

ASUKASLEHTI

KIINTEISTÖ OY AURORANLINNA ■ 1 | 2021

JUNE 2021

HELSINKI IS A GREAT SUMMER CITY

We visited some trip destinations where you can spend the whole summer day.
Pages 8 – 9

AURORANLINNA UUTiset IS NOW ASUKASLEHTI

CHECK OUT THE NEW
RESIDENT MAGAZINE.
www.auroranlinna.fi/en

SOUNDS OF LIVING are part of the block of flats

When you live in a block of flats or row houses, you will hear the normal sounds of living from your neighbors. No one has to put up with continuous disturbances.

Pages 4 – 5

RECYCLE RIGHT!

Sorting waste is a good job for the future.

Pages 6 – 7

SOLAR POWER TO THE HOUSES!

Auroranlinna utilizes the use of renewable energy. The first solar panels have been installed.

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THANK YOU FOR YOUR FEEDBACK

The 2020 resident satisfaction survey of Auroranlinna was conducted in very different circumstances compared to previous years. The coronavirus pandemic and people working and studying remotely have brought about new challenges in our everyday lives and living. In some homes, people



work with tasks that require silence and concentration or study for exams while in others, young children try to make the time pass faster by playing games that cause some noises. The new circumstances might challenge the normally good neighbourliness.

As we discuss further in the resident magazine, normal sounds and noises of living are allowed, but it is also allowed to consider others and acknowledge the different realities in which we are now living. A constructive conversation by considering both sides is usually all that is needed to resolve the situation.

In 2020, many things changed in our operations as well. Helsingin Korkotukiasunnot merged with Auroranlinna in the beginning of the year. As a result, the cleaning, property maintenance and housing management of our properties were reorganized. Because of these changes, we were excited to view your replies to the 2020 survey: how did we perform in terms of housing management, property management and repair work, cleaning of shared areas and resident services and activities during these challenging times?

Despite the changes and new challenges, we managed to come through pretty well. The operations of Auroranlinna especially received good feedback, but

there is always room for improvement. Based on the feedback, the increased resources of our office and customer service have been noted by our residents. We hope that you also feel positive about our website and our resident magazine that were also renewed at the turn of the year.

Based on your responses to the survey, the service experience related to the services that are important for good living, such as services related to housing management, property maintenance, repairs and the cleaning of shared areas, has stayed more or less on the same level compared to the previous year. The new area division of housing management and property maintenance and the new service contracts of cleaning and housing management were implemented in 2020. It is therefore understandable that the improvements we wanted to achieve by making these changes are not yet seen in the results. Our objective is for the resident services to receive even better feedback in the survey of the year 2021.

Almost 750 residents responded to our survey. We would like to thank you all for the time you took to submit your responses. In addition to numeric evaluation, we also received a large amount of free-form feedback from you about our properties, apartments as well as our operations in general. We have carefully read your feedback and come across many great suggestions that we will implement wherever possible. Did you know that you can also submit feedback to us through our renewed website? You can find the feedback form at the address auroranlinna.fi/en/company/. Finally, I would like to wish all of our residents and cooperation partners a great summer. •

TATU RASIA,

Managing Director at Kiinteistö Oy Auroranlinna

ASUKASLEHTI

KIINTEISTÖ OY
AURORANLINNA

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• ALSO IN THE MAGAZINE •

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NEW GREEN SPACE CONTRACTORS TO BEGIN THEIR WORK

Contractors were invited to tender for the green space contracts of our properties. The green spaces of the western side of the Vantaa river are now being maintained by Vihertaiturit Ky, while the eastern side is being maintained by YIT Suomi Oy. Pages 10–11.



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RENOVATIONS OF PIHKATIE AND KAARLENKATU

The renovations of Pihkatie 6 in Malminkartano and Kaarlenkatu 3–5 in Kallio are almost completed. Page 12.

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AVAILABLE APARTMENTS ON VUOKRAOVI.COM

The apartments of Auroranlinna are always applied for by using apartment-specific applications. The available apartments can be applied for through the Vuokraovi.com online service. Page 13.

PLEASANTNESS AND SUSTAINABILITY AS KEYWORDS FOR OUTDOOR AREA RENOVATION

The land improvement of the outdoor area between E.J.Nyströminpolku 3, Tulvaniitynpolku 6 and Tulvaniityntie 4 in Veräjäläakso will be completed this summer. The renovation aimed at increasing the pleasantness of the area and the sustainability of the green area solutions.

A large and continuous yard area is left between the buildings of Auro-ranlinna on E.J. Nyströminpolku, Tulvaniitynpolku, Tulvaniityntie and Otto Brandtin katu. Until recently, the area seemed a little shabby and fragmented. The play areas for children were far behind modern standards. We decided to construct a shared outdoor area for the buildings, as it was already necessary to dig the ground in order to renovate the sewer duct ditches. The professionals of Piha- ja puistosuunnittelu Pirttijärvi Oy planned the new and functional outdoor area.

– “During the project, we also heard the local residents and considered their hopes for the new area. The renewed area now serves better the residents of the Auroranlinna properties and the daycare centre operating at the address Tulvaniityntie 4. The children now have a modern, safe and fenced playground area, and there is a pergola with a table and benches for the adults,” explains Marko Pirttijärvi who oversaw the planning of the project.

Sustainable, easy to grow and beautiful plants were selected for the yard. The surrounding batches of bark mulch prevent weeds from growing and help the plants’ soil to remain moist. The plants will slowly cover the bark mulch as they grow.

– “The contractor Uudenmaan Pihamestarit has only recently reconditioned the turf areas, as it was too damp to do the work last autumn. The area will get greener as the grass grows more over the summer,” Pirttijärvi explains.

1



1 The new playground area is separated by a fence from the rest of the yard. It's modern and safe to play. Adults can spend time in the pergola where you can sit and enjoy the yard.

2 The trees and plants are young and will slowly cover the bark mulch as they grow. Lawn areas has been planted this year in the spring.

We ask that our residents are patient and careful with the new green areas so that the trees and bushes get to slowly grow, and hope that the renewed outdoor area brings joy to the lives of our residents. •

2





SOUNDS OF LIFE IN A BLOCK OF FLATS

The coronavirus pandemic has impacted all our lives. In many families, both the parents and children stay at home. As a result, people are now paying more attention to the sounds of life produced by their neighbours.

Remote work, studying and the break we have had to take from our hobbies have resulted in people spending more time at home than usual. All this can prove a challenge but can also be rewarding. Something that works for another person may not necessarily work for you. Each family, couple, roommate or single person has been forced to come up with ways to make the most of the situation.

On the other hand, the exceptional situation has also increased the sense of community and inspired people to help their neighbours. People living alone, belonging to a risk group or staying in quarantine have been helped by going to the store or pharmacy on their behalf, for instance. Different ways to connect with neighbours have been developed. Facebook groups have been founded for housing associations and resident meetings have been organized over remote connections by using different applications.

SOUNDS OF LIVING ARE A PART OF LIFE

The coronavirus pandemic has also resulted in people

complaining more about the noises caused by their neighbours. People working remotely from home may get disturbed by the sounds of children playing next door, or a person working in shifts cannot get to sleep during the day because of the different sounds caused by their neighbours. Generally speaking, the majority of sounds and noises caused by neighbours are normal sounds of living that cannot be restricted. People are allowed to live their lives normally in their homes and even make some noise sometimes, but no one has to put up with continuous disturbances. People are different and experience the noises and sounds caused by their neighbours' lifestyles in very different ways. One person is OK with all kinds of noises, while another person thinks that the sound of the elevator or even a noise caused by the hallway light switch is too much.

In a block of flats, normal sounds of living include sounds such as children playing, someone playing the piano or another instrument, a dog barking, someone vacuuming or drilling, eg. for shelf or wall painting and other small-scale crafting. During the night, it is

1 Pets bring a lot of joy to homes. The barking of a dog is a part of normal life. Cats and dogs should walk in accordance with supervision and regulations.

2 Loud partying or playing music, especially when it continues late at night or at night, easily disturbed neighbours.

also allowed to shower and flush the toilet. People working in shifts are allowed to walk in the hallway during the night when going to or coming from work.

Having a party once in while is also a part of normal living. Of course, it is always polite to inform the neighbours about a party in advance. It is also good to remember that informing the neighbours does not mean that the code of conduct of the housing association can be ignored, such as the rule about silence during night time.

WHAT CONSTITUTES DISTURBANCE

According to the code of conduct, noise and other disruptive activities must be avoided in particular between 10pm and 7am. Disturbing noises are noises that continue for several hours in a row, such as:

- a dog barking for several hours in a row
- playing the piano or another instrument for several hours in a row
- constant building noises and similar disturbing noises
- parties and music played until late in the night

HOW TO ADDRESS DISTURBING BEHAVIOUR

First, always make sure to know where the disturbing noises are coming from. The building's structures may cause the noise to come from a different apartment than you might think. It is a good idea to check with your neighbours if they are also disturbed by the noise you hear.

If possible, it might be helpful to have a talk with your neighbour or slip in a note through their mailbox. Oftentimes the person causing the noise has simply been unaware of causing a loud noise that bothers



their neighbours.

In arguments between neighbours where it is no longer possible to solve the matter by talking things through, we recommend you contact the Community Mediation Centre at www.naapuruusovittelu.fi/en/. Involving an external party may often help to solve the matter together with your neighbour. As the lessor, we are unable to get involved in arguments between neighbours and cannot take sides. If your neighbour's actions constitute a disturbance of domestic peace, you can report the offence to the police.

WHEN IS IT OK TO CALL 112?

If there are constantly loud noises, music or loud after parties after a night out that keep causing a disturbance for the neighbours, you can call the police. It is also important to immediately report sounds

of physical violence by calling the emergency number 112. The property manager or maintenance company are unable to address acute cases of disturbance. It is also good to know that the police does not notify the lessor about its visits to the properties of Auranlinna.

IF THE DISTURBANCE CONTINUES EVEN AFTER A VISIT FROM THE POLICE

If the disturbance continues even after the police has been notified and has visited the apartment, you should also inform us about the disturbance. Instructions for such cases can be found on our website at www.auranlinna.fi/en/ where you can print out a disturbance notification form.

We will handle the matter in line with the Act on Residential Leases. This might seem like a slow process for the neighbours suffering from the disturbance. In line with the Data Protection Act, we are unable to disclose information about the stage of the process or comment on the measures we have taken to solve the situation. The property's code of conduct was drawn up to promote residents' enjoyment of their homes, health, and safety. The code of conduct can be found on the notice board of each housing association. Every resident is responsible for familiarising themselves and acting in line with the code of conduct as well as for ensuring that their guests also act in line with these rules. •



GIVE WASTE A NEW LIFE AND KEEP THE ENVIRONMENT TIDY

Sorting and reducing waste are an act for the environment. By sorting, you give waste items a new life, as the sorted waste is turned into new products.

Now when we spend more time at home, also waste is generated more than normal in many homes. Food, various products and supplies are ordered from online shops, which again generates more packaging waste.

We encourage everyone to recycle waste carefully to avoid filling

mixed waste containers too quickly. Leftover food and trash attract easily rats, birds, or other animals. Keeping the yard and common areas clean of trash creates a pleasant environment to all of us. Let's take all together care of keeping our common areas and yards clean of trash. •



- 1 & 2 Examples from biowaste.
- 3 Plastic waste goes to waste container clean and rinsed
- 4 Examples of metal waste. Rinse the cans.
- 5 Carton waste. Rinse also the juice jars.
- 6 All paper which comes from mailbox is paper waste.
- 7 Bottles and glass jars are glass waste. Put them clean in the container.
- 8 Small electrical and electronic equipment can be taken to stores that sell them or to Sortti Station.



RECYCLING CHECKLIST

BIOWASTE

- fruit and vegetable peels, leftover food, bones and fish bones
- coffee and tea grounds, tea bags and filter papers
- soft paper, such as kitchen towels, napkins and tissues
- plant parts and wilted flowers, small amounts of raking waste
- solidified grease
- wood-based litter from pet cages (sawdust and pellets).

Biowaste is decomposing and compostable food and kitchen waste. For a free biowaste bag, use a flour bag, a cereal box or a newspaper.

CARTON

- packaging made of carton, such as milk and juice cartons (also with aluminium lining), cereal and cookie packages
- paper bags, such as bags for bread and flour
- egg cartons
- kitchen paper and toilet paper cores
- cardboard boxes, corrugated cardboard and kraft paper.

Rinse liquid packaging and other packages with food scraps. Let them dry. Flatten the packages and pack them inside each other. Remove any plastic caps and sort them into plastic packaging collection.

PLASTIC

- empty plastic food packaging, such as yoghurt containers, butter tubs and packages for cold cuts, cheese and convenience food
- plastic carriers, bags and wrappings
- empty plastic detergent, shampoo and soap bottles
- empty plastic bottles, canisters and jars; caps and lids detached.

Rinse or wipe the empty packages where necessary. They are clean enough if there is no mould or odour nuisance. Do not place different kinds of packages inside each other.

PAPER

- newspapers, magazines, adverts and brochures
- copy paper and print outs;
- envelopes (including those with windows);
- paperback books; hardcover books with the covers removed;
- white paper bags.

All materials must be clean and dry.

Staples and paperclips do not need to be removed.

METAL

- food and beverage cans
- aluminium foil and tins
- metal lids and caps
- metal casings of tea lights
- old frying pans
- empty and dry paint cans
- empty aerosol cans (that do not slosh or hiss)
- small metal objects that fit in the collection container.

Rinse metal packages that has food in them with cold water in order to remove any traces. Larger metal objects eg. bicycles belong in the scrap metal collection.

MIXED WASTE

- cleaning waste (dust, sand and vacuum cleaner dust bags)
- cotton swaps, disposable nappies, menstrual products, wet wipes and face masks
- worn-out clothing, such as underwear, socks, tights, shoes and bags
- mirrors, drinking glasses, porcelain and ceramic
- pillows, blankets and duvets
- incandescent and halogen light bulbs and fuses
- dirty food packaging
- cooking oil, in a tightly closed plastic bottle
- ash and cigarette butts
- cat litter.

Mixed waste is miscellaneous, non-recyclable final waste. Hazardous waste and all materials that can be reused as raw materials have already been separated from it.

ELECTRIC AND ELECTRONIC EQUIPMENT

- household appliances
- lamps, light bulbs and string lights (apart from incandescent and halogen light bulbs)
- home electronics
- digital meters
- electric tools
- electric or battery operated or rechargeable toys
- phones and computers.

Waste electric and electronic equipment (WEEE) is equipment removed from use that requires electricity, an accumulator, battery or solar energy to operate. Small appliances can be returned free of charge to approx. 200 stores that sell electronic household appliances. See the nearest return place at www.kierratys.info. Read more at www.serkierratys.fi.

GLASS

- coloured and clear glass bottles and jars.

Rinse dirty glass packages with a splash of cold water. Remove lids and caps. Collars and other plastic parts around the mouth of the bottle can be left as is. Return deposit bottles to the store or Alko.

HELSINKI IS A GREAT SUMMER CITY

You will find more information about these and more Helsinki's destinations from

finlandnaturally.com/helsinki-area/ and uuvi.fi/en/areas/

We explored some of the destinations Helsinki has to offer for spending a wonderful summer day. These destinations are also fully accessible.

There are numerous destinations in Helsinki for spending a lovely summer day that include options for doing sports, having a picnic or just wandering around and admiring the surrounding nature and the life of different bird species, for instance. We have collected below a few tips for lovely destinations. Some of the destinations also have museums that you can visit. •



UUTELA

Uutela is surrounded by the sea in three different directions. The nature trail of Uutela offers experiences ranging from landscapes similar to those seen in old Finnish movies to natural forests, meadows by the sea, lagoon bays and beautiful seaside cliffs, on top of which you can admire the freight ships and sea birds passing by. It is recommended to begin the approximately four-kilometre trail around Uutela from Urheilukalastajankuja where we managed to find a parking space and which is also accessible by public transport. Have some snacks with you or try the local café Kampela before heading into the forest. There are also grilling areas for those bringing their own food. •



KIVINOKKA IN KULOSAARI

Kivinokka in Kulosaari is a lovely public recreational area with summer huts and a high-quality nature trail with a bird tower at the end. There are two parking places at the beginning of the nature trail for physically disabled visitors, and a regular car park is located 350 metres away. The closest metro station is in Herttoniemi. The signpost reads Kulosaaren kartano. The nature trail itself is an under 400 metres-long trail in a protected forest. The signposts include information about the trees of the forest, also in Braille. At the end of the nature trail, there is a terrace for watching local birds or simply enjoying the seacoast views. The terrace also contains signposts with information about the birds of the area. •





VANHANKAUPUNGIN- LAHTI BAY AND LAMMASSAARI

You can easily spend an entire day in the Vanhankaupunginlahti bay area, especially if you also visit Lammassaari and The Museum of Technology. The eastern shore of the Vantaa river contains signposts that point you towards Lammassaari. The area is suitable for different types of summer activities, such as simply wandering around or doing sports in the nature. Why not visit the natural wetland, climb to the bird tower of Pornaistenniemi, observe the cows of Viikki or admire the trees of the arboretum? It is easy to arrive to Vanhankaupunginlahti bay with public transport. The area has a limited number of parking places. Trucks selling food and drinks and a restaurant could be found on the eastern side of the river mouth. •



THE OLYMPIC STADIUM AND LAAKSO

The recently renovated Olympic Stadium, containing the renewed Sports Museum of Finland, is a good starting point for a trip to the Helsinki Central Park from the corner of the Laakso equestrian arena. Pack lunch with you, ride the tram to the Opera house or Aurora hospital tram stop and head towards the stadium and/or Laakso. There are also several restaurant options around the stadium. After a day exploring, why not have a refreshing swim at the Helsinki Swimming Stadium right next to the Olympic Stadium!

With children, it is a good idea to stop by the Children's Traffic Town, located by the Aurora bridge on Nordenskiöldinkatu. With a bit of luck, you might see the equestrians riding their horses in the Laakso arena. Then head in to the forest of Helsinki Central Park and try out conecaching! Conecaching is a free game of which you can find more information at the address keskuspuisto100.fi. •



RHODODENDRON PARK

The Haaga Rhododendron Park is a wonderful place to visit when the rhododendrons are flowering. The flowering of rhododendrons and azaleas is in full bloom in early June. Enter Laajasuontie 40 as the destination in the HSL Journey Planner or your navigator. During flowering, there are sales counters in the park where you can buy coffee and refreshments. •





NEW GREEN SPACE CONTRACTORS

Vihertaiturit Ky oversees the maintenance of green spaces on the eastern side of the Vantaa river while YIT Suomi Oy maintains the green spaces on the eastern side of the river. Lawn mowing is also a part of green space maintenance.

HIIDENKIUKAAN-PUISTO PARK

When wandering in the Hiidenkiukaanpuisto park, ranging from the eastern shore of Lehtisaari



all the way to its southern point, you can easily lose the track of time and spend several hours roaming the relatively small park area of only around ten hectares. Bring a light snack with you and visit the bathing beach of Lehtisaari next to the park. If arriving by

bus, we recommend starting your journey from the northern side of the park by either taking the gravel road by the beach or the forest track starting at the end of Tykistökapteenintie. If approaching from Lauttasaari, you can walk through Kaskisaari to the southern point of Lehtisaari. For visitors arriving by car, the best place to park can be found at the end of Lehtisaarentie by the Kaskisaari bridge. The high-quality museums Didrichsen Art Museum and Villa Gyllenberg are also located nearby, almost next to one another on Kuusilahdenkuja and Kuusisaarenpolku. More information about the museums and their current exhibitions can be found online at didrichsenmuseum.fi/?lang=en and gyllenbergs.fi/en/. •



The outdoor areas of our properties are an important part of good living, especially during summer. Green space contractors oversee the plantings of yard areas and the maintenance of trees, bushes and lawn areas. The contractors are also in charge of removing dead leaves and other extra plant materials from the yards. Property maintenance companies are in charge of removing gravelling from parking lots and paved roads. Green space contractors, on the other hand, make sure that sand is removed from lawn areas.

“We invited contractors to tender for the maintenance of green spaces in such a way that it was not possible for the same company to win the tender for both the eastern and the western sector. Having two different contractors means that the contractors can monitor each other’s performance and, in this way, pay more attention to quality,” explains Risto Ovaskainen, Head of Maintenance at Auroranlinna.

KNOW-HOW AND RESOURCES ARE REQUIRED

Vihertaiturit Ky and YIT Suomi Oy have been operating as the contractors of green spaces since early May. The green spaces, property maintenance and housing management are all managed by the same operators, and the idea is to strengthen the cooperation of the parties in order to reach the best possible outcome. For instance, it is easy to report any observations in the properties with the same operators overseeing housing management and maintenance.

“Lawn mowing is now a part of green space contracting in all locations. This way, all our partners have clear job descriptions and objectives for their work, which we hope will maintain the level of pleasantness of the areas for our residents,” Ovaskainen says.

When selecting the contractors, the requirements for the tenderers included professional implementation, meaning enough professional know-how, tools and human resources. Their operations are being monitored by means of regular check-ups. The contractors must also constantly report their operations to Auroranlinna.

“Maintenance of green spaces means that the outdoor areas are maintained in a good condition. This may sometimes involve heavier cutting or even cutting down of trees or bushes as a part of long-term maintenance, but it does not include the renovation or renewing of yard areas. Ploughing accidents must be reported to the responsible property maintenance company. Actual renovations and renewals of outdoor areas are always tendered as separate contracts,” Ovaskainen highlights.

The work is started in the spring, right after snow has melted away. Spring cleaning includes removing sand and leaves from the lawn, cutting dry and snapped twigs, removing dead perennials to make space for new shoots and changing the gravel of gravel boxes. Soon, it is time to also do lawn mowing and other maintenance work, such as caring for the growing bushes. Autumn cleaning includes activities such as removing leaves from the outdoor areas. •

VIHERTAURIT TAKING CARE OF WESTERN AREAS

Vihertaurit Ky, a family company with 25 years of experience in the business, is taking care of the green spaces of Auroranlinna properties on the western side of the Vantaa river. Kirsi and Johnny Määttänen, who have worked together in the company since its very beginning, tour the locations together with their son and employees to carry out the practical green space maintenance work. The professionals of Vihertaurit are already familiar with many of the green spaces of Auroranlinna, as the company has won contracts with Auroranlinna during previous rounds of tendering as well. Vihertaurit has divided their metropolitan area locations into zones with specific teams led by a gardener. The Auroranlinna green spaces maintained by Vihertaurit have four different teams carrying out the maintenance work according to a weekly schedule.

“As the maintained area of Auroranlinna green spaces is quite extensive and some of the locations are located in the city centre, we felt that this kind of operating model made sense. This way, our teams have shorter commutes from one location to another and no time is wasted sitting in the car,” Kirsi Määttänen explains.

“As the seasons change, the team first carries out tasks related to spring cleaning, followed by lawn mowing and caring for bushes in line with their treatment plan. In late summer and autumn, the team concentrates on tasks such as removing leaves from the outdoor areas,” Kirsi Määttänen says. •



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2

1 Tidying up the branches is one part of landscaping. Green space maintenance workers neat spruce in the yard of Huopalahdentie 30.

2 Vihertaurit team cleans up the dead leaves from the yard in Huopalahdentie 30. The leaves are taken for recycling at the end of the day.

YIT SUOMI OVERSEEING GREEN SPACE MAINTENANCE IN EASTERN AREAS

YIT has provided green area development services for some 20 years in the regions of Uusimaa and Päijät-Häme. The company has now taken over the maintenance of Auroranlinna's green spaces on the eastern side of the Vantaa river.

“We have specific teams dedicated for the green spaces of Auroranlinna properties. Six employees and a supervisor are in charge of the maintenance work. The work is carried out in teams of three professionals. All of our employees either hold a degree in the field or have a long experience working in green area development,” says Merja Kaarnakoski, Site Manager at YIT Suomi.

“Our teams move between locations in vans that fit all of the necessary equipment,

such as lawn mowers. Instead of adhering to a tight weekly schedule, we carry out the work where and when needed. For instance, lawn grows differently in different areas, which means that the cutting length of grass defined in the contract is reached faster in some locations compared to others. The locations are regularly toured, and it is easy to monitor the need for carrying out maintenance work,” Kaarnakoski explains.

“Depending on the season, additional employees might be involved in carrying out the work. If required by the situation, we get help from the other teams of YIT Suomi,” Merja Kaarnakoski says. •



1



2

1 The YIT team makes room for new vegetation in the yard of Heikinlaaksontie 21. The cut branches are collected and taken to the Sortti station for recycling.

2 Removing sand from the lawn is one part of landscaping work.



↔ Pictures from Pihkatie 6 renovated apartments.



↔ Pictures from Kaarlenkatu 3-5 renovated apartments.



APARTMENT RENOVATIONS ON PIHKATIE AND KAARLENKATU ABOUT TO BE COMPLETED

This year, a total of one hundred renovated and stylishly renewed apartments will be completed by the tram stops of lines 3 and 9 in Kallio and next to the Ring Rail Line train station in Malminkartano.



The new kitchens in Pihkatie have taken into account the functionality of the cabinets.

We repair and renovate our properties based on condition assessment results and renovation plans. This year, the renovation of two large properties will be completed. The quality of the apartments will be improved by the renovation. The renewed locations include fully updated kitchens and bathrooms as well as new, stylish floorings, among other features. The properties' building services engineering has also been renewed.

NEXT TO THE TRAM STOP

40 of the renovated apartments are located in Kallio close to the Kallio church and next to the Helsinki Central Rescue Station at the address Kaarlenkatu 3-5. The tram stop for lines 3 and 9 is located right in front of the building. The services of Kallio, Hakaniemi and Helsinki city centre as well as the Mall of Tripla in Pasila and Redi in Kalasatama are a short ride away from Kaarlenkatu 3-5.

LESS THAN 5 MINUTES AWAY FROM THE TRAIN STATION

The rest of the renovated apartments are located in Malminkartano at the address Pihkatie 6, only five minutes away from the Malminkartano train station of the Ring Rail Line. K-Market also operates at the address. The closest day care centre is only one minute away and a primary school is located less than 500 metres from the building. The services of Myyrmäki are within a one-kilometre walking distance or one train stop away, and the Kaari shopping centre in Kannelmäki is only some three kilometres away.

VUOKRAOVI.COM

All of the available rental apartments of Auroranlinna are marketed through the Vuokraovi.com service. The list of apartments, excluding other apartments than the privately financed available rental apartments of the City of Helsinki, can be found at the address auroranlinna.fi/en/applying-for-an-apartment/apartments-available/. You can recognise Auroranlinna's apartments from the picture "Tämän kohteen omistaa KOY Auroranlinna".

APARTMENT-SPECIFIC APPLICATIONS

Auroranlinna apartments are applied for using the online form that can be found in the advertisement by clicking on "Jätä hakemus tästä/Please apply here". Available apartments must be applied for individually by submitting an application for the apartment in question. It is not possible to submit a general application for multiple apartments at the same time. With the privately financed rental apartments of the City of Helsinki, it is not possible to swap apartments internally. If a resident of an Auroranlinna apartment wants to move to another Auroranlinna apartment, they must submit an application for an available apartment and follow the normal application procedure. •



All of the available rental apartments of Auroranlinna are marketed through the Vuokraovi.com service. You can recognise Auroranlinna's apartments from the picture "Tämän kohteen omistaa KOY Auroranlinna".





LAUNDRY ETIQUETTE

- Book your reservation in advance
- Arrive promptly at the start of reservation
- Do not wash laundry on others reservation time
- Cancel your booking, if don't need it
- Wash only own household's laundry
- Do not wash carpets on the machines, since heavy carpets break the machines
- Do not remove laundry from the machine / dryer / drying room, during the previous booking
- Pick up your laundry from drying room as soon as they are dry
- Tidy up your surroundings and clean the lint from dryer once your booking ends



Resident activities can arrange for example common activities in the yard area.

REPLACING HOUSING COMMITTEES WITH RESIDENT ACTIVITIES

As Helsingin Korkotukiasunnot merged with Auroranlinna on 1 January 2020, many resident activists noticed a change in resident activities and wondered if resident activities had disappeared completely. Resident activities have not disappeared anywhere, but the basic principles of resident activities have slightly changed.

TOWARDS A LIGHTER OPERATION MODEL

Former housing committees have been replaced by resident activities. In resident activities, it is not required to organise statutory meetings. Resident activities also do not have chairpersons but rather leaders of resident activities. It is also not required to record minutes for resident activities. However, the residents can still send meeting minutes to us if they want to.

At Auroranlinna, we are happy to read about our residents' thoughts about housing and seek to fix any problems that our residents detect in their buildings. However, Auroranlinna representatives will no longer be present at resident meetings and there will be no premium paid for resident meetings.

All residents are welcome to join resident activities without restrictions. In order to launch resident activities, a meeting must be held, and a leader of resident activities must be elected. The leader of resident activities is responsible for compiling an annual operation plan, based on which an allowance can be granted for carrying out the activities. The operation plan can include almost any activities, but the operations must be planned in such a way that all residents are able to participate.

INCREASING PLEASANTNESS AND SENSE OF COMMUNITY BY MEANS OF RESIDENT ACTIVITIES

The sense of community of a housing association increases the pleasantness and safety of the residents' living environment. Shared activities, work parties, sauna shifts and other events make it easier to get to know one's neighbours. You might sometimes need a hand in fixing a painting to the wall or you might have lost your own screwdriver. Your neighbour could lend you one, but you feel shy to ask them as you don't know them. Or there might be elderly persons living in your block of flats that need help with testing their fire alarm. There might be a family living downstairs with a surplus of babywear who don't know that their upstairs neighbour would be happy to take the extra clothes off their hands. Resident activities often guide the neighbours to get to know each other.

WHY NOT START RESIDENT ACTIVITIES IN YOUR BUILDING

Resident activities only require one kick-off meeting where the leader of resident activities is elected. More information about resident voluntary activities can be found on our website at the address auroranlinna.fi/en/for-residents/resident-voluntary-activities/.

Resident activities are also a great way for using the club room, if your building has one. The residents can repair the club room independently and manage its operation from making reservations to handing over the keys. Using the club room enables different types of activities and events, such as birthday celebrations, work parties, boardgame nights and spending time together. •

It's good to be at home when the indoor air is fresh.



It is easy to affect indoor air quality with a regular cleaning routine.



EASY TIPS FOR FRESH INDOOR AIR QUALITY

Normal living, cooking, laundry as well as using shower and sauna creates moisture. The purpose of air ventilation is to get rid of that moisture, so it is important that it functions uninterrupted. You can make a positive impact on the indoor air with these easy tips.

CLEANING THE AIR VALVES

The air valves should be cleaned a few times every year by vacuuming

or wiping with a damp cloth. When cleaning the valve be careful not to touch the adjustment part in the middle, since that controls the airflow. The valves should always be kept open and unobstructed.

FRESHEN UP THE INDOOR AIR

Open a couple of windows at the same time to create a draft. This way you can freshen up the apartment's air quickly. Do not leave the windows open for long periods of time to avoid loss of heat.

REGULAR CLEANING

It is easy to affect indoor air quality with a regular cleaning routine. Weekly vacuuming and wiping the floors with a damp cloth removes dust effectively. All textiles also gather a lot of dust, so it is good to wash and air them out regularly as well. Also, it is necessary to clean a few times every year the floor drain, the water lock of the sink as well as the cooker fans/extractors grease filter.

A suitable room temperature also affects the quality of indoor air. The ideal room temperature is between 19–23 celcius. •

Source: martat.fi

Find more tips and guide videos from our webpage,

www.auroranlinna.fi

Open a couple of windows at the same time to create a draft and freshen up the air quickly.



PEOPLE ENJOY THE SUMMER IN THE YARDS AND BALCONIES

The balcony/yard is an important part of house for many people during the summer. There you can enjoy the warmer months and the fresh open air. Most of the elderly can safely go out on their own balcony. Therefore it's important that you take care also your neighbors when starting a barbecue season or choosing a smoking place. Various smokes/smells pass easily to the neighbors' balconies and even inside the apartments.

Although smoking is permitted on the balconies, yards and terraces (except in smoke-free houses), it's good to take into account everyone and their comfort when choosing a smoking place.

When grilling, try to place the electric grill so that the smell/smoke do not spread to the neighbors' balconies or apartments. With glazed balconies, open the glasses well on both sides of the balcony to allow the smell/smoke to escape faster. During grilling, the electric grill must not be left unattended. A fire blanket must be reserved near the grill. As the grill is greasy, do not use water to extinguish a possible fire. Extinguishing must be done with a fire blanket. •



SOLAR POWER FROM YOUR OWN LOT

*Tilanhoitajankaari 28 uses solar power,
e.g. for stairwell lighting and elevators.*

The old roof
was demolished
in April at
Tilanhoitajankaari 3.



Solar power is one way for decreasing the carbon footprint of properties. Solar power was decided to be utilised already at the construction stage of the property of Tilanhoitajankaari 28. First, a collector was installed on the roof in order to heat the building's service water. However, the roof with an integrated heat collection system has now reached the end of its life cycle.

"We decided to renovate the roof and install a regular sheet metal roofing for the building. The new panels are attached to the seams of the roof," explains Risto Ovaskainen, Head of Maintenance at Aurooranlinna.

"In practice, the power from the roof panels is used as electricity for the property of Tilanhoitajankaari 28. This electricity is used for the lighting of staircases and outdoor areas, by the ventilation system, the building's sauna facilities, the laundry room and lifts, for instance. Having its own solar panels decreases the need to buy electricity for the property and benefits the residents by lowering the electricity costs. One of the most important benefits is that the electricity is renewable and good for the environment," Ovaskainen points out.

"We are planning to increase the use of solar power at other properties as well," he adds.

RESIDENTS CAN ALSO BUY SOLAR POWER

Aurooranlinna does not sell the electricity produced with solar panels – the produced power is used by the properties. However, the residents also have an opportunity to easily buy renewable energy themselves. Helen rents out solar panels for households and sells wind electricity and environmental electricity, which is a combination of solar, wind and hydro power. •

You can find more information about different renewable electricity options at the address helen.fi/en/electricity



Installation of solar
panels to a new
sheet metal roof
was started in May.

