

Dear tenant at Oesterfaelled ☺

We look forward to seeing you at the annual residents' meeting, where we can discuss and shape the future of our common home together.

Date: Wednesday, March 12, 2025

Time: 7:00 PM-9:30 PM

Location: The function room at Marskensgade 7, 4th floor, 2100 Copenhagen. Ø

We encourage you to participate and be part of the important conversations about our residential area. The agenda will include the presentation of the annual report, accounts, received proposals, upcoming initiatives and the election of resident representatives (BR). We look forward to welcoming you, Østerfælled's tenants.

We will participate at the meeting as your resident representatives: Mikkel Gige (chairman), Kia (member), Peter (member), Per (deputy), Johnny (deputy). The meeting will be attended by the National Tenants' Organization (LLO): Director Claus Højte. Also invited from Balder/landlord is: Customer Manager Tom Pedersen.

Based on the agenda for the residents' meeting, you can read about some of the key points for the effort in Østerfælled BR in the annual report: The material is distributed in print in the residents' mailboxes no later than 8 days before GF 2025. You can also find lots of other useful information on Østerfælled BR's website for tenants: www.kaserne.dk.

AGENDA:

Claus Højte from LLO offers to lead this evening's residents' meeting as moderator.

We begin the meeting with a welcome and introduction as well as the election of a moderator and rapporteur.

- 1) ANNUAL REPORT FOR 2024 - oral presentation of the report with a review of the points
- 2) ACCOUNTS - short description
- 3) PROPOSALS RECEIVED - residents' suggestions will be considered. Note: As a tenant, you can submit your suggestion to br@kaserne.dk no later than Friday, February 28, i.e. 12 days before the general meeting.
- 4) FUTURE WORK – upcoming initiatives for the resident representation

5) BUDGET AND DETERMINATION OF THE DISTRIBUTION KEY FOR THE COURTYARD COMMITTEES – vote

6) ELECTION OF RESIDENT REPRESENTATION AND DEPUTY MEMBERS – election

7) ANYTHING – additional points and additions

😊 We will provide drinks and snacks for the meeting. Welcome 😊

NB: Please note, that we speak Danish at the meeting

With kind regards Østerfælled Resident Representation,

Mikkel (chairman), Kia (member), Peter (member), Per (deputy), Johnny (deputy)

Dear tenant in Østerfælled

In this document, you can read about, what to do, if you experience troubles with your apartment and need help – or if you have questions about living in a rented home.

The local Union of Tenants in Østerfælled (beboerrepræsentationen) is affiliated with the Union of Tenants in Copenhagen (the LLO). This means, that you have access to free counseling and legal assistance, regarding your tenancy, if you have problems with your apartment or if you experience troubles with our landlord, Balder Ejendomme. Most problems can be solved by contacting Balder Ejendomme, but if you are not satisfied, you can acquire help from the LLO – for instance in these cases:

Maintenance

Do you have problems with maintenance, inside or outside the apartment, and nothing happens if you contact Balder? – then contact the LLO and talk to an advisor, who can tell you, what to do.

Excessive heating expences

If you receive claims for heating, which you think are excessive: Check with the LLO, if you can do something about it.

Size of the rent

For many tenants in Østerfælled the rent is not regulated. If you want to be sure, that your rent is OK, check with the LLO.

Moving out

Contact the LLO, if you are worried about the expences, you can book (post-corona) an advisor from the LLO, who can tell you what to do, in order to return the apartment without expences. This is the only service from the LLO, which is not for free. But as you are covered by Østerfælleds membership of the LLO you have a discount. Call the LLO for more information.

NB: Please know that you have the right to have a representative (like a witness) with you for the 'Flyttesyn' / 'The Moving Out Inspection', and that you for free (without any costs) can have a tenant representative with you on the day for this. Just write us an e-mail: br@kaserne.dk in good time with all the information such as date and time etc. Then we will try our best to see if one of us have the time to be your tenant representative on the day. We can also assist you with establishing the further contact to the tenants' lawyers at LLO if needed.

Are you being expelled from your apartment

This being a very serious situation, you should get in touch with the LLO immediately for legal assistance.

Other questions about your tenancy

The LLO-hotline for questions is open Monday through Thursday from 10 am to 4 pm. Call 33 11 30 75. They speak English!. You can also send a email to info@lloh.dk

In order to acchieve help, you must state the membership number in the LLO. Visit our homepage at www.kaserne.dk to find it.

Finally a warning

Numerous online-companies offer help regarding size of the rent, moving out etc. These companies charge excessives fees for the same service, that you get for free at the LLO.

Best regards

The union of tenants in Østerfælled (bebeoerrepræsentationen)