

# ASUKASLEHTI

KIINTEISTÖ OY AURORANLINNA ■ 2 | 2022

NOVEMBER 2022

## HOW TO PREVENT WATER DAMAGE

Reacting quickly is key when you detect or suspect water damage. **Pages 4 – 6**

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## 1863 NEW AURORANLINNA APARTMENTS

A total of 1863 apartments located in different parts of Helsinki were transferred into the ownership of Auroranlinna on 1 October 2022. The majority of the apartments are studios and one-bedroom apartments. **Pages 12 – 13**

## TIPS FOR WINTER OUTDOOR ACTIVITIES

We mapped out the wintery outdoor activities that Helsinki offers its residents. **Pages 10 – 11**

## RESIDENTIAL BUILDINGS GIVING WAY TO URBAN DEVELOPMENT

Urheilukatu 9 and Mechelininkatu 1 are giving way to the developing Helsinki. **Pages 14 – 15**

# DEVELOPING HELSINKI



**T**echnological development, changes in the economic and population structures, urbanisation and globalisation are some of the recent trends that will continue to impact our lives and the environment. As the world changes, our capital city of Helsinki will also develop and improve. This means that some changes will occur both at Auroranlinna and in the everyday living environment of our residents.

The city's development can be clearly seen in the urban planning and the related projects that aim to improve the services provided to our residents and respond to the requirements of economic life. The renovation of the Laakso Joint Hospital area is one of the city's most significant projects. Some of Auroranlinna's rental properties are located in the area at Urheilukatu 9. In early 2023, these properties will be demolished to make way for the new hospital buildings. Another significant urban planning project that impacts the properties of Auroranlinna is the development of the former Maria hospital area, which will be turned into an innovative start-up hub. The Auroranlinna property located at Mechelininkatu 1 is located in the area and will be demolished as the development project proceeds. The schedule for tearing down our property on Mechelininkatu is not yet known. The unfortunate aspect of these projects is the fact that our residents living in these properties will have to move out of their homes in order for Helsinki to be able to develop.

The city's development also means better transport connections. As Jokeri Light Rail starts to operate at the beginning of 2024, it will significantly improve the public transport services for numerous Auroranlinna properties in the eastern, central and western parts of Helsinki. The tram stops are located very close to our properties at least in Itäkeskus, Vartiokylä, Viikki, Veräjäläakso, Oulunkylä, Pakila and Haaga, enabling new and improved cross traffic connections compared to the current system.

The development can also be seen in the sustained objective of the City of Helsinki to organise and centralise city-owned housing as part of the city's group in an appropriate and effective manner. The idea behind this objective is to make the group structure clearer, decrease any administrative overlaps as well as to centralise know-how and expertise within the housing companies of the city's group. For Auroranlinna, this means the centralisation of privately financed housing in the company. At the end of September 2022, the actions defined by the policy have also been taken at Oy Helsingin Asuntohankinta Ab, a company founded by the city in the 1980s that mostly owns studios and one-bedroom apartments in different housing associations. In practice, this meant that Helsingin Asuntohankinta was divided so that around 1800 privately financed rental apartments were merged as a part of Auroranlinna, while around 1600 ARA rental apartments were merged as a part of Heka Oy. All old rental contracts remained untouched.

I would like to warmly welcome all new tenants in Helsinki to Auroranlinna. •

**TATU RASIA**

Managing Director,  
Kiinteistö Oy Auroranlinna

## ASUKASLEHTI

KIINTEISTÖ OY  
AUROANLINNA

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## • ALSO IN THE MAGAZINE •

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### RENOVATED CITY CENTRE APARTMENTS

Hietaniemenkatu 4, originally built as a police station and residential building for police officials, will undergo renovation in 2023. The building will be renovated by respecting its history and, upon completion, will contain 25 fabulous residential city centre apartments.

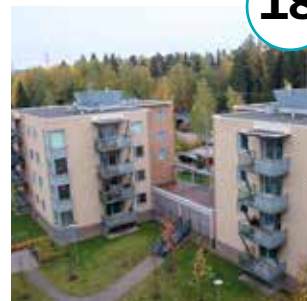


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### LEARNING TO RECYCLE IS EASY

Correctly recycled waste is the raw material of new commodities. That is why Auroranlinna, too, has separate recycling bins for different types of waste. Learning to recycle correctly is easy and only requires a little effort. The environmental work of Auroranlinna is guided by the EcoCompass environmental management system.

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### HOMES ALONG THE ROUTE OF JOKERI LIGHT RAIL

As Jokeri Light Rail begins to operate in 2024, the public transport connections of many Auroranlinna residents will significantly improve. For example, the properties of E.J.Nyströminpolku 3, Tulvaniitynpolku 6 and Tulvaniityntie 4 in Veräjäläakso are located right by the light rail's route with a tram stop close by.

# THE BANK ACCOUNT FOR RENT PAYMENTS WILL CHANGE ON 1 JANUARY 2023

***Our accounts for receiving rent payments will be transferred to Nordea at the beginning of 2023. This change affects all our tenants, so please read the instructions compiled below carefully!***

All residents who have rented their apartment directly from Auroranlinna will receive their itemised rent invoices for the year 2023 during November–December. The invoices contain the new account number for Nordea that must be used for all payments from 1 January 2023 onwards. The agreement-specific reference number will remain the same.

## IF YOU PAY THE RENT

• **AS INDIVIDUAL PAYMENTS OR RECURRING PAYMENTS IN YOUR ONLINE BANK,** remember to edit the saved recipients and add the new account number for Auroranlinna after paying December's rent. Or, if you confirm each rent payment separately, remember to check the correct account number in your new rent invoice to make sure that

your rent payment will be received correctly.

• **USING AN E-INVOICE,** cancel your current e-invoice agreement in your online bank and make a new one after paying December's rent. The new agreement must be made no later than on 10 December to make sure that the rent payment for January 2023 is made in line with the new agreement. To make a new agreement, you must select "Retta Isännöinti / vuokraus-asiakkaat" as the invoicer and include the reference number found on your rent invoice.

• **USING DIRECT PAYMENT,** book a personal appointment with your bank at the latest for 10 December in order to add the new account number to your direct payment agreement.

The account number will change due to the decision of our owner,



**1** Our bank account number for rental payments will change on 1 January 2023. Remember to use the new account number when paying January's rent.

the City of Helsinki, according to which its group accounts will be transferred to Nordea from 1 January 2023 onwards. •

## DIGITAL NOTICE BOARD PILOT

***As the technology develops, Auroranlinna, too, wants to join the development. Our objective is to deploy the modern digital information channel in order to reach our residents at all times, regardless of their physical location.***

We launched the digital notice board pilot project in June at our Huopalahdentie 30 property. The duration of the pilot was four months, and the operator behind the display is a Finnish company.

The functionality of technology and how this could be used to reach our residents was investigated during the pilot. The displayed information consisted of basic services and did not include the reservations of sauna shifts or parking spaces. The residents had the opportunity to participate in the pilot with their mobile phones. They could sign up for the pilot by sending an email to the Apartment Service of Auroranlinna, after which they would receive login instructions.

The objective was to digitalise resident communication and the satisfaction of our residents. These new communication channels are part of our resident services and an important part of building and modernising communication at our properties. This way, urgent information about a water supply disturbance or a broken elevator, for example, quickly reaches all residents.

The residents could participate in the pilot with their mobile phones.



On the digital notice board, all residents could view the list of occupants, information for the block of flats, the code of conduct, general safety instructions, available sauna shifts, instructions for sorting waste, general announcements, bus timetables as well as news by Yle.

By using the mobile application, residents could also view the rescue and action plans, submit their own notifications, sell their second-hand items, reply to surveys or send a message to Auroranlinna. All of these functions were available to them all the time, regardless of their physical location.

The right-hand side of the display showed information such as announcements, instructions and information about available sauna shifts.

It is also possible to link the laundry room's reservation calendar to the system, for example, and the reservations can be limited in such a way that the same resident cannot make too many reservations at once. We are currently planning to continue the pilot at one or more of our properties. •



# IS IT POSSIBLE TO PREVENT WATER DAMAGE?

**Unfortunate water damage can occur in residential buildings, causing a lot of harm. The owner of the property is responsible for the problems related to the structures and indoor plumbing fixtures of the property, as well as for any possible leaks or repairs related to these.**

If water damage occurs, the owner of the property begins the work to prevent any further damage. Further damage is prevented by removing the leaked water and dismantling the damaged structures. The water damage is investigated in order to establish the scope and cause of the damage as well as the related repair needs. It will also be established whether the residents can stay in the apartment during the repair work.

## OBSERVE AND TAKE ACTION

Reacting quickly is key when detecting or suspecting a water damage. With larger leaks, it is important to stop the flow of water. If it is not possible to close the water seal, the flow of water should at least be blocked and the water should be collected in buckets to prevent it from penetrating into the structures of the building. **In acute situations, a defect notification must be made immediately to Auroranlinna by calling the 24-hour defect notification service number +358 (0)10 286 6245 or by informing the maintenance company of the Auroranlinna condominium's housing association.**

## THE PROPERTY OWNER TAKES CARE OF THE WATER DAMAGE

After receiving the water damage report, Auroranlinna launches without delay work to prevent any further damage. We provide our residents with an action plan containing information about what to do and what the entire process will look like. If necessary, we invite a moisture mapping expert to visit the apartment and provide a report on the resident. The report contains information on the scope of the damage, preliminary information about the required repair work and the information about whether the resident can stay in the apartment during the repair work.

The housing association is usually in charge of taking care of the measures related to a water damage occurring inside an Auroranlinna condominium. The housing association instructs the residents and provides them with all the necessary information.

We do our best to ensure that the water and plumbing fixtures in our properties are in good condition and function well. This goal is supported by constant maintenance and repair activities that are carried out during renovations and annual repairs as well as when a resident moves out of the apartment or submits a fault report. However, we are unable to monitor the connections between household appliances and water or sewer systems in the apartments. That is why a quiet and long-running leak in the sink unit, for example, can cause significant damage to the apartment structures. In the worst case scenario, the impacts of such a leak can expand to other apartments, too.

Upon detecting any type of damage, our residents are required report it to the property's maintenance company without delay. This can be done through our website at [auroranlinna.fi/en/for-residents/submit-an-online-defect-notification/](https://auroranlinna.fi/en/for-residents/submit-an-online-defect-notification/) or, in urgent cases, by calling the 24-hour service number +358 (0)10 286 6245. The residents of Auroranlinna's condominiums must report the damage to the building's



If you detect a water leak in your apartment, submit a defect notification immediately and, if you are unable to block the leak, try to at least collect the leaking water in a bucket.

own maintenance company. More information can be found on the notice board of the housing association or at the address [auroranlinna.fi/osakehuoneistot/en/contacts/defect-notifications/](http://auroranlinna.fi/osakehuoneistot/en/contacts/defect-notifications/).

### RESIDENTS ARE RESPONSIBLE FOR DAMAGE CAUSED BY THEIR OWN APPLIANCES

The residents of rental apartments have their own responsibilities and obligations related to the prevention of water damage and for reporting any suspected defects. Water damage can occur suddenly when the connection of a dishwasher breaks or in the event of a pipe breakage, for instance. In such situations, it is important to act quickly in order to minimise and prevent any further damage.

The resident is always responsible for the installation of their own household appliances as well as for any potential damage caused by their appliances. This also applies to the installation and removal of dishwashers and laundry machines. It is very important that the appliances are connected to the property's water and sewer system by a qualified HPAC operator. A drip tray must also be installed under a dishwasher in connection with installation. It is also a good idea to install a drip tray under the refrigeration equipment, as this will direct leaking water away from under the appliance and quickly reveal any possible leak. A washing machine must never be installed in a room that does not have a floor drain. When moving out of the apartment, the inlet and exhaust water connections must be appropriately blocked.

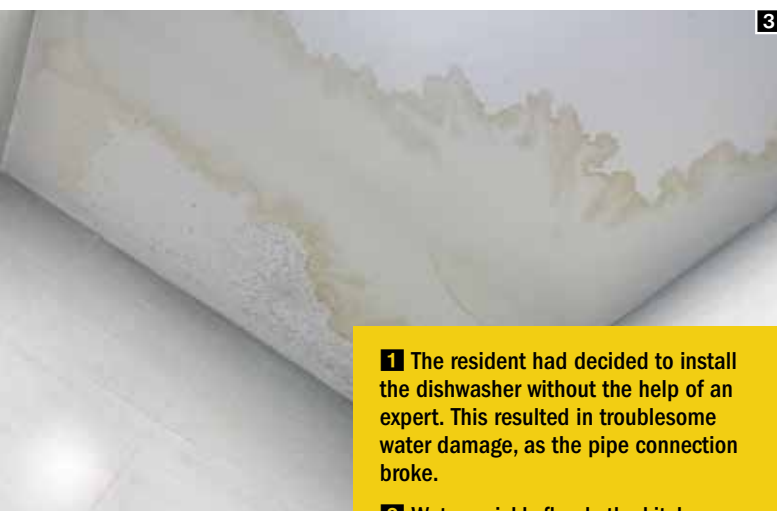
Typical damage can occur in a situation where the resident briefly leaves their apartment while the dishwasher is on and a poorly tightened inlet or exhaust water pipe breaks. As a consequence, the water flows

into the kitchen unit and structures and can also enter the apartments below. The extent of the damage can only be determined once the work to prevent any further damage has been initiated. The final need for drying is determined after the dismantling work



### BELOW ARE SOME EXAMPLES OF THINGS TO REMEMBER:

- Use the dishwasher or washing machine only when someone is home. Keep the water tap closed when the appliance is not on.
- Easily check that the pipe connections inside the sink unit are intact: after the washing cycle has ended, wipe the connections with a kitchen towel. If the paper gets wet, the connection is leaking and should be fixed immediately.
- Do not fill the sink unit with too many items. Regularly check that the items or trash inside the unit do not press against or move the pipes.
- Install a water leak detector inside the sink unit.
- Regularly check the condition of the water pipes.
- Install a drip tray under the dishwasher.
- Only install a washing machine in a room with a floor drain.
- Get home insurance that is extensive enough in the event of damage.
- Always have a professional install your dishwasher. The home insurance does not cover for the damage caused by installing a dishwasher yourself!
- When moving out, make sure you appropriately block the inlet and exhaust water pipes of the dishwasher and washing machine.



**1** The resident had decided to install the dishwasher without the help of an expert. This resulted in troublesome water damage, as the pipe connection broke.

**2** Water quickly floods the kitchen if the water or sewer connection of the dishwasher breaks and the machine is running unsupervised.

**3** Even a small water leakage occurring inside the kitchen unit can cause a lot of harm, also for the neighbours, if not detected in time. Water leaking under the kitchen unit of the apartment upstairs also came through the neighbour's ceiling.

**4** As can be seen by the water drops, the sewer pipe connections of the kitchen sink are leaking a little. The resident has done the smart thing and placed a bucket under the leak to prevent any further damage until the repair worker arrives.

## IF THE DAMAGE HAS ALREADY OCCURRED:

- Stop the water flow! If possible, close the water seal to stop the water flow or try to patch the leak or place buckets under the leak.
- **REPORT THE DAMAGE TO THE PROPERTY'S MAINTENANCE COMPANY WITHOUT DELAY.** The maintenance company launches the subsequent damage work (where necessary: humidity mapping, dismantling of structures, drying, rebuilding and final inspection). Also report the damage to your landlord as soon as possible.
- Contact your insurance company to submit a notification of claim. Follow the insurance company's instructions. Potential substitute housing and the tenant's personal property are covered by the resident's own home insurance, not the property's insurance.

has been carried out. The water removal work usually lasts between one and six weeks.

Once the need for drying and the repair measures have been established, the preliminary budget for the repair work can be determined. After drying, new flooring and fixtures can be installed. It is possible that similar work must be carried out in the neighbouring apartments or in the apartments below as well. In such cases, the roof and wall surfaces must also be dried and renewed.

## HOME INSURANCE

Depending on its scope, the resident's home insurance covers the damage caused by a technical defect of the dishwasher, for example. It does not, however, cover for the damage caused by the resident's negligence. Actions such as incorrectly installing an appliance without the help of an expert or not blocking the inlet or exhaust connections appropriately when moving out of the apartments are regarded as negligence. The property insurance of the owner of the property does not cover any damage caused to the resident's personal property. Instead, the resident must apply for compensation via their own home insurance.

Once the damage has occurred and the actions to prevent the leak or to remedy the issue have been taken, the resident must contact their own home insurance company and submit a claim notification. Extensive home insurance is often enough to cover the resident against the possible risks. In addition to personal property insurance, the home insurance should include liability insurance as well as the possibility of compensation in case of costs caused by substitute housing. If the results of the moisture mapping report show that the resident must find substitute housing for the duration of the repair work, they should find substitute housing in cooperation with their own insurance provider.

In other words, it is crucial to prevent any damage and thereby avoid any unpleasant surprises. •

# A CLEAN REFRIGERATOR WORKS WELL AND SAVES ELECTRICITY

***A clean refrigerator is energy-efficient and safe to use. If the refrigerator in your apartment does not have an automatic defrosting system, it requires regular defrosting and must be defrosted whenever a layer of frost thicker than 0.5 centimetres is formed inside the appliance. The freezer must also be regularly defrosted and cleaned, especially when a thicker layer of frost has formed inside the appliance.***

In addition, the back of the machinery behind the refrigerator/freezer must be hoovered at least once a year. Dusty machinery weakens the appliance's operating efficiency, significantly increases safety risks and consumes more energy.

## **HERE'S HOW TO CLEAN YOUR REFRIGERATOR/FREEZER (INSTRUCTIONS BY MARTAT):**

- 1.** Turn the temperature controller to the defrosting mode and empty the refrigerator/freezer.
- 2.** If ice has formed inside the appliance, containers filled with hot water speed up the defrosting. Do not cut the ice with a knife to avoid breaking the cooling system.
- 3.** Remove and wash the shelves/boxes. Wipe the empty appliance with a clean cloth dipped in water and some washing-up liquid. Also wipe the exterior of the appliance.
- 4.** Wipe the sealing with a damp microfibre cloth.
- 5.** Make sure that the exhaust water outlet of the refrigerator is not blocked. Clean the outlet with a cloth or carefully remove the blockage using a cotton bud.
- 6.** Leave the surfaces of the fridge to dry for a moment before restocking the refrigerator. If the refrigerator has a stale smell, leave the door open for a while. Make sure that the food does not go bad during the cleaning process.
- 7.** Turn on the power and restock your refrigerator once it has cooled down again.
- 8.** Hoover the machinery behind the appliance at least once a year. Pull the appliance's plug out when hoovering.

Remember to also check that the food products are not stuck against the back wall of the refrigerator, as



**1**

**1** Regularly defrosting and cleaning a frosted freezer improves the appliance's functioning and saves energy.

**2** Wipe the empty refrigerator with a clean cloth moistened in water and some washing-up liquid.

**3** The grille behind a refrigeration equipment must be hoovered at least once a year. Dusty machinery weakens the appliance's operating efficiency, significantly increases safety risks and consumes more energy.



**2**



**3**

they might freeze to the wall and weaken the refrigerator's ventilation. The products might go bad faster than usual if the ventilation is not functioning properly. It is a good idea to go through the content of the fridge at least once a week to go over the food products, to see which food should be used next, what needs to be bought and if there are products in the fridge

that must be thrown away.

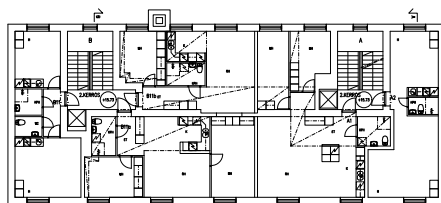
It is easiest to defrost the freezer once the outdoor temperature is colder so that you can store the content of the freezer on the balcony or in the yard while cleaning the appliance. Place the frozen products tightly next to each other and cover them with, for example, a blanket so that they don't defrost during the cleaning process. •

# COMPLETE RENOVATION OF

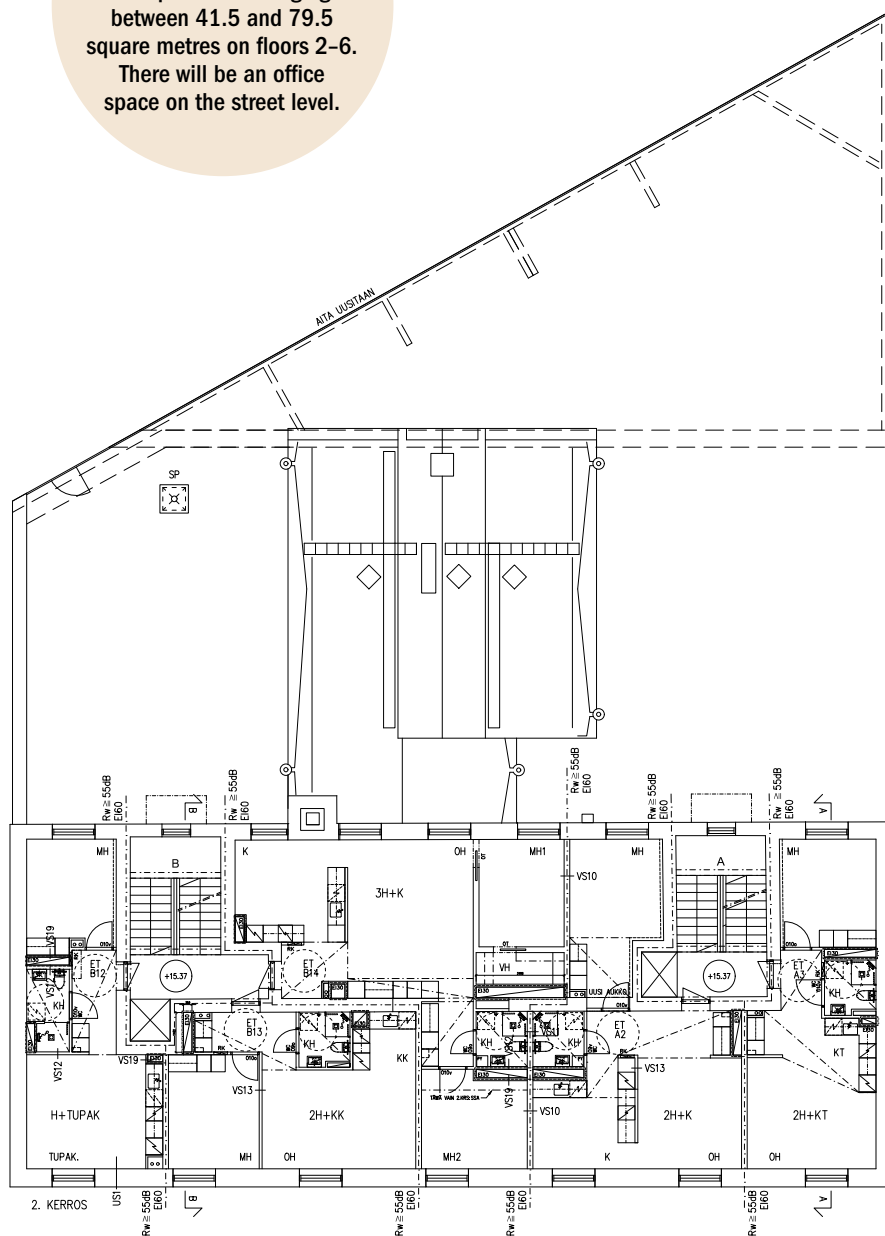
*Hietaniemenkatu 4, originally built in 1928 as a police station and residential building for police officials, will undergo complete renovation that starts in 2023. Upon completion, the historically valuable building will have 25 completely renovated city centre homes.*

After the renovation of Hietaniemenkatu 4, the building will contain 25 apartments ranging between 41.5 and 79.5 square metres on floors 2–6.

There will be an office space on the street level.



NKYTYILANNE 1:200



Hietaniemenkatu 4 has for a long time operated as one of Auranlinna's rental properties.

The building, designed by the distinguished architect Gunnar Taucher, was constructed in 1928 as a police station and contained residential rooms and small apartments intended for police officers on its upper floors. The property has been modified many times over the years and will be completely renovated at the beginning of 2023. The interior will be renovated, and the exterior of the building will be returned to its former glory. After the renovation work, Hietaniemenkatu 4 will contain 25 modern apartments.

"The layout of the apartments has been designed by taking the listed facade of the building and the placement of windows into account. Each apartment will continue to have a window to the street, which is important in terms of possible rescue operations. In order to build the technical building systems in a smart and cost-effective manner, same layouts are repeated on each floor," says Jari Pantzar, Head Designer of the project from Suomen Talokeskus.

## COMPLETE INTERIOR RENOVATION

In the renovation process, the intermediate floors of the building will be dismantled all the way the skeleton in order to remove the organic filling material. All existing partitions will also be taken down. In other words, the interior will be completely renovated. The listed facade of the building, the windows and the entrance doors of the apartments will be renovated and returned to their former glory. The energy efficiency of the windows will be improved by installing an insulating glass element inside the frames. The building's entrance door and balconies will also be returned to their original style. The yard area and the fences between the street and the yard will be renovated, and underground waste collection containers will be installed in the yard.

# THE OLD POLICE STATION



**1** After the renovation, the outbuilding will have new, larger windows. When the renovation is completed, the outbuilding will contain an office space, and the residents' laundry room will have moved to the basement next to the sauna.

**2** The police station of Hietaniemi and the residential building for police officials at Hietaniemenkatu 4 in 1929. During the renovation that starts in 2023, the facade of the building will be returned to its former glory. Picture by Apollo, source: image archives of Helsinki City Museum.

Hietaniemenkatu 4 has six floors above ground level, a basement that was originally built as a parking garage, as well as an outbuilding that originally contained



custody facilities. The renovated apartments will be located on floors 2–6. As the street level must be reserved for use by businesses, it will be renovated as a flexible office space. Apart from one small space, the facilities of the main building and the outhouse can be combined and divided for 1–6 users.

The property will have mechanical ventilation with an engine room that will be located in the existing attic. Solar panels will also be installed on the roof. The storage spaces for residents' personal items will have heating and will be moved from the attic to the basement, where there will also be sauna facilities, a laundry room, a storage space for sports equipment and prams, a bicycle storage as well as a few parking spaces and a new emergency exit.

## STANDING OUT FROM THE STREETSCAPE

The renovation work of the historically valuable building has been planned in cooperation with

**1** Helsinki City Museum in a team of diverse experts that is larger compared to standard renovation projects. The team consisted of Suomen Talokeskus, Insinööritoimisto Konstru, which was in charge of the building's structural design, building services designers as well as a landscape designer, geotechnical and fire technical experts and a conservator. For example, the colour scheme of the building imitates the original tones used in the 1920s, and the entrance doors that were installed in the 1970s will be replaced with doors with a similar design. Original elements will be restored to the facade, such as grilles of the street-level windows that will resemble the original look of the police station.

"The buildings have been designed as fully accessible; however, unfortunately, the size of the old elevator somewhat restricts access to the apartments. The property will contain five different types of apartments, the smallest of which has a kitchen-living room, a bedroom and a bathroom, and the largest of which has three rooms and a kitchen. The rest of the apartments have two rooms and a kitchenette, kitchen or a kitchen space. The apartment sizes range from 41.5 to 79.5 square metres. The large windows allow plenty of natural light and the layouts of the apartments have been carefully planned to make them as functional as possible for the residents. The rooms are high, so they are also quite large to ensure that the proportions seem right," Panzar explains.

"We were able to locate the bathrooms along the vertical alignments, which is sensible. The showers will have a foldable shower wall, meaning that the entire bathroom will not get wet when showering, and the wall can be folded into a small space when the shower is not in use. Each bathroom will also have a vanity unit and a mirror cabinet," Panzar says. •



# TIPS FOR WINTER OUTDOOR ACTIVITIES

*We mapped out the wintery outdoor activities that Helsinki offers its residents.*

The summit of Malminkartano hill is the highest spot in Helsinki. The artificial hill of Malminkartano and the Paloheinä hill are excellent locations for different wintery outdoor activities, such as sledging.

Helsinki offers numerous activity options for people who want to spend time outside of their own home on a winter day or come up with things to do outdoors during a sunny weekend, for example. Find out more about the opportunities

close to you by visiting the website

<https://www.hel.fi/helsinki/en/culture/sports/outdoor/sports-parks-fields-and-neighbourhood-sports-sites>.

## MALMINKARTANO ARTIFICIAL HILL

The Malminkartano artificial hill, located at Naapuripellontie, FI-00410 Helsinki, is an excellent place to spend a winter day. The summit of the hill is the highest of its kind in Helsinki, rising 91 metres above sea level. The hill “grew” during 1976–96 as the northern area of Malminkartano was being used as a landfill site for unused masses. Today, the area provides people with diverse outdoor sports opportunities. Stairs with 426 steps rise to the top of the hill and are the longest stairs found in Helsinki. The area also includes outdoor gym equipment, Malminkartanonkenttä with a football field, as well as a hill for sledging, which is very popular during the winter. A piece of environmental art called Tuulet ja suunnat (Winds and Directions) by Hanna Vainio can be found at the top of the hill.

It is easy to reach Malminkartano from Helsinki city centre by taking the P train. The hill is located about 15 minutes from Malminkartano train station. Bus 37 from the Myyrmäki station passes right by the hill. It is also possible to get there using buses going along Vihdintie – just make sure you get off the bus at the intersection of Malminkartanontie. From the bus stop, it takes about 10 minutes to walk to the hill.

## UUNISAARI AND LIUSKASAARI

There are numerous islands by the southern coastline of Helsinki close to Kaivopuisto. Uunisaari, the island featured on the cover of this magazine, turns into a wintery island of activities come late autumn. As the summer season comes to an end and the ferries stop running, visitors can cross a pontoon bridge to the island. Another bridge is found from Uunisaari to Liuskasaari, where more outdoor activity opportuni-

ties await. Taking a walk around the Uunisaari and Liuskasaari area is a great option for spending time outdoors on a sunny Sunday, for example.

Uunisaari is formed from a southern and a northern island. The area covers about three hectares in total. The islands are separated by a narrow strait with a bridge crossing over it. An oil boillery and paint factory once operated on the island, and coffins were also made there. In the late 19th century, Uunisaari was the site of a famous spa. In 1934, a popular swimming club opened on the island.

Uunisaari is a popular recreational area for the residents of Helsinki, and the island is looked after by the city's sports services. Restaurant Uunisaari operates on the island. After the pontoon bridge opens, warm coffee and snacks can be bought in the restaurant, making it the perfect place to end a daytrip to Uunisaari. During the Christmas season, the restaurant holds a Christmas buffet. It is recommended you make a reservation in advance.

## OULUNKYLÄ ARTIFICIAL ICE RINK

The Oulunkylä artificial ice rink, located at Käskynhaltijantie 11, FI-00640 Helsinki, is traditionally the first outdoor ice skating rink to open the season in Helsinki. Throughout the years, the artificial ice rink has been known as the arena for bandy and speed skating, but it also operates as an ice skating location for the residents of Helsinki.

What makes the Oulunkylä artificial ice rink a historical place is the fact that the ice rink, completed in 1977, was the first large artificial ice rink in Finland. The ice rink is expected to open to the public during November. Normally, there are time slots for public ice skating every day. It is easy to reach Oulunkylä by taking the K or I train. The artificial ice rink is a five-minute walk from the train station.

Other artificial ice rinks in Helsinki, such as the one next to the main building of Työväenopisto on Brahenkenttä, Kallio, or the one next to the Central Railway Station, are traditionally opened a little later, depending on the prevailing weather conditions. If the winter weather conditions allow, Helsinki residents can also skate on the natural ice, ice skating rinks located in different parts of the city and on the frozen sea, such as at Pohjoisranta.

More information about the ice rinks and their opening times can be found on the website of the City

of Helsinki at <https://hel.fi/helsinki/en/culture/sports/outdoor/artificial-and-skating-rinks>.

### LAMMASSAARI AND KUUSILUOTO

Lammassaari and Kuusiluoto are small islands located at Vanhankaupunginlahti. The islands, owned by the City of Helsinki, are recreational areas open to the public, but there are also private summer cottage areas in Lammassaari. However, visitors can freely wonder around the island's nature trails, admire the surrounding nature and animals from the bird towers in the area and walk around on the duckboards.

Newly constructed and broad duckboards lead to Lammassaari. The duckboards leading to Kuusiluoto are much older and significantly narrower.

The Lammassaari duckboard route starts from Pornaistentie and can be reached by taking bus number 71 or 78. The trail from the bay to the duckboards goes through beautiful birch tree woods and crosses over small wooden bridges. There are plenty of things to see and admire while walking along the duckboards. It is also a good idea to climb up a bird tower and admire the beautiful landscape from high up. Visitors should also frequent the beautiful Kuusiluoto. The duckboards leading there start from the corner of Lam-

massaari closest to the city centre and take the visitors through tall reeds.

The islands offer their visitors great outdoor activities and plenty of fresh air, especially during winters with less snow. It is good to remember, however, that one should wear appropriate shoes with longer boot legs that are suitable for the winter weather. All in all, a trip to the islands offers a wonderful outdoor experience in nature close to the city centre of our capital city.

### PALOHEINÄ AND PIRKKOLA

Paloheinä is the most important centre for the residents of Helsinki who like to ski, as the skiing season continues there even when the rest of the country has no snow. Especially with high levels of natural snow, the Paloheinä area offers a diverse network of ski tracks that pass through the fields and forests of the area. In winter, a ski track runs along the bridge that crosses over Ring I, connecting Paloheinä and Pirkkola. This connection can be particularly useful in late afternoons and on weekends with lots of visitors, making it often difficult to find parking space from the Paloheinä side of the bridge. Pirkkola is located about three kilometres from Paloheinä, so the distance is not too great. By putting one's skis on in Pirkkola, the ski trip can be ended by going for a swim in the Pirkkola swimming hall. The warmth of the sauna and a refreshing dip in the swimming pool are great ways to relax after spending time outdoors.

Paloheinä also has a hill for sledging and an indoor ice skating rink. The hut in Paloheinä has a café, and there is a ski rental, maintenance and waxing service next to it provided by Suomen Latu.

Paloheinä is especially easy to reach by public transport. At least buses 66 and 560 pass right next to the Paloheinä hut. The Jokeri Light Rail goes to Pirkkola from the beginning of year 2024. Until then, the buses driving along Hämeenlinnanväylä or the bus 550 going along Pirkkolantie are good transport options. When travelling to Pirkkola by public transport, it is a good idea to enter Plotinrinne as the destination in Journey Planner.

For those interested in skiing, the ski tracks are made and maintained according to



**1** During winters with lots of snow, a total of around 200 kilometres of ski tracks can be found in the Helsinki area. Paloheinä is the centre for skiing in Helsinki and has different routes for both skate skiing and traditional skiing. Please bear in mind that walking or cycling on the ski tracks is strictly prohibited.

**2** Lammassaari, Kuusiluoto, Uutela, Pirkkola and the central forest of Helsinki in general, Tali and Hiidenkiukaanniemi are great places for winter outdoor activities. Just gear up with appropriate shoes and outdoor clothing. Snowshoes are a nice addition to walking around in the nature.

**3** When the temperature is below zero and there is enough snow, people can go ice skating on the frozen surface of the sea in places like Pohjoisranta, for example. The numerous artificial ice rinks and natural snowfields of Helsinki are kept open as long as the weather conditions allow and are the best places to go ice skating.





During a cold winter day, you should wear appropriate clothing and perhaps have some warm juice and snacks in a backpack.

the snow levels. During winters with lots of snow, there are ski tracks of more than 200 kilometres in Helsinki. The state of the ski tracks can be monitored through the Outdoor Exercise map ([ulkolii-kunta.fi/en/](http://ulkolii-kunta.fi/en/)), which includes the date the track was last maintained or its state when inspected, its lengths and the recommended skiing style.

Bear in mind that for safety reasons, it is forbidden to walk dogs or walk on the tracks yourself. Walkers should also remember that this prohibition applies to the entire ski track area. The broad and even area between the ski tracks is intended for skate skiing. People who want to have a wintery walk in the snowy forest should find a path and ensure that they are wearing appropriate clothing, such as high boots or snowshoes. There are also three ski tracks designated for skiing with dogs in Helsinki. More information can be found online by googling “ski tracks for dogs in Helsinki”.

### TAKE A DIP IN THE SEA

Ice swimming is a refreshing hobby with health benefits enjoyed by many people. There are a total of 13 winter swimming spots in Helsinki that are run by local ice swimming associations. One of these spots is located in Uunisaari. So why not try ice swimming during your trip to the island?

More information about the ice swimming locations can be found at [www.hel.fi/helsinki/en/culture/sports/outdoor/winter-swimming/](http://www.hel.fi/helsinki/en/culture/sports/outdoor/winter-swimming/) •

# 1863 NEW AURORELINNA APARTMENTS

***The housing and building policy and strategy of the City of Helsinki aim to find the best solutions for current and future residents of Helsinki. One part of this target has been to centralise the ownership of apartments to strong and qualified owners. Auroralinna is responsible for the privately financed rental apartments in Helsinki. At the beginning of October, 1863 new apartments were transferred into our ownership.***

As the requirements of Helsinki’s residents have changed, so has the city’s housing and building policy and strategy. As the state’s housing policy emphasised the construction of new large and mid-sized family apartments, Helsinki replied to the demand for studio and one-bedroom apartments in 1984 by establishing Oy Helsingin Asuntohankinta Ab.

During the 1980s and 1990s, the company acquired apartments sold by different housing associations in different parts of Helsinki. The company acquired a total of approximately 3500 apartments, 1863 of which were purchased as privately financed apartments, and a little over 1600 as ARA apartments, until 2009 when the company stopped acquiring new apartments in line with a decision taken by the city.

### ENHANCING AND IMPROVING OPERATIONS

For a long time already, the building strategy of the city has emphasised a professional, sensible and cost-effective model of owning and maintaining property. Related to this model, the City Board’s City Group Division has decided to organise and centralise the city’s residential



- 1 Mäkelänkatu 30.
- 2 Oikokatu 11.
- 3 Orioninkatu 5-7.
- 4 Palovartijantie 1-7.
- 5 Porvoonkatu 27.

## MAINLY SMALL APARTMENTS



property in an appropriate and effective manner as part of the city group, to make the group structure clearer, to decrease any overlaps as well as to centralise expertise related to certain property within the companies of the city group.

In practice, the objective is to centralise the ownership of privately financed apartments in KOY Auroranlinna and the ownership of ARA apartments in Heka Oy. In line with this policy, apartments owned by Helsingin Korkotukiasunnot and Helen, as well as individual rental properties owned by the city, have been transferred into the ownership of Auroranlinna. The latest ownership arrangement by the City Board's City Group Division entered into force on 1 October 2022 as the operations of Oy Helsingin Asuntohankinta Ab ceased, the privately financed apartments



of the company were transferred to KOY Auroranlinna and the ARA apartments to Heka Oy.

### **WELCOME TO AURORALINNA**

Auroranlinna realises the city's strategy by owning and professionally maintaining the city's privately financed rental apartments in a manner that is as ecologically and financially sustainable as possible, and by offering the apartments as housing to the city's employees and as privately financed rental apartments.

The rearrangement of ownership that took place at the beginning of October has barely been visible to residents, as the apartments and rental contracts were transferred to the new owner without any changes. Similarly, there were hardly any changes to the everyday housing services of the new Auroranlinna residents. Even before the transfer, Auroranlinna was in charge of the housing services of Helsingin Asuntohankinta for those properties that were not serviced by the building's property manager or a maintenance company. The biggest visible change is the new domain [auroranlinna.fi](https://auroranlinna.fi) that will soon replace the old domain [helah.fi](https://helah.fi) in emails and on the website.

We would like to welcome all new Auroranlinna residents. Auroranlinna now owns more than 6,000 apartments, ranging from smaller studio apartments to spacious family apartments. If your housing requirements have changed and you would like to find a new home with Auroranlinna, you can find more information about applying for our apartments online at [auroranlinna.fi/en/](https://auroranlinna.fi/en/) > Apartments.

The pictures show a few properties with apartments now owned by Auroranlinna. •



The HSY website at the address <https://www.hsy.fi/en/waste-and-recycling/waste-guide/> has excellent recycling instructions as well as a search tool for finding out how to correctly recycle different materials.

## RECYCLING IS EASY BUT REQUIRES COOPERATION

Correctly recycled waste is the raw material of new commodities. That is why Auranlinna, too, has separate recycling bins for various types of waste. Learning to recycle correctly is easy and only requires a little effort. If in doubt, the HSY Waste Guide tells you how to recycle different types of waste. It is also important to remember that recycling is successful only if all residents do their part. Incorrectly recycled waste can ruin the entire load of waste generated by your residential building.

In a housing association, all residents must do their part in recycling. The recycling of different waste materials must be taken seriously and done correctly. If this is not the case, incorrectly recycled waste might ruin the entire load of the waste truck. If you don't have time for recycling, don't know what's in the bag of waste and know that the bag does not contain any hazardous waste, you should put the waste into the mixed waste container. It is never allowed to dispose of hazardous waste in the waste containers of your own property.

Recycling is guided by the general regulations for collecting waste and the regulations of HSY in charge of waste management in the metropolitan area and Kirkkonummi. In line with these regulations, our properties have separate waste containers for the collection of paper, carton and cardboard, plastic, bio waste, glass and metal.

Small electrical and energy appliances, returnable cans and bottles, batteries and small batteries, fluorescent tubes and light bulbs can be recycled at the local shopping centre or at your regional waste collection point. Furniture and household appliances, such as televisions, microwaves and washing machines must be taken to the Sortti Station along with broken or otherwise unusable clothes and textiles.

Some stores selling household appliances also allow their customers to bring their old household appliances to the store. Separate recycling containers for old and clean textiles have also been recently created, the first three of which are located in Kannelmäki,

Herttoniemi and Itäkeskus. Old and usable clothes can also be taken to designated recycling containers that are located all over the city.

### EXCELLENT INSTRUCTIONS ON THE HSY WEBSITE

The guidelines for recycling can be easily found on the HSY website at [hsy.fi/en/waste-and-recycling/waste-guide/](https://www.hsy.fi/en/waste-and-recycling/waste-guide/). The website has instructions on the recycling of the most typical waste types, and it is possible to find out the type of waste by searching the name of the waste. If you are not sure about how to recycle a brown paper bag, for example, the Waste Guide of HSY will quickly tell you that it is not allowed to put brown paper in the container for paper and should instead be recycled with carton and cardboard.

Hazardous waste must only be recycled at the designated collection point. In addition to energy-saving light bulbs and fluorescent tubes, hazardous waste includes batteries, medicines, oil, paint, varnish, solvent, glue, aerosol containers emitting sloshing sounds and alkaline cleaning agents, for example. Sortti Stations accept hazardous household waste free of charge.

Recycling at home is easier when planning ahead. In the kitchen, it's a good idea to have separate containers for the most frequent types of waste. Containers for carton and cardboard, plastic and paper can also be placed in the hallway or on the balcony, especially if you quickly rinse out milk and juice cartons and yoghurt jars before placing them in the recycling container. Paper or plastic bags can also be used as recycling containers. •

In this home, a recycling point has been created in the hallway. Different kinds of jars and cardboard are hidden behind the lid and can be easily taken to the recycling point.



# LITTLE STROKES FELL GREAT OAKS

**A**t Auroranlinna, we take climate change, the decline of biodiversity, natural conservation as well as finding sustainable results and ways of operating very seriously. Our work is supported by the EcoCompass environmental system, which guides our work towards a better tomorrow for the environment and our residents. By saving energy and recycling waste correctly, our residents can do their part in creating a more sustainable future.

Residential properties play an important part in the mitigation of climate change and other environmental work because properties and construction consume vast amounts of energy, create emissions and consume the material resources of our planet. The developers and property owners can increase their eco-efficiency by, for example, using the most sustainable materials possible and utilising energy-efficient techniques. The

ried out at Auroranlinna in October 2022. An external expert inspected our operations to see if our actions were still in line with the requirements of the EcoCompass certificate. We are happy to announce that we continue to fulfil the required criteria.

## FINDING EVEN MORE SUSTAINABLE SOLUTIONS TOGETHER

“A long-term operator that owns a vast number of properties such as Auroranlinna is an interesting subject from the point of view of promoting environmental matters. With its environmentally positive operations, Auroranlinna is able to promote the work related to sustainable development and the mitigation of climate change. The annual measures taken within the company have been thoroughly planned and are constantly updated whenever any additional



residents of the properties can do their part by saving energy at home, which can be done by adjusting the temperature controllers of the radiators, reducing the time spent under hot showers and by sorting their waste materials as thoroughly as possible.

At Auroranlinna, our work for the environment is guided by the EcoCompass system, an environmental management programme owned by the Finnish Association for Nature Conservation Kinos Oy and intended for the small and medium-sized companies and different types of organisations. The holder of the EcoCompass certificate is committed to operating in a manner that does not cause high risks for the environment and that promotes environmental work. We also require that our cooperation partners, such as cleaning, property maintenance and renovation companies, adhere to the same principles in their operations as we do.

Planning ahead, documenting the actions taken and carrying out auditing every three years are parts of the systematic environmental work. Planning ahead means setting concrete development objectives for our work. Documenting the actions taken means monitoring our work, which naturally forms the basis for future planning and auditing. Auditing was last car-



**1** An auditing of Auroranlinna's environmental work was conducted in October this year. The measures taken and future plans were gone through carefully by the auditor, Mikko Heikkinen (left), and the persons in charge at Auroranlinna.

**2** Mikko Heikkinen from Suomen Ympäristöauditointi established that Auroranlinna continues to fulfil the criteria of the EcoCompass environmental system.

opportunities to develop the operations are being detected,” explains Mikko Heikkinen from Suomen Ympäristöauditointi, who conducted the EcoCompass audit at Auroranlinna in October.

The legislation and the regulations of HSY, for example, form the foundation of the environmental work of companies and organisations, but the constantly increasing awareness of the environment also guides the political decision making and gets the companies to invest in their own environmental work. Consumers are increasingly acquiring their products and services from operators and locations with sustainable production methods,” Heikkinen estimates.



According to Heikkinen, the audit of the environmental system has two important roles in the environmental work of a company. First, it is checked that the required criteria is fulfilled in the company's operations, after which new ideas and suggestions for development are brought up in the interaction between the company and the auditor. Heikkinen highlights that the environmental work must be realistic and be set in proportion with the company's resources to make sure that the work can be advanced according to the set objectives. The fact that the economic and environmental objectives are clearly consistent benefits for a long-term operator such as Auroranlinna.

"It is also good to remember that, in its operations, Auroranlinna realises the environmental objectives of its owner, the City of Helsinki, which include clear targets related to carbon neutrality, for example. And as the targets of the city and those of EcoCompass are uniform, EcoCompass supports Auroranlinna as it tackles the objectives of environmental work set by the city, one by one," Heikkinen explains.

"When it comes to Auroranlinna, the actions taken by the residents in their homes as well as resident communications related to environmental matters that encourages them to do more environmental work in their everyday lives are very important along with other environmental actions taken by the company. We are happy to see that a lot of effort has been put into resident communications. For example, during my visits to the properties I noticed that there is clear information about recycling at the recycling points," Heikkinen says.

"An environmental programme compiled with the help of experts is an important tool for Auroranlinna and forms a great map for its operations that can be followed in order to reach the annual targets. Such a path can often lead even farther than initially planned because, when doing the concrete work, we often find out things that were not considered during the initial planning," Mikko Heikkinen adds. •



## RESIDENTIAL BUILDINGS GIVING WAY TO URBAN DEVELOPMENT

***Helsinki operates, grows and develops as the forerunner of Finland's economy. For the residents of Auroranlinna, this development can be seen in the hospital areas of Laakso and Maria, as our properties located at Urheilukatu 9 and Mechelininkatu 1 give way to new operations.***

The City of Helsinki and HUS are renewing the area of Laakso hospital during 2022–2030. The renovation work is carried out with the best interests of customers and patients in mind. The idea behind the development project is to provide care for patients who require treatment of psychological and physical illnesses, i.e. somatic illnesses, all in one place, and ensure that the professionals of different medical fields work in cooperation in order to solve questions related to the treatment of patients.

A completely new kind of hospital is currently being constructed, providing modern facilities for the provision of the best possible medical care. Almost all of the customers and patients of the new Laakso hospital will have their own rooms and bathrooms, for example, providing them with a more peaceful recovery process. The treatment of medical conditions will also be renewed by introducing new, modern technologies.

As one part of the development process, new hospital buildings will be constructed and the hospital area will be expanded so that, in future, the operations of the Laakso hospital area's eastern part will extend all the way to Urheilukatu. In practice, this means that the current residential buildings at Urheilukatu 9 will be demolished during 2023 and, as the construction process advances, be replaced with new hospital buildings. The construction of new hospital buildings is necessary for many reasons, such as the poor condition of the current buildings and the fact that it is impossible to repair them according to modern standards.

The location of the new and larger Laakso Joint Hospital was established in line with a carefully designed strategy, as the new hospitals will form a part of the Meilahti hospital area. Laakso is located close to Meilahti and is a central hub with good transport connections. Therefore, it is easy to reach Laakso.



The apartments at Urheilukatu 9 will be vacated during February 2023. The residential buildings will be demolished in order to give way to new hospital buildings.

In the future, the view of Urheilukatu will include new hospital buildings in addition to the football stadium.



## ON MECHELININKATU

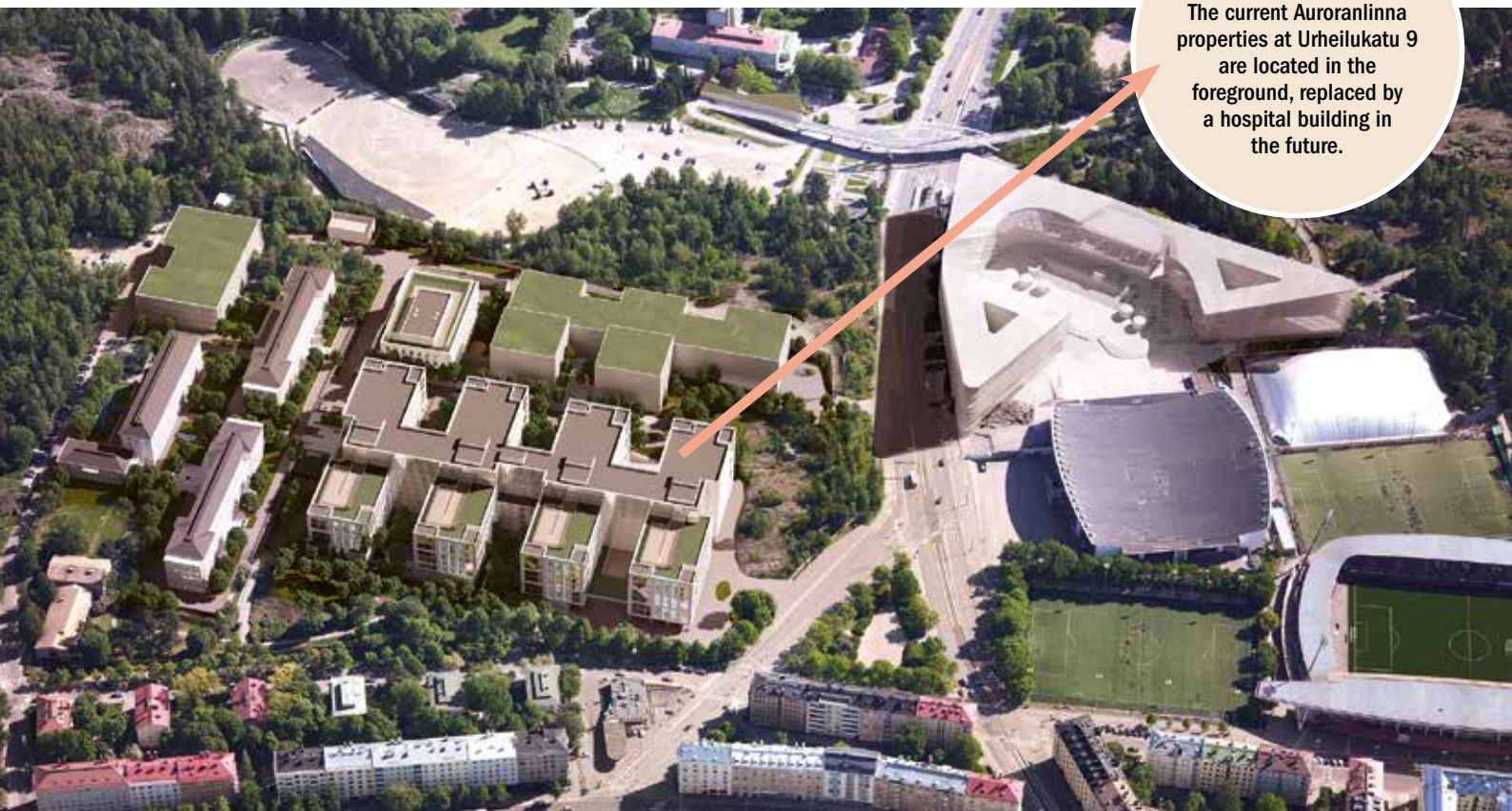
Since 2016, a concentration of start-up companies operating in the field of technology have taken over the area of Maria hospital, which ceased its operations back in 2014. A start-up hub called Maria 01 operates in the area, allowing young start-up companies, investors and incubator operators to meet and work together. There has been more interest towards the area located in the heart of

Helsinki than the area can manage, which is why there are now plans to construct more facilities supporting the start-up activities.

One of the residential Auranlinna buildings is located at Mechelininkatu 1, and, as we already announced back in December 2018, this building will now give way to the development of the hospital area. The idea of the City of Helsinki and its cooperation partners is to turn the area into an integrated cluster of companies that operate in the field of start-ups,

growth and technology. As a result of the new construction plans, it has been estimated that around 3,000 will be found in the area in the near future. The development of the Maria hospital area is still on-going, and there is currently no information about the schedule regarding the construction work. However, what we do know is that, in all of the possible scenarios, our residential property will give way to new development. •

Aerial view of the Laakso hospital area. The current Auranlinna properties at Urheilukatu 9 are located in the foreground, replaced by a hospital building in the future.





**Jokeri Light Rail will significantly improve Helsinki's public transport connections from January 2024 onwards. The rail line begins from Itäkeskus and provides the Auroranlinna residents living along the rail line with new and quick transport connections. The properties at E.J. Nyströminpolku 3 and Tulvaniityntie 4 in Veräjämäki are located close to the Veräjämäki tram stop.**



Tests of the new trams that will soon be passing through Veräjämäki are already being conducted. This photo is taken at the new Roihupelto depot.

Our properties at Veräjämäki, E.J. Nyströminpolku 3 – Tulvaniityntie 4, were constructed in the late 1990s and are blocks of flats in good condition next to the Jokeri Light Rail line. From the windows and balconies of the property, the residents can see the Jokeri Light Rail passing by towards the tram stops of Veräjämäki or Viikinmäki.

In addition to the tram stop, the buildings of E.J. Nyströminpolku 3 and Tulvaniityntie 4 are also located close to the local primary school, Pikkukoski beach, Oulunkylä allotment garden, Savelanpuisto and the Longinoja nature trail. The closest large commercial centre is located on both sides of Malmi train station. The commercial and public services of Oulunkylä are also located close to these two Auroranlinna properties.

E.J. Nyströminpolku contains 106 apartments, while a total of 69 apartments are located on Tulvaniityntie. Both properties contain small and family-sized apartments, all of which feature apartment-specific ventilation and a balcony. The large windows allow plenty of natural light to enter the apartments.

A yard renovation was completed at these properties in 2021, improving the outdoor envi-



**1 2** The yard area and children's playground of E.J. Nyströminpolku 3 and Tulvaniityntie 4 have been recently renovated. The pergola is a cosy spot for the adults spending time in the yard area.

**3 4** The tracks of the Jokeri Light Rail line can be seen behind the buildings of Tulvaniityntie 4. The tram line crosses Otto Brandtin tie right at the crossing of Otto Brandtin tie and Tulvaniityntie.



ronment and making it more attractive for both children and adults. Bathroom renovations were completed in 2022. In addition, any surface renovations deemed necessary have been completed in the apartments as previous tenants have vacated the apartments. There are no plans for any major renovation works during the upcoming years.

The map in the picture shows other Auroranlinna properties close to the tram line. Starting from the easternmost location and moving towards the west, these properties are located at Haarniskatie 10 in Puotila, Tilanhoitajankaari 3 and 28 in Viikki, Ratavallintie 16 in Savela, Kivalterintie 18 in Oulunkylä and Huopalahdentie 30 in Etelä-Haaga.

More information about our properties can be found online at <https://auroranlinna.fi/en/our-destinations/>. The properties and their addresses can be found on the list. •





## Remember!

- **Fault reports** online at [auroranlinna.fi/en/](http://auroranlinna.fi/en/)

- **Fault reports 24/7 on-call service**  
+358 (0)10 286 6245

- **Door opening requests** +358 (0)10 286 6245

- **Lassila & Tikanoja's resident service point**

(Keys, parking spaces, sauna shifts, laundry room, changes to the register of occupants excluding Kirkkonummi and Suomenlinna)

Asemapäälikönkatu 12 b, FI-00520 Helsinki, Finland  
(entrance from Junailijankuja)

**Telephone** +358 (0)10 286 6245 (calls to the service number cost 8.4 cents/min, incl. 24% VAT)

**Email** [avaimet.pks@lassila-tikanoja.fi](mailto:avaimet.pks@lassila-tikanoja.fi)

- **Auroranlinna rent control**

**Tel.** +358 (0)10 228 7109 or +358 (0)10 228 7107

(calls to the service number cost 8.4 cents/min, incl. 24% VAT)

**Email** [vuokra Alvonta@auroranlinna.fi](mailto:vuokra Alvonta@auroranlinna.fi)

- **Auroranlinna Office**

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