4. Emergency lights may only be used in an emergency.
5. Doors must be kept closed at night and when unattended.
6. Shoes and clothing may only be cleaned in designated areas.

9. Energy & Building Services

1. The room temperature may only be adjusted by camp management.
2. Upon departure, storage heaters must be set to 15° and electric heaters must be turned off.
3. Changes to the water temperature may only be made by the property management.

10. Inspections & Access

1. The owner, ISB Immobilien Sportbahnen Bellwald AG, and the property management company are authorized to conduct inspections at any time.
2. Access must be granted for necessary repairs.

11. Game Rooms & Lounges

1. Please treat the game equipment with care.
2. Do not insert any objects into the pool tables or foosball tables.

12. Final Provisions

1. In the event of any ambiguities or questions of interpretation, the provisions of Immobilien Sportbahnen Bellwald AG shall prevail.
2. Any amendments or additions to these General Guidelines or to the lease agreement must be made in writing. Verbal side agreements are not valid.
3. Should individual provisions of these guidelines be or become invalid in whole or in part, the validity of the remaining provisions shall remain unaffected.
4. Swiss law shall apply exclusively. The place of jurisdiction is the registered office of Immobilien Sportbahnen Bellwald AG.
5. By entering into the lease agreement, the tenant confirms that they have read and accepted the General Guidelines.