

# Lurdy Ház

Shopping and Office Centre

## PARKING REGULATIONS

Effective 1 January 2026

---

This document sets out the conditions of use of the car parks at Lurdy Ház Shopping and Office Centre (1097 Budapest, Könyves Kálmán krt. 12–14.).

### 1. Definitions

Capitalised terms used in this document shall have the following meanings:

- 1.1 Regulations: The entirety of the rules set out in this document.
- 1.2 Lurdy: Lurdy Ház Shopping and Office Centre (1097 Budapest, Könyves Kálmán krt. 12–14.).
- 1.3 Lurdy-Ház Kft.: Lurdy-Ház Bevásárló- és Irodacentrum Korlátolt Felelősségű Társaság (registered office: 1097 Budapest, Könyves Kálmán krt. 12–14.; company registration number: 01-09-566490; tax number: 12232079-2-43), the operator of the Car Park.
- 1.4 Underground Car Park: The covered, below-ground car park located in the basement level beneath the Lurdy building.
- 1.5 Surface Car Park: The open-air surface car park situated adjacent to the Lurdy building, between Mester utca and Pékerdő utca.
- 1.6 Car Park: The Underground Car Park and the Surface Car Park collectively.
- 1.7 Motor Vehicle: Any vehicle propelled by a built-in engine (passenger car, lorry, motorcycle).
- 1.8 Other Vehicles: Electric and non-electric bicycles and scooters.
- 1.9 Vehicle: Motor Vehicles and Other Vehicles collectively.
- 1.10 User: All persons who enter the Car Park on foot or drive a Vehicle into it, as well as persons who are the operators or users of a Vehicle that has been driven into the Car Park.
- 1.11 Parking Permit: A parking card issued under a long-term parking arrangement established by written contract with Lurdy-Ház Kft., enabling repeated entry and exit from the Car Park.
- 1.12 Parking Ticket: The parking card received upon a single entry, validated at a payment machine to settle the parking fee.
- 1.13 Replacement Ticket: A ticket that may be purchased retrospectively from the Attendant Staff for each commenced calendar day of parking, in the event that the Parking Ticket is lost.
- 1.14 Exit Ticket: A card that entitles the holder to exit without paying a parking fee.

1.15 Parking Tariff: The schedule of parking fees and surcharges applicable at Lurdy Ház.

1.16 Maximum Parking Period: The maximum duration of a single continuous parking session.

1.17 Attendant Staff: The personnel involved in managing the parking system; they are personally accessible at the dispatch office located on the ground floor of Lurdy, to the right of the entrance from the Surface Car Park.

1.18 Lurdy App: The mobile application provided by Lurdy-Ház Kft., through which parking fees related to the use of the Car Park may be paid, subject to the conditions set out in these Regulations.

## **2. Purpose and Scope of the Regulations**

2.1 The purpose of these Regulations is to establish the conditions of use and the operating rules of the Car Park in the interest of its safe operation.

2.2 These Regulations are binding on all Users of the Car Park; compliance with the provisions herein is a prerequisite for using the Car Park. By driving into or entering the Car Park, the User accepts and acknowledges these Regulations as binding through their implied conduct.

## **3. Opening Hours of the Car Park**

3.1 The Surface Car Park operates continuously, 24 hours a day.

3.2 Entry to the Underground Car Park is permitted from 05:30 to 22:00; exit is permitted 24 hours a day.

3.3 Lurdy-Ház Kft. is entitled to restrict access to the Underground Car Park and/or the Surface Car Park, or any part thereof, to ticket-paying traffic in order to ensure a sufficient number of parking spaces for Users holding a Parking Permit.

3.4 Lurdy-Ház Kft. reserves the right to temporarily close the Underground Car Park and/or the Surface Car Park, or any part thereof, and to suspend parking facilities temporarily. In the event of a complete closure of the Underground Car Park and/or the Surface Car Park, Lurdy-Ház Kft. is obliged to notify Users holding a Parking Permit in advance and in writing of the closure and its duration, and to inform other persons by means of notice boards placed at the Car Park entrances.

## **4. General Conditions of Use of the Car Park**

4.1 The Car Park operates as privately owned land open to public traffic.

4.2 A Motor Vehicle may enter the Car Park only with a valid Parking Permit or by obtaining a Parking Ticket, and may exit using a Parking Permit or Exit Ticket, or upon payment of the parking fee. Other Vehicles may only be parked in the areas specifically designated for them.

4.3 A precondition for using the Car Park with a Motor Vehicle is that the Motor Vehicle holds a valid official licence and third-party liability insurance as required by current legislation for participation in road traffic, that its registration plate is visible in accordance with statutory requirements, and that the Motor Vehicle is in a technical condition suitable for safe use.

- 4.4 The Hungarian Highway Code (KRESZ) applies within the Car Park. Users must drive in accordance with road markings and other signs, and where necessary, in accordance with instructions given by Car Park personnel.
- 4.5 The maximum speed within the Car Park is 5 km/h; in the Surface Car Park, driving must also be adapted to prevailing weather conditions.
- 4.6 The use of dipped headlights is mandatory in the Underground Car Park.
- 4.7 Only vehicles with a maximum height of 2 metres may enter the Underground Car Park.
- 4.8 LPG (propane-butane gas) powered Motor Vehicles without a safety valve, and Vehicles towed by animal power, may not enter the Underground Car Park. It is also prohibited to enter with a Motor Vehicle whose passenger compartment or cargo area contains flammable or explosive materials.
- 4.9 It is prohibited to enter the Car Park with a Vehicle from which fuel, oil, or any other substance is leaking.
- 4.10 It is prohibited to bring into or store within the Car Park any live animals, substances hazardous to public health, chemicals, poisons, explosive materials, or any item whose possession is prohibited by law.
- 4.11 Without the prior written consent of Lurdy-Ház Kft., the Car Park may be used exclusively for its intended purpose of parking.
- 4.12 All persons remain in the Car Park at their own risk and are required to exercise heightened caution also as pedestrians. Persons under the age of 14 may only be present in the Car Park under adult supervision.
- 4.13 Pedestrian access is permitted on routes designed for vehicle approach (e.g. ramps) only where expressly authorised by signage placed there. Pedestrian passage under the entry and exit barrier gates is strictly prohibited, except in the event of an emergency.
- 4.14 It is prohibited in the Car Park to sleep inside a Motor Vehicle, consume alcohol, make noise, behave in a manner that disturbs others in general, or to leave unattended any minor or incapacitated person, or any domestic or wild animal.
- 4.15 It is prohibited to clean, wash (except under a relevant written agreement), repair, or carry out any other work on a Vehicle in the Car Park, and to contaminate the Car Park and its surroundings with fuel, lubricants, other substances, or litter.
- 4.16 Smoking and the use of open flames are prohibited in the Underground Car Park.
- 4.17 Without the prior written consent of Lurdy-Ház Kft., it is prohibited within the Car Park to distribute leaflets, affix notices, take photographs or make video recordings for commercial purposes, or conduct questionnaire or other surveys.
- 4.18 Without the prior written consent of Lurdy-Ház Kft., it is prohibited to carry on any commercial, agency, or other business activity within the Car Park.
- 4.19 Begging is prohibited in the Car Park.
- 4.20 Cleanliness must be maintained throughout the Car Park. Rubbish must be disposed of exclusively in the designated containers.

## **5. Parking Rules within the Car Park**

5.1 Entry to the Car Park by Motor Vehicle must comply with the rules shown on the traffic signs placed at the entrance. A Motor Vehicle may enter the Car Park only with a valid Parking Ticket or Parking Permit.

5.2 In the absence of a Parking Permit, a Parking Ticket must be requested by pressing the button on the ticket-issuing machine upon entry. Entry then becomes possible when the barrier opens automatically. Only one Motor Vehicle may enter the Car Park during a single barrier-opening cycle.

5.3 A Parking Permit or Parking Ticket does not guarantee a fixed parking space; it entitles the holder to use any available space in the Underground Car Park and/or the Surface Car Park. Dedicated parking spaces are not available even for tenants of Lurdy Ház.

5.4 The Maximum Parking Period is 96 hours. The User is obliged to remove the Motor Vehicle from the Car Park before the expiry of the Maximum Parking Period. Upon expiry of the Maximum Parking Period, the User shall be deemed an occupier without title, and Lurdy-Ház Kft. shall be entitled to exercise its right of lien — i.e. to prevent the Motor Vehicle from exiting until all fees and surcharges set out in sections 9.1 and 9.2 of these Parking Regulations have been settled. Lurdy-Ház Kft. shall also be entitled to have the Motor Vehicle relocated or removed as set out in sections 9.4 and 9.7.

5.5 During parking, the bay markings demarcating individual spaces must be observed; parking is permitted only within marked bays. Parking outside marked bays is strictly prohibited. A single Motor Vehicle may occupy one designated space, in such a manner that neighbouring vehicles can freely enter adjacent spaces and sufficient room remains for opening doors, bonnets, and boot lids of all vehicles concerned.

5.6 Parking spaces reserved for persons with disabilities and marked as such may only be used with a valid disability badge displayed visibly on the outside of the Motor Vehicle. Use of disabled parking spaces by other Users is strictly prohibited. Unauthorised parking in a space reserved for persons with disabilities constitutes a serious infringement and shall result in immediate referral to the competent authority.

5.7 It is strictly prohibited to park on traffic lanes, immediately before or after the entry and exit barriers, or in any position that obstructs or endangers traffic within the underground car park.

5.8 If a User parks occupying more than one space, Lurdy-Ház Kft. is entitled to have its security staff document the irregular parking by photograph or video recording, and on that basis to invoice the cost of all unauthorised spaces used at the prevailing hourly rate from the commencement to the end of the irregular parking.

5.9 After occupying a parking space, the Motor Vehicle's engine must be switched off as soon as possible, the handbrake applied, and the Motor Vehicle vacated. Waiting or sleeping inside the Motor Vehicle, and unnecessary idling of a stationary Motor Vehicle's engine, are prohibited. No person or live animal may remain in a parked Motor Vehicle during the parking period.

5.10 The Motor Vehicle must be parked in the Car Park in a locked condition (windows closed), ensuring that no valuables are left in areas visible from outside — particularly in the passenger compartment or boot.

5.11 Other Vehicles may be parked only in the designated areas set aside specifically for that purpose.

5.12 The Motor Vehicle must be parked with doors locked, windows closed, the alarm (if fitted) activated, and all valuables removed from the interior. In the case of convertible Motor Vehicles, the roof must additionally be left in the closed position.

5.13 In the event of an extraordinary incident (emergency), Users must immediately vacate the Car Park in accordance with announcements made over the Lurdy-Ház Kft. public address system. Vehicles may only exit the Car Park in such cases if Lurdy-Ház Kft. — holding the necessary official authorisation — permits it.

## **6. Parking Fees and Replacement of Lost Tickets (Replacement Ticket)**

6.1 Parking a Motor Vehicle in the Car Park is subject to payment of the fees set out in the current Parking Tariff, which may be paid at payment machines or via the Lurdy App. Lurdy-Ház Kft. is entitled to amend the Parking Tariff unilaterally at any time. Amended fees shall apply to parking sessions commencing after the amended tariff enters into force.

6.2 The Parking Tariff is available on the Lurdy Ház website and on the payment machines.

6.3 The User receives the Parking Ticket from the machine upon entry to the Car Park.

6.4 Lurdy-Ház Kft. provides a Parking Permit to the User under a written contract; the User may use the Car Park with the vehicle specified in the permit contract, upon payment of the contractual fee, without obtaining a Parking Ticket (the barrier opens automatically).

6.5 Exit Tickets may be purchased by tenants of Lurdy Ház upon payment of the fee determined by Lurdy-Ház Kft. from time to time. An Exit Ticket entitles the holder to a single exit without payment of a parking fee. Tenants may submit their Exit Ticket requests between the 5th and 25th day of each calendar month to parkolas@lurdyhaz.hu, whereupon the requested Exit Tickets are issued by the 1st to 5th day of the following calendar month (hereinafter: the Month in Question). The validity period of the requested Exit Tickets expires on the 20th day of the calendar month following the Month in Question. Exit Tickets may only be used by the tenant for exits concluding short-term parking (maximum 12 hours) by the tenant or its partners. The resale of Exit Tickets or their use for any other purpose is strictly prohibited. In the event of a breach of this prohibition, Lurdy Ház will cease to sell Exit Tickets to the breaching Tenant and will prohibit the Vehicle involved in the unauthorised use from entering the Car Park. In the event of the loss of an Exit Ticket, the parking fee must be paid using the Parking Ticket received upon entry.

6.6 The Parking Ticket must be kept carefully until exit from the Car Park. It must not be folded, crumpled, or otherwise physically damaged. To prevent damage to the information on the Parking Ticket, it must be kept away from magnetic radiation devices and mobile phones. The User is responsible for the full integrity of the Parking Ticket. Any loss or damage to the Parking Ticket shall be borne by the User.

6.7 In the event of the loss of the Parking Ticket or damage preventing its readability, the User must obtain a Replacement Ticket for each commenced calendar day of parking. The daily fee for a Replacement Ticket is set out in the Parking Tariff. Replacement Tickets may be purchased from the Attendant Staff.

6.8 Before departing, the parking fee must be settled at a payment machine or via the Lurdy App. When paying at a payment machine, the Parking Ticket received upon entry must be scanned using one of the payment machines located on the underground level or at the

revolving door facing the Surface Car Park, inserting it upward as indicated. The machine will request payment of the amount due under the current Parking Tariff. Payment may be made in cash (specified coins and banknotes) or by bank card. Following payment of the parking fee, the User has 15 minutes from the time of payment to exit the Car Park.

6.9 Upon exit, the barrier is opened automatically by the exit system at the gate after verifying payment of the parking fee — for Users holding a Parking Permit and for Users who have settled the parking fee at a payment machine or via the Lurdy App. In the case of a Replacement Ticket, the Attendant Staff opens the barrier manually.

6.10 Users who paid with a Parking Ticket may request a VAT invoice within 24 hours of the parking session by emailing scanned or photographed proof of payment to [szamla.parkolas@lurdyhaz.hu](mailto:szamla.parkolas@lurdyhaz.hu) (the receipt can be printed by pressing the button on the machine after payment — receipts are not printed automatically); in the absence of a receipt, the Parking Ticket must be submitted to the above email address, specifying the customer's name, address, tax number, and the invoice recipient email address. Without this information, Lurdy-Ház Kft. cannot process the VAT invoice request.

6.11 If a problem arises at the payment machine or upon exiting the Car Park, the Attendant Staff can be contacted by pressing the help/information button, who will provide the necessary assistance.

6.12 The Car Park may only be exited after the barrier has opened. The driver and the operator of the Vehicle are jointly and severally liable for any damage arising from disregarding signals. Only one Vehicle may exit the Car Park during a single signal cycle.

6.13 If for any reason the barrier fails to open, the problem must be reported to the Car Park Attendant Staff by pressing the help/information button, who will inform the User of the steps to take, resolve any technical fault, or release the User via manual operation. In the event of manual barrier operation, the Car Park Attendant Staff is entitled to verify payment of the parking fee individually for each Vehicle and to release Vehicles one at a time.

6.14 Against Users who depart without payment for any reason, Lurdy-Ház Kft. will initiate legal proceedings using video recordings of entry and exit.

6.15 A temporary or permanent outage of the Lurdy App does not exempt the User from the obligation to pay the parking fee; in such cases, payment must be made using the payment machines.

## **7. Incidents and Damage**

7.1 The Car Park is used at the User's own risk and responsibility.

7.2 The User acknowledges that, to the extent permitted by law, Lurdy Ház Kft. excludes its liability for damage arising to Vehicles, for the safekeeping of Vehicles or property contained within them, for any soiling, for the conduct of third parties present in the Car Park, and for items placed in or on Vehicles and any loss thereof. Asset protection must be ensured by properly locking the Vehicle and not leaving valuables in visible areas.

7.3 Under certain weather conditions, and on wet or slippery surfaces, there is an inherent risk of skidding, whether by vehicle or on foot. Lurdy-Ház Kft. excludes its liability for any accidents or damage resulting from failure to take account of the risk of skidding, whether occurring by vehicle or on foot.

7.4 In the event of an incident, Lurdy-Ház Kft. will cooperate with the relevant authorities, will assist in notifying the authorities where necessary, and will provide the authorities with any available video footage of the event upon the relevant official request.

7.5 The User is obliged to compensate for any damage caused by them to another Vehicle, to the building, to its fittings, or to the parking system equipment. Any incident involving damage must be reported immediately to the Lurdy Ház security team and/or by email to parkolas@lurdyhaz.hu.

## **8. Right of Lien**

8.1 Lurdy-Ház Kft. holds a statutory right of lien over property brought into the Car Park by the User — in particular over the Vehicle parked in the Car Park — as security for claims of Lurdy-Ház Kft. arising under the parking contract. Accordingly, Lurdy-Ház Kft. may refuse to permit the exit of the Vehicle (i.e. to open the barrier) until the User has fully discharged all obligations incumbent upon them under these Parking Regulations and the Parking Tariff.

## **9. Consequences of Exceeding the Maximum Parking Period; Relocation, Removal, and Wheel Clamping of Vehicles**

9.1 If a Motor Vehicle is parked in the Car Park beyond the Maximum Parking Period, it may only exit upon payment of the accrued parking fee and the Surcharge for Exceeding the Time Limit. The parking fee must be paid at the payment machine, after which the Car Park Attendant Staff must be visited to verify the payment. The Surcharge for Exceeding the Time Limit must be paid to the Car Park Attendant Staff. Following payment of the applicable fees, the Attendant Staff will arrange for the barrier to be opened.

9.2 If a Motor Vehicle is parked in the Car Park beyond the Maximum Parking Period and has no parking ticket, it may only exit upon payment of the Surcharge for Exceeding the Time Limit and a Replacement Ticket daily fee for each commenced calendar day during which the vehicle was in the Car Park. The Attendant Staff will handle all related administration.

9.3 If, due to exceeding the Maximum Parking Period, the Vehicle is also relocated to the secured area of the Surface Car Park (or, in the case of motorcycles, the Underground Car Park) pursuant to sections 9.4 and 9.7, the User is obliged to pay — in addition to the fees specified in sections 9.1 and 9.2 — the Relocation Surcharge, as well as a Storage Fee for each commenced calendar day from the date of relocation until the Vehicle is removed. All related administration is handled exclusively at the Lurdy-Ház Kft. Management Office during business hours (Monday to Thursday: 09:00–16:00; Friday: 09:00–14:00).

9.4 If: — the Motor Vehicle poses a risk to the safety or environmental protection of Lurdy Ház, or — the User is parked in a manner that obstructs or endangers traffic in the Car Park, or — the User has exceeded the Maximum Parking Period, then Lurdy-Ház Kft. is entitled to have its Attendant Staff document the irregular parking by photograph or video recording, and thereafter to have the Motor Vehicle relocated — at the expense of the User (or the Vehicle's owner/operator) — to a separately designated, secured area within the Surface Car Park (or, for motorcycles, within the Underground Car Park), and to exercise its right of lien in respect of fees and costs arising from the relocation and any excess use, on the basis of which it may refuse to release the Motor Vehicle until the User's payment obligations have been fulfilled.

9.5 Vehicles left in the Car Park beyond the Maximum Parking Period without registration plates, or in a non-roadworthy, wreck condition, may be removed from the Car Park by Lurdy-Ház Kft. at the expense of the Vehicle's owner/operator.

9.6 Lurdy-Ház Kft. excludes its liability for any damage arising from the relocation or removal of Vehicles.

9.7 Prior to relocating or removing a Vehicle, Lurdy-Ház Kft. (unless delay would cause damage due to an emergency situation) shall affix a written notice to the Vehicle informing the User of the unauthorised parking and requiring that, if the Vehicle is not voluntarily removed within 3 (three) days of the notice being affixed, Lurdy-Ház Kft. shall be entitled — from the day following the expiry of that deadline — to arrange for the relocation or removal of the Vehicle, with all resulting fees, surcharges, and costs borne by the User or the Vehicle's owner/operator.

9.8 Lurdy-Ház Kft. is entitled, but not obliged, to request information in writing (based on the type and registration number of the Motor Vehicle) from the competent Hungarian authorities regarding the owner/operator of the Motor Vehicle. If the information request to the competent authority was successful, Lurdy-Ház Kft. will also send the notice affixed to the Motor Vehicle to the operator/owner at their residential or registered address, if known. The rules of current statutory provisions on postal delivery shall apply to the delivery of the addressed notice. If the notice is unsuccessful, or if the data request from a Hungarian authority is not possible or no data has been received from the authority within 30 days, Lurdy-Ház Kft. will arrange for the professional removal of the Vehicle, with all resulting costs borne by the Vehicle's owner/operator. Lurdy-Ház Kft. is not obliged to provide for the safekeeping of a removed Vehicle.

9.9 The fact of relocation or removal and the external condition of the Vehicle shall be recorded by Lurdy-Ház Kft. in a formal private document with full evidentiary force, together with photographic documentation.

9.10 Pursuant to section 27(a) of Act LXIII of 1999 on Public Space Supervisory Services, the Car Park is privately owned land open to public traffic. Under the applicable legislation, the public space supervisory authority may be entitled to act and take measures in cases falling within its jurisdiction, including the application of wheel clamps in accordance with the rules set out in section 20(6) of that Act.

## **10. Expulsion and Permanent Exclusion**

10.1 If a User breaches these Regulations, endangers the security of the Car Park, or engages in any activity inconsistent with the normal operation of the Car Park, Lurdy-Ház Kft. is entitled, through its security staff, to expel that person from the Car Park.

10.2 If the expulsion is unsuccessful, Lurdy-Ház Kft. will file a report with the competent authorities, who will take measures to enforce the expulsion.

10.3 If a User seriously or repeatedly breaches these Regulations, Lurdy-Ház Kft. is entitled to permanently ban from the Car Park the Motor Vehicle bearing the registration number with which the infringement was committed.

## **11. Final Provisions**

11.1 A video surveillance (CCTV) system and a licence plate recognition system are in operation in the Car Park.

11.2 Lurdy Ház Kft. shall make recordings from the Car Park's installed surveillance system available only to persons or organisations holding the appropriate data management authorisation, and only within the framework set out in the Lurdy Ház Kft. data management and data protection policy.

11.3 During the performance of the legal relationship related to the use of the Car Park, the Operator is entitled to use, process, store, and handle personal data — including special or sensitive data — that come to its knowledge or are provided to it, solely and exclusively for the purpose of that legal relationship and for the duration of its performance; in all cases of processing, the Operator is obliged to comply with the data protection and data security rules set out in Act CXII of 2011 on the Right to Informational Self-Determination and Freedom of Information, and in Regulation (EU) 2016/679 of the European Parliament and of the Council (GDPR).

11.4 Lurdy-Ház Kft. is entitled to amend these Parking Regulations at any time, provided that any amendment must be published at least 5 days before it enters into force.

11.5 These Regulations enter into force on 1 January 2026 and remain valid until revoked.

# Lurdy Ház Shopping and Office Centre

## PARKING TARIFF SCHEDULE

The fees set out in this Parking Tariff are binding on all Users of the Car Park. By driving into or entering the Car Park, the User accepts and acknowledges these fees as binding through their implied conduct.

Fee Item	Underground Car Park (gross, HUF)	Surface Car Park (gross, HUF)
Free parking period	First 30 minutes	Up to the first 60 minutes, once per day per registration number (per single entry only)
Hourly rate (charged per commenced hour)	HUF 450	HUF 400
Replacement Ticket daily rate	HUF 10,000	HUF 10,000
Surcharge for Exceeding the Time Limit	HUF 10,000	HUF 10,000
Relocation Surcharge (excluding motorcycles)	HUF 100,000	HUF 90,000
Relocation Surcharge — Motorcycles	HUF 20,000	HUF 20,000
Storage Fee / day	HUF 10,000	HUF 10,000

The fee for a Tenant Parking Permit Card is set out in the individual Parking Permit Card Agreement.

This Parking Tariff enters into force on 1 January 2026 and remains valid until revoked.