

NEWS

FROM THE NEIGHBOURHOOD



Completed addition of storeys to Haus Marwees (Appenzeller Str. 115-117)

THE NEIGHBOURHOOD NEWSPAPER IS ONE YEAR OLD!

We are pleased that the neighbourhood newspaper has been reporting on all current issues in the neighbourhood for a year now and has been well received.

IDEAS WANTED FOR THE NEW NEIGHBOURHOOD PAVILION!

We are looking for your ideas for the new neighbourhood pavilion from summer 2024 to create a place where the neighbourhood can meet. A café, a small shop for fruit and vegetables, a listening room? Do you have ideas on how you would like to use this space? We are collecting your ideas and are looking for people who are interested in helping to design and participate.

Take part in our survey on page 3

OUR YEAR 2024 IN FÜRSTENRIED WEST

Dear residents of FÜRSTENRIED West,

we hope you had a pleasant and successful start to the new year. A lot has already happened in our neighbourhood this year and work is continuing steadily. With the upcoming completion of the first new flats, our neighbourhood expansion is now gathering pace. The next additions of storeys to four buildings will begin this year. Each will have two additional storeys in hybrid modular construction. Apart from the extensions and energy-efficient refurbishments, the construction of the underground car park at our central neighbourhood square is also due to start. In addition to these measures, the outdoor areas will be further upgraded. We are particularly looking forward to the construction of our neighbourhood pavilion later this year. It will create a new central meeting point for our FÜRSTENRIED West neighbour-

hood. Following the great demand for renting the neighbourhood meeting place, we are now looking forward to designing it together with you. In addition to the construction developments, we can also look forward to numerous festivals and activities organised by our social neighbourhood management team this year. You will find the Neighbourhood Meeting Point's programme for the first half of the year in this issue. Following the completion of the first flats, we would also like to inform you in this issue about the renting of these flats. We are looking forward to an exciting year with you in which we will continue to improve our neighbourhood. Enjoy reading!

Best wishes,
Your Hines-Team

ALWAYS UP TO DATE WITH THE LATEST INFORMATION

This neighbourhood newspaper gives you an overview of current and new offers in your neighbourhood. Be curious!

More info at:
WWW.FUERSTENRIEDWEST.DE

GARDEN PARTY ON 15.MAY



We want to open the gardening season and invite you to our garden party.

P. 03

OUR PROGRAMME



Take a look at the programme of the neighbourhood meeting place.

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› OFFERS & ACTIVITIES IN THE NEIGHBOURHOOD

Exclusively **FOR** you: Overview of offers

Immer einen guten Draht zu uns

Für Sie als unsere Mieter haben wir nachfolgend Formulare zusammengestellt aufgeführt. Das gedruckte Formular können Sie nun downloaden und uns dann bitte ausgefüllt und unterschrieben per Post, Fax oder E-Mail zurücksenden. Gerne können Sie auch unser Online-Kontaktformular nutzen, um uns Ihre Anliegen zu schildern.

Hier können Sie Infomaterial herunterladen.

- 📄 Klingellichtbestellung
- 🔧 Reparaturantrag
- 📄 SEPA



NEW FUNCTIONS OF THE NEIGHBOURHOOD WEBSITE

At the beginning of the second quarter of the year, new functions will be created for you on our neighbourhood website. Under the "Contact" page, you will be able to access the B&O portal for tenant claims and the Ackermann Group's tenant portal directly. You will also have the opportunity to register your interest in renting one of the newly built flats directly in digital form.

TENANT CONSULTATION HOURS & RENTING THE NEIGHBOURHOOD MEETING PLACE

We were very pleased with the great interest in the tenant consultation hour last year. If you are also interested in this service, please book in advance at mietveranstaltung@ackermann-gruppe.de. The consultation hour takes place every Thursday from 9 a.m. to 12 p.m. in the neighbourhood meeting place. If you would like to rent the meeting place free of charge, please write to us at nachbarschaft@fuerstenried-west.de.

› SERVICES FOR YOU

Digital emergency service portal for repairs / service hotline for lift faults

B&O SERVICE

Our service partner B&O is your reliable contact for all maintenance damage in your flat, to the building and for emergencies outside our business hours. For all maintenance work, emergencies and minor repairs, please use the following contact options:

Availability:
Monday – Thursday:
 7:30 a.m. – 6 p.m.
Friday: 7:30 a.m. – 2 p.m.

Telephone:
 089 / 552 136 – 250

Online:
www.FUW.klein-reparatur.de

› **DOING LAUNDRY IN THE NEIGHBOURHOOD**



You can reserve washing machines and dryers in the neighbourhood via the **WeWash app** or by phone at:

0891 2233051 (washing machine)
089 1 22 33 052 (dryer)

Scan the QR code to access the WeWash app.



Our digital damage portal enables you to record your claim precisely. Here is a brief step-by-step guide:

- 1 Report the damage.
- 2 Verify your telephone number using a TAN code..
- 3 Give details of your damage:
 - a. Affected room or location
 - b. Affected object
 - c. Type of problem or damage
 - d. Detailed description of the damage
- 4 Answer any potential queries.
- 5 After sending the message, contact a technician.

Please only report emergencies by telephone.

For lift malfunctions, please contact our service partner Hundt Consult. **Please report faults directly by telephone on: 040 / 33 44 15 30.** Both services are available 24/7.





DESIGNING THE PAVILION TOGETHER

Pavilion survey

The neighbourhood pavilion is due to be built this summer. We are presenting the idea below and would like to know what uses you would like to see as residents.



View of the planned neighbourhood pavilion

The new neighbourhood pavilion is to be built in a central location in front of Appenzeller Strasse 127-129 this summer. A lively meeting place is to be created in the FÜRstenried West neighbourhood using building materials that largely originate from the renovation work.

A kiosk is planned, which will initially be open on individual days and offer a selection of fresh bakery products, coffee and packaged food. There will also be a counter with an outdoor area and plenty of seating for people to linger. As residents of Fürstenried West, we would like to invite you to take part

in a survey in which you can submit ideas and suggestions for the kiosk. These will then be incorporated into the operator concept and play a key role in shaping it. With the survey, we want to adapt the offer to your needs as much as possible.

Take part to actively shape your neighbourhood!



Scan the QR code to take part in the survey

THIS HAPPENED IN THE PAST QUARTER



JANUARY - ART IN THE MEETING PLACE

We got creative together and created real works of art using acrylic paint and canvases. We finished off with a vegetable stew, which we ate together.



FEBRUARY - BOOK FLEA MARKET

We collected books and sold them at our book flea market. The proceeds go to the Intermezzo youth centre. There was also a reading for adults with coffee and cake.



MARCH - EASTER ACTION

We blew out and painted Easter eggs in the traditional way. There was also an egg race for children with a small prize. The contents of the eggs were used to prepare "Hoppel-Poppel" for everyone, a potato and scrambled egg dish.

PROGRAMME OF THE NEIGHBOURHOOD MEETING PLACE

SCHNIBBELPARTY

Tue, 16.04.24, 4 to 7 p.m.
Neighbourhood meeting place

MUSICAL GARDEN FESTIVAL

Wed, 15.05.24, 4 to 7 p.m.
Garden island

FÜRSTENRIED ON THE MOVE

Fri, 21.06.24, 4 to 7 p.m.
Location will be announced

MOBILITY IN THE NEIGHBOURHOOD



Find out everything you need to know about our diverse mobility concept "FÜRstenried West Mobil" at our information afternoon on 13.04.2024 from 12 pm at the neighbourhood meeting place at Appenzeller Straße 111, 81475 Munich.

CALENDAR 2024

You can now find our calendar with an overview of when you can meet us at the neighbourhood meeting place on the neighbourhood info board or online at:

<https://fuerstenriedwest.de/nachbarschaft>



APRIL 2024						
Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	1	2	3	4	5



GARDEN ISLAND WEST + OST



BOOK EXCHANGE SHELF



MOBILITY STATIONS

As part of our efforts to promote sustainable mobility in our neighbourhood, we are pleased to offer you various car-sharing and cargo bike options. The booking process is very simple: download the MOQO app, register, validate your driving licence and off you go.

CARGO BIKES

Since June 2023, eight cargo bikes have enriched our neighbourhood. You can borrow them at four stations.

CAR SHARING

At three stations we have three fully electric Renault Zoe and a Renault Megane available for car sharing.

SEAT SCOOTER

Two fully electric seat scooters are available in the east of the neighbourhood.

OFFERS IN THE NEIGHBOURHOOD



On a discovery tour

Have you already discovered the new offers in the FÜRSTENRIED West neighbourhood? The map gives you an overview of where you can find the book exchange shelf, the garden islands, the neighbourhood meeting place or the new information boards, for example. We hope you enjoy exploring!



PLAYGROUNDS ARE OPEN

There are three different themed areas: Bee Playground, Water Playground and climbing playground. Here your children can let off steam undisturbed. On your marks, get set, go!



NEIGHBOURHOOD MEETING PLACE

The neighbourhood meeting place is the central point of contact in the FÜRSTENRIED West neighbourhood. Among other things, this is where the neighbourhood programme activities and weekly tenant consultation hours take place.

› ALL ON ONE PAGE

The team FÜRsternried

Welcome to the FÜRsternried West neighbourhood! We take care of your needs and are always available to answer questions and provide assistance if required. We are proud to be part of the FÜRsternried West neighbourhood and are looking forward to get to know you.



A LIVELY NEIGHBOURHOOD: NEIGHBOURHOOD PROGRAMME

We, the architecture and urban development office STUDIO | STADT | REGION, would like to get to know you all. This year, we are once again organising a monthly event in the neighbourhood.

KEEPING THE OVERVIEW: NEIGHBOURHOOD MANAGEMENT

We, Hines Immobilien GmbH, are creating urgently needed living space for Munich on behalf of BVK. Our aim is to create an ecological neighbourhood for you with a high quality of living and quality of life, affordable and subsidised rental flats as well as plenty of green spaces and a good infrastructure. We are looking forward to master this challenging task together with you in the coming years.



We also take care of the renting and maintenance of the garden islands, build exchange shelves and bookshelves. You are also welcome to contact us if you would like to rent the neighbourhood meeting place.



ALL FLATS UNDER CONTROL: YOUR PROPERTY MANAGEMENT

We, the ACKERMANN GROUP, are a family-owned property company based in Munich. We are aware that, as a property management company in your neighbourhood, we bear a great deal of responsibility for your everyday life. Thanks to our consistent digitalisation strategy and on-site office hours, we can support you in a variety of ways at any time.



ALWAYS ON SITE: THE CARETAKER TEAM

We, GMS Objektmanagement GbR, are a local caretaker service from Munich with many years of experience in the property management of large residential complexes. With six employees, we are on site to look after and maintain the neighbourhood. Whether outside or inside the buildings, we take care of many issues around your home.

Who is doing what?

A large project involves many experts and supporters. We know that the responsibilities are not always clear. With this list of contact persons, we would like to give you an overview. You are welcome to contact us at any time!

NEIGHBOURHOOD MANAGEMENT TASK: PROJECT DEVELOPMENT & FOLLOW-UP

Neighbourhood office
Appenzeller Straße 111,
81475 Munich
info@fuerstenriedwest.de

www.fuerstenriedwest.de

NEIGHBOURHOOD PROGRAMME TASK: ACTIONS & NEIGH- BOURHOOD MEETING PLACE

Neighbourhood meeting place
Appenzeller Straße 111,
81475 Munich
nachbarschaft@fuerstenriedwest.de

[www.fuerstenriedwest.de/
nachbarschaft](http://www.fuerstenriedwest.de/nachbarschaft)

PROPERTY MANAGEMENT ACKERMANN GROUP TASK: PROPERTY MANAGE- MENT & TENANT CONSULTATI- ON HOURS

Thursday 9 a.m. - 12 p.m. at the
neighbourhood meeting point
Appenzeller Straße 111,
81475 Munich

Prior registration at:
mietveranstaltung@ackermann-gruppe.de

www.fuerstenriedwest.de/kontakt

INSIGHT INTO THE UPCOMING EVENTS



Our programme in the FÜRstenried West neighbourhood

The neighbourhood meeting place at Appenzeller Straße 111 is once again offering a varied programme with different activities to take part in. There is something for all interests and age groups. Just come along to the next event!

NACHBARSCHAFTSPROGRAMM
FÜRSTENRIED WEST

PROGRAMM 2024
1. HALBJAHR

KUNST IM TREFF ART IN THE MEETING PLACE	DI, 30. JANUAR 2024 16:00 – 19:00 UHR APPENZELLER STR. 111
BÜCHERFLOHMARKT UND KUCHEN ESSEN BOOK FLEA MARKET AND TEA TIME	FR, 16. FEBRUAR 2024 15:00 – 18:00 UHR APPENZELLER STR. 111
OSTERAKTION EASTER-EVENT	DI, 26. MÄRZ 2024 15:00 – 18:00 UHR APPENZELLER STR. 111
SCHNIBBELPARTY GEMEINSAMES KOCHEN COMMUNITY COOKING	DI, 16. APRIL 2024 16:00 – 19:00 UHR APPENZELLER STR. 111
MUSIKALISCHES GARTENFEST MUSIC GARDEN PARTY	MI, 15. MAI 2024 ERSATZTERMIN: 5.6. 16:00 – 19:00 UHR GARTENINSEL
FÜRSTENRIED IN BEWEGUNG FÜRSTENRIED ON THE MOVE	FR, 21. JUNI 2024 ERSATZTERMIN: 5.7. 16:00 – 19:00 UHR ORT AUSSTEHEND

WIR FREUEN UNS ÜBER EINE UNVERBINDLICHE ANMELDUNG AN
WE LOOK FORWARD TO YOUR NON-BINDING REGISTRATION
NACHBARSCHAFT@FURSTENRIEDWEST.DE

ALLE AKTIONEN SIND KOSTENLOS
ALL EVENTS ARE FREE OF CHARGE
WWW.FURSTENRIEDWEST.DE

SCHNIBBELPARTY & COOKING TOGETHER ON 16 APRIL

Together with you and rescued food we want to cook. First we will chop and then cook in the neighbourhood meeting place. There will be a large stew made from vegetables and other foods. All generations are welcome.

MUSICAL GARDEN PARTY ON 15 MAY

To open the new gardening season, we want to get the raised beds ready for the summer and get together with musical accompaniment. Are you interested in gardening and would like to rent a raised bed? Then please contact Kirsten Petry, who looks after the garden islands: Kp81475mobile@googlemail.com

FÜRSTENRIED ON THE MOVE ON 21 JUNE

This day in Fürstenried is all about sport. You can try out different types of sport with various offers. Local trainers, e.g. from TSV Forstenried, will offer a varied programme of different sports. More detailed information will follow in our next issue.



DO YOU ALREADY KNOW THE GARDEN ISLANDS IN THE NEIGHBOURHOOD?

Tenants in the neighbourhood can rent, plant and harvest a raised bed (120cm x 60cm) for a season. The cost of a raised bed is €20 per year. The neighbourhood meeting place will provide a water tank, watering cans and tools if necessary. If you would like to rent a raised bed, please contact Kirsten Petry directly. She is a resident of the neighbourhood and looks after the raised beds on a voluntary basis. E-mail address: kp81475mobile@googlemail.com

› IMPORTANT INFORMATION FOR ALL RESIDENTS

Operating costs and heating cost billing 2022

In our FÜRstenried West neighbourhood, as everywhere else, the annual operating and heating bills are a recurring challenge for tenants. In recent years in particular, changes in the market and the energy crisis have led to unexpectedly high bills. This has prompted many of you to scrutinise your bills. This often leads to numerous questions, which we would like to answer:

How are my personal operating costs calculated?

The operating costs are allocated to the entire economic unit, which may comprise one or more buildings. It is important to us to show you transparently what costs have been incurred and how your share is calculated. In addition, the costs for hot water and heating are allocated according to the total bill issued by Stadtwerke München (SWM), depending on the size or consumption of your flat.

What is the cause of higher costs since 2022?

The increase in ancillary costs compared to 2021 is mainly due to the sharp rise in heating costs. Energy prices have risen by up to 80% in a short space of time due to the energy crisis, a fact that does not affect our neighbourhood but can be felt throughout Germany. Unfortunately, neither the landlord nor the property management can influence the rising costs. Our measure in this situation is to check SWM's bills particularly carefully in order to protect your interests. You can find explanations of fluctuations in individual items of the operating costs in the letter accompanying the service charge statement.

Why is the utility bill arriving so late?

We are dependent on the SWM statement. This has to be carefully checked and corrected if necessary. We are also currently experiencing increased processing times on the supplier's side, as the overall situation of the energy crisis is causing an enormous amount of extra work for everyone involved. Once the audited bill is available, it is sent to the billing service provider to prepare the heating cost bill. The corrections have also resulted in additional work for them. We ask for your understanding for these necessary steps, which are intended to ensure that your bill is correct.

Why do not all tenants receive a heating bill?

In buildings with underfloor/ceiling heating, the structural condition of the flats does not yet allow for the installation of a measuring device for consumption-based metering. We have already developed a concept for how this can be retrofitted in future. Unfortunately, these measures are only possible outside the heating period. We will carry out these measures for the first four buildings this summer and are confident that we will be able to implement them in all affected buildings by 2026.

Our property management team is available to answer your individual questions and provide support wherever it is needed. At the same time, we ask for your understanding that processing may take some time due to the circumstances described.



SEARCH AND FIND



› VOLUNTARY WORK IS REWARDED!

Would you like to get involved in Fürstenried West? For example, can you help with campaigns, help run the planned neighbourhood pavilion or have other ideas? We reward our volunteers with a rent reduction. If you are interested, please contact us for all enquiries:
nachbarschaft@fuerstenriedwest.de

› WE ARE LOOKING FOR SPORTS COACHES

For our Fürstenried in Motion campaign on 21 June, we are still looking for local trainers who would like to offer a paid outdoor sports course. Whether Nordic walking, yoga, martial arts or dancing - all sports are welcome! Please get in touch if you are interested.

› WE ARE LOOKING FOR MUSICIANS FOR THE GARDEN PARTY

Our musical garden party will take place on 15 May. We are looking for musicians who would like to get involved musically and accompany the event. Please get in touch if you are interested.

› FIRST ADDITIONAL STOREYS ARE FOR RENT

Beautiful views - living in the "BERGWALD"

The addition of storeys to the four buildings at Appenzeller Strasse 121 and Bellinzonastrasse 12, 22 and 30 each comprise two new upper floors with a total of 30 modern rental flats.

› **Exclusive Pre-marketing**

We would like to offer residents of our neighbourhood a special relocation discount of 10% as an expression of our appreciation for your long-standing affiliation with the neighbourhood.

This exclusive pre-marketing runs until mid-April, so don't delay and apply today!



New, bright show flat in house Uomo (Bellinzonastr. 22)

They are a real eye-catcher: the addition of storeys to the first four of nine existing buildings in BERGWALD are in full progress. Built using an attractive and sustainable modular timber construction method, the buildings will be characterised by bar-shaped timber elements in a natural colour and partially green façades and roof surfaces. Inspired by the location in the "Swiss Quarter" and the sustainable construction method, wood dominates the upper floors of the BERGWALD in the new FÜRstenried West neighbourhood. Instead of a log cabin feeling, however, the focus is on modern, energy-efficient living behind stylish façades and in family-friendly green spaces.

Energy efficiency and sustainability are also the guidelines for the refurbishment of the existing buildings, which will be implemented in the course of the addition of storeys. Adapted to today's living requirements, the concept of the extensions combines the regulations for a KfW Efficiency House 55 with an attractive façade design and contemporary fittings with large-format, floor-to-ceiling windows, under-

floor heating, balconies and terraces as well as a connection to the district heating network. The standard power supply is supplemented by photovoltaic systems on the roofs which allows tenants a choice of corresponding electricity models.

The plans of adding storeys in the neighbourhood already show how future-proof architecture and sustainable living concepts can meet the requirements of creating living space. In BERGWALD, the necessary redensification of an existing building stock in the face of a growing population offers a convincing example of an attractive and socially acceptable realisation.

The flats will be rented out by the letting specialist Müller Merkle Immobilien, which operates throughout Germany. All information about BERGWALD is available at:

www.bergwald-fuerstenriedwest.de

› **LEGAL NOTICE**

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› **ALWAYS UP-TO-DATE**

In the FÜRstenried West neighbourhood, there are always small events and activities to which we cordially invite you. You can stay up to date here.

Do you have ideas for further activities that you would like to share with us? Then please contact us, the neighbourhood meeting place, by e-mail:

nachbarschaft@fuerstenriedwest.de



Follow us on social media!



instagram:
nachbarschaft_
fuerstenried