

# POASTINEN

**2.**  
**2019**

Pirkan Opiskelija-asunnot Oy:n asukaslehti  
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## Renovations and new construction

**T**he summer is behind us again and we are already starting to get ready for Christmas and next year's challenges. POAS continues to renew its housing stock, and major projects are underway at Vaahterakuja and Ristinarkuntie. Vaahterakuja will be completed in August 2020, as will Ristinarkuntie's phase 1. Phase 2 of Ristinarkuntie will be completed in October 2020. When the mentioned projects are completed, POAS will have 200 new high-quality rental homes.

Applications for these destinations will open in early 2020. POAS is also launching a new project in Kaleva, Tampere, and construction is expected to begin in spring 2020. The property will have 55 flats, which will be completed in 2021.

More than two years of litigation with the tax authorities over the non-profitability of POAS ended in May 2019. The Supreme Administrative Court unanimously ruled that POAS remains a non-profit corporation. This was a great decision! This will enable POAS to continue to operate efficiently and will also contribute to reducing rent increase pressures. The measures taken during the current and previous year to rationalise operations and our careful financial management and improved utilisation rate are now bearing fruit.

At the time of writing this magazine, the budget is

being drawn up and at this point, it seems that there is no need for larger rent review in 2020. The Board will discuss and decide the budget in November when the amount of rent will also be decided. The rent receipts for 2020 will be mailed to all tenants during November and December.

The wide-scale modernisation project concerning the locking systems of our properties is proceeding as planned. This year, we have renewed the locks in seven properties, and in 2020, we will renew the locks in four more. During the current year, we have also developed our own property maintenance organisation, which will hopefully be visible to the tenants in the form of improved and quality service. In 2019, we also implemented a major network overhaul. Now, the high-speed POASnet already works in almost all of our properties, allowing speed up to 1Gbit, and is included in the rent.

Joint-use cars are available again. In spring 2019, OP Financial Group sold its co-op vehicle business to Secto Automotive. This was a setback for the well-begun use of the cars, as the cars could not be used for several cars. This was because Secto's own car rental system was not complete. The car rental has now been restarted and the fully-electric cars Voltti, Joule and Watti are again available to our tenants.

*We wish you a happy end of the year and a peaceful Christmas!*

**TIMO JOKINEN**

CEO

Pirkan Opiskelija-asunnot Oy



# Green house in green landscapes

**POAS is building a new block of flats for Vaahterakuja in Peltolampi, and it has received financing from the municipal financing as a so-called 'green loan', directed at financing green investments. It is an indication of the investment in environmental well-being of the building design, technical solutions and construction.**

The eight-storey block of flats consisting of 56 flats rising to Peltolampi has been designed from the start to be modern and, above all, ecological. Based on the design, POAS applied for a more affordable financing from the municipal financing called green financing, that requires meeting strict criteria. The loan was granted by the independent review team and was considered to meet the criteria clearly, and Vaahterakuja became the first new student housing project in the country to receive this green funding.

## **New thinking and building the future**

For the first time in the history of POAS, the Vaahterakuja building will have a geothermal heating. Its construction costs are slightly higher than in district heating, but careful calculations show that the system will pay off in nine years. It is estimated that in the first 25 years, geothermal energy will save about € 200,000-250,000 compared to district heating, and the heat is eco-friendly.

The building will have underfloor heating, which ensures a comfortable and even distribution of heat to the room and there are no radiators in way of interior design. In general, all choices and technical solutions have been advanced with energy efficiency first in mind.

One interesting detail is that the roof structure is covered with a surface granule, which not only protects it from mechanical wear, but also removes harmful impurities from the air. The titanium dioxide contained in the roof neutralizes nitrogen and nitrogen emissions from traffic and industry, together with the sun, wind and rainwater. It is precisely such advanced solutions that make the house a true green pioneer.

**POAS HAS A STRONG INTENTION TO CONTINUE TO MAINTAIN AND FURTHER DEVELOP THE ECOLOGICAL APPROACH CHOSEN IN FUTURE CONSTRUCTION PROJECTS**

Despite all the great environmental technology, the center of the design has been people. The house will have seven floors, and the eighth floor will be a rooftop club room with stunning views and a rooftop terrace. The first floor, in turn, has a soundproofed music room where you can play, sing and rap in peace. Who knows if the room turns into a small studio...

POAS has a strong intention to continue to maintain and further develop the ecological approach chosen in future construction projects. The plans include: solar panels for exterior surfaces, green ceilings, and improved measurement capacity of indoor conditions to further improve energy efficiency.

While others only talk about environmental values, POAS puts them into practice and builds a housing stock that appeals to both tenants and the planet.

The application period for new apartments in Vaahterakuja opens on the 1st of February 2020, and for Ristinarkku housing complex on the 1st of March 2020. You can apply the same way as applying to all other POAS apartments - by filling out the application form on our website. The previous tenants of Vaahterakuja 3 housing complex will be prioritized in tenant selections if they still meet the necessary criteria.

*Interested in the new apartments?*





## NEW FLATS ALSO UNDER CONSTRUCTION IN JANKA

The POAS new project will be completed next year at Ristiarkuntie in Janka residential area. Three blocks of flats are under construction at Ristinarkuntie 18, the first two of which will be completed at the end of August and the third at the end of October 2020. There will be a total of 144 flats in the buildings.

The property will have very comfortable common areas. There buildings have public saunas, and one of the buildings will have completed with club rooms for tenants. A separate cozy waiting area will be built alongside the laundry, where you can spend time with other laundry users. Further, the tenants will have access to a well-equipped gym and two recharging points for electric cars.







Both tasty brunch and  
a board game were  
enjoyed. Dixit stimulates  
both digestion and  
imagination. ▶

▲  
Hunger  
drove Aku  
to the club  
room.



▲  
Tuomas chairs the active  
Vihilahti tenant committee.





# People eat well in Vihilahti

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**We went to Vihilahti to see the tenant committee known for its liveliness. This time they had arranged a Sunday brunch for the tenants. Even though the weather was cool and rainy gray in the autumn, the tenants gathered at the abundant table were relaxed and cheerful.**

**Tuomas Hakonen**, who is a resident member of POAS's Board of Directors, also chairs the Vihilahti tenant committee. This is not an association of passive couch potatoes, but an active committee that organises various events at least once a month. There are barbecue parties, summer parties, ice skating events, board game nights, brunches, watching games together, halloween parties and of course Christmas parties. Now the tenants had gathered to have brunch, with a lovely scent emerging from the cozy clubhouse oven. The long table was loaded with delicacies that represented all the major trends in the food industry today. Tenants started arriving at noon and the space was filled with happy socializing seasoned with clever comments. The readers of Poastinen can also sense the atmosphere through these pictures.



# The flat inspector calls twice

**This is one day from the life of Teo Virtanen, a flat inspector. It's a good day, including organising all kinds of maintenance and repairs and then the main thing, mapping the condition of the flats. When Inspector Virtanen rings the doorbell, there is no reason to be frightened, since this man understands the diversity of living.**

Property maintenance office at 08.30. Flat inspector Virtanen and his staff check emails, evaluate the urgency of fault reports and coordinate the day's program. The actions look good, it has direction and purpose. POAS's modern electronic systems facilitate the flow of information. Only a brief notice to service and a leaking seal or broken switch will be repaired before a tenant even notices. Teo Virtanen agrees on dividing the tasks with the technicians and prepares for his own inspection tour of the Ritis (Ritakatu) area.

- The job description is, in fact, very versatile, for example, yesterday we painted the markings of parking spaces on the asphalt. There is a huge variety of activities involved in living and maintaining your property, which both fills the day and make them different. Move-out checks, however, are important because they assess the condition of the flat and the level of final cleaning after the tenant. If there is something to note, things need to be fixed quickly so that the new tenant can move into the flat on time, explains Teo on the basic reasons for inspections.

Generally speaking, homes are quite clean after the tenant moves out, but



The final cleaning  
should not be  
taken lightly.



It is surprisingly  
difficult to  
remember that  
the baking trays also  
need to be washed.

what is the famous “normal wear and tear” that is considered acceptable and does not need to be replaced by the tenant? Where is the boundary between the most destructive termite and the most basic of human habitation? What damage is the responsibility of the tenant, and which damages are fixed by POAS with no complain? Allow the expert to speak:

- Small scratches and slight discoloration, for example on the floor mat, are allowed, as well as few small holes for hanging. In other words, traces of normal life may be visible. Even small nicks on freezer doors, pull handles or toilet tops are normal wear and tear, Teo explains.

#### Final cleaning is a cleansing experience

Final cleaning of the flat is a rite of passage on the way to life. Therefore, it should not be taken lightly, but seen as a place of growth. However, cleaning has its own tricks, which are good to take into account.

- In the final cleaning, especially the windows and the backgrounds of the refrigerators and ovens are often left unwashed. Aside from the background of the oven, it is otherwise surprisingly difficult to remember that the baking trays also need to be washed as part of the activity. Ventilation duct valves should also be cleaned. Ventilation valves are some-

times in tricky places, and in those cases we won't complain about them not being completely spotless. We send both electronic and paper version of the cleaning instructions before you move, where you can find advice as long as you remember to prepare a little time for cleaning, Teo advises.

#### The flat also has a fitness peak

Today's list is a half-dozen homes' condition need to be checked and evaluated. We arrive at the door of the first studio flat, behind which we should have an empty and cleaned studio. As a precaution, Teo rings the doorbell a few times and then opens the door, announcing in a loud voice who he is and why he is there. Inside, Teo's evaluating gaze circles the flat while his face remains expressionless. As professional, he can be neutral with the flats he encounters, their dirty oven backgrounds, and their cracking cabinet hinges. He spares his emotional outbursts for his spare time, especially in Ilves hockey games, which the flat inspector often and gladly attends. Using a familiar hand, Teo checks the critical points of the unit, drops water in the floor drain to see if it has been cleaned, and examines whether the fridge and freezer have been defrosted.

- This is in proper condition, the wear is normal and those couple of dull furniture marks on the floor do not give

cause for action, so the flat is in acceptable condition, only the windows are not washed, says Teo about the flat condition. The leaving tenant still has the opportunity to do the washing themselves, as the inspection is done before handing over the keys, but if left unwashed, the cleaning done by the POAS cleaner will be deducted from the security deposit.

As we walk past the house's washrooms, Teo does not hesitate to praise how the electronic booking system has made the laundry and drying room reservation problems disappear. When you get a digital touch for laundry and sauna bookings, the tech-savvy youth have no problem using their turns wisely, Teo laughs heartily.

#### The tenant is a soulful mammal

We traverse the cozy green area of Ritis. Flat after flat is evaluated and the condition is considered to be quite good. Flat inspector Virtanen not only looks at the room surfaces, but also has an eye for the nuances of living. Teo used to work shifts before, but after coming to POAS eight years ago, he got the rich day job he was looking for. He operates at the focal point of diverse housing phenomena. To him, the inhabitants of POAS are not tenants, but people with thoughts and feelings. At the end of the day, Teo Virtanen sums up his living philosophy in three words: “Love your neighbor”.

# POAS NEWS



Skyfox, Marko Kallio

## Carsharing

**Patient waiting is finally over! Since the beginning of October shared cars are available for our tenants to rent. You can rent a car in Secto Yhteiskäyttö online platform, which can be used with all devices. All you need is an Internet connection.**

### How to register as a shared car user:

1. Go to [sectoyhteiskaytto.fi](http://sectoyhteiskaytto.fi) and choose English language from the bottom of the page
2. Join by using code POAScar2019
3. Create a username and provide the information asked
4. System will send the username and password to the provided email address
5. Log in here: [sectoyhteiskaytto.fi](http://sectoyhteiskaytto.fi).

More information can be found in POAS website:

[poas.fi/car-sharing](http://poas.fi/car-sharing)

## POASnet

POASnet reform is almost finished! High-speed 1 Gbit Internet connection is now included in the rent of almost all the apartments (Ritakatu 13 E-J and 3 K-M excluded). Parantolankatu 7 will be connected to POASnet by the end of 2019. All you need to do is to connect your device(s) using a network (Ethernet) cable and the wall socket in your apartment. If you wish to create a wireless network, an additional router is necessary. If you have any problems with POASnet, you can contact your building's network representative for assistance.

### Here is a reminder of what to do if Internet is down:

- Make sure your own cable/router is working normally
- Check possible updates from Kodinportti or our website [poas.fi/en](http://poas.fi/en)
- If there's no information, you can contact the network representative of your housing complex
- If your housing complex does not have one, you can contact POASnet administrators
- All contact information can be found in [poasnet.fi](http://poasnet.fi)

## Ps. Hey IT wizard!

Could you help others with internet issues? We're looking for new network representatives in following housing complexes: Kärkikuja 6, Peltokatu 33, Insinöörinkatu 19, 66 and 68, Kuusikonkatu 4 and Ritakatu 3/13. In addition to a small compensation you'll also get very useful experience for your resume! Let us hear from you:

[helpdesk@poasnet.fi](mailto:helpdesk@poasnet.fi)





## We recycle plastic!

As part of Ecocompass environmental certificate, POAS continues taking responsibility for its actions and we'll start recycling plastic. Plastic waste bins will be placed to all our housing complexes during 2019. You no longer need to take plastic to the general collection points. All these plastic items can be put to the plastic waste bins: empty, clean and dry plastic packages such as food and detergent packages, bags, wrapping materials as well as bottles and jars. Recycling plastic has never been this easy!

Please do not put any dirty packages, PVC (03) plastics or bigger plastic items such as toys, dishes or buckets in the bin. Please check the sticker on the side of the bin for more information.

## Who changes the light bulb?

Light bulb is broken and the sauna doesn't warm up. Sometimes at home there are things that need to be fixed. If you're not sure who's responsibility it is to fix it, POAS has a checklist where you can check tenant's share of responsibilities. See the tenant guide here:

[poas.fi/asukasopas](https://poas.fi/asukasopas)

## Recognize the housing complex and win prizes!

Are you ready for the POAS Instagram Christmas calendar contest? Each day there is a small competition to test if you recognize local housing complexes. Every day there's also a chance to win a prize. Prizes vary from movie tickets to a great top prize on the last day.



**Find out more in our social media by following @poaskoti in Instagram.**

POAS is responsible for the competition and Instagram is not involved in it.

## Exceptions of POAS office's opening hours

6th Dec 2019	
Independence Day	office closed
18th Dec 2019	office open 9am-1pm
23rd Dec 2019	office open 9am-1pm
1st Jan 2020	
New Year's Day,	office closed
2nd Jan 2020	office open 9am-5pm



EVERYTHING IS  
POSSIBLE FOR ME,  
I AM FUELED BY  
PASSION TO WIN.  
I WANT TO BE HERO.

# Mohamed is our support athlete

**Supertalented 800 meters runner Mohamed Abouettahery first visited Tampere when he competed here in the World Junior Championships in 2018. He loved the city and its sport facilities so much, that he decided to move here from his home country, Morocco. Now Mohamed is training with a Finnish trainer in order to reach his limits as an athlete.**



When I met Mohamed in the lobby of Kauppi Sports Center, his warm smile and polite behavior instantly made a good impression. Although he is a slightly shy person, he didn't have any problem with posing to the camera, on the contrary. Back home Mohamed has studied in a sports academy, but now he is concentrating fully on his running career with his Finnish trainer **Jari Nurmisto**. He represents Tampereen Urheilijat. Mohamed's record in 800 meters is 1,48,24. It is a spectacular result for an 18 years old athlete. We are talking about a rare talent, who finished fifth at the Youth Olympic Games when competing against older arrivals.

### Training is carefully planned

When Mohamed was younger, he used to run 400 meter races, but when he tried 800 meters it felt good instantly. His tactical talent, ability to analyse his rivals during the race and his strong final spurt make him an ideal 800 meters runner. What kind of training does this demanding distance require? Let's hear it from the athlete himself:

-My training is precisely planned, it is highly regular and I follow a healthy diet. It is very important to take a good care of my body and when recovering from tough exercises, resting and massage play a big role. Harsh interval exercises and high speed training runs up to 20 kilometers demand a well planned recovery scheme in order to avoid strain injuries.

Mohamed thinks very highly of his trainer Jari Nurmisto:

-Jari is strict and demanding, which is good because that is the way to get results. He is also very inspirational and has a huge knowledge about training runners. Jari is a warm and nice person, who has helped me a lot and we have gained a mutual trust.

### Fueled by passion

Mohamed is cool, calm and collected. His approach to running is very determined and serious. He is driven by his passion for both training and competing, which is his strength. When I ask him about his objective in his running career, Mohamed calmly replies:

-Everything is possible for me, I am fueled by passion to win. I want to be hero, he says with a wide grin across his face.

In his free time Mohamed likes to swim and play volleyball and spend time with his new friends here in Finland. POAS support athlete Mohamed Abouettahery is a sympathetic and determined young athlete. Maybe some day we will see him running in the Olympic final.



Founded in 2019, TREY is a student interest and service organization of Tampere University formed by its 18,000 students. TREY students mainly study in Tampere and Pori. TREY promotes the interests of students, enables the operation of over 150 organisations in its district, and provides a variety of membership and organisational services. We are building a new kind of student community in Tampere, where every student can feel they belong.

TREY also promotes student affairs nationwide and is a member of the National Union of University Students in Finland, Finnish Student Sports Federation as well as Students' Tampere association.

Check TREY out  
on social media:



@treytampere  
www.trey.fi



# TUNE IN FOR A HOME CHRISTMAS

Many young people and students are heading home to enjoy mom's cooking for Christmas. However, it is not always possible to travel further away or spend Christmas with the loved ones. POAS wants to be involved in building a Christmas atmosphere in our tenants' homes. These tips will help you get ready for Christmas without a thick wallet.

## 1.

### Christmas present for tenants

POAS remembers tenants with a little Christmas surprise! You can pick up the gift bag from our office from December 2nd to 20th during our business hours.

## 2.

### Atmosphere at the Stable Yards

The beautiful wooden houses in the Stable Yards' hide lovely shops that are full of things to see and buy. The nostalgic café smells of mulled wine and freshly baked pastries. During weekends, the area is visited by artisans who sell their quality products. Animals can be greeted at the stable, and natural spruce is sold in the area on December 15th. The shops and the stable are open until December 23rd every day from 10am to 7pm.

## 3.

### Christmas sauna

In all our common building saunas POAS will warm up a Christmas sauna on Christmas Eve. We will announce this at Kodinportti. If your block of flats does not have a building sauna, the Finnish sauna capital traditionally has plenty of Christmas saunas, for example, in the public saunas of Rajaportti and Kaupinaja.



# 4.

## Church events

If you are looking for a quiet and spiritual perspective for Christmas, there will be several masses, devotions and concerts in the congregations of Tampere during the Christmas holidays.

Here are few picks from the program:

### **Bishop's Christmas Church**

- 24th Dec at 5pm  
in Alexander Church

### **Christmas Eve Night Mass**

- 24th Dec at 10pm  
in Kaleva Church

### **Christmas Night Carols**

- 24th Dec at 11pm  
in Alexander Church

### **Christmas Day Word of God**

- 25th Dec at 7am  
in Tampere Cathedral

### **The most beautiful Christmas Carols mass**

- 26th Dec at 11am  
in Pispala Church

### **The most beautiful Christmas Carols 2019**

- 26th Dec at 5pm  
in Alexander Church

# 5.

## Christmas Market

Tampere Central Square will again host an atmospheric and fragrant Christmas Market filled with artisan creations and a genuine Christmas atmosphere. Available are, for example, those legendary doughnuts from Pynnikki observation tower's Munkkikahvila and a variety of Christmas hot drinks. There is free access to the area so you can enjoy the scents of Christmas and the varied marketplace program at no cost. The Christmas Market is open from 11am to 7pm daily until December 22nd.

# 6.

## Don't be left alone

Does the whole Christmas hassle give you an anxiety? Will Christmas make you feel lonely? What if something happens? Don't be left alone! Mental Health Finland's national crisis helpline can be reached at +358 9 2525 0111 on holidays from 3pm to 7am. A nurse can be reached at Tampere health care counselling daily from 7am to 10pm even on Christmas. Health care counselling tel. +358 3 10023.





# FEW PICKS FROM POAS' 2019

**Give us  
feedback on the  
magazine!**

**Give your feedback  
by 31st January 2020  
and you'll participate  
a raffle of Finnkino  
movie tickets!**

[bit.ly/poastinen\\_2019](https://bit.ly/poastinen_2019)

1

In August POAS's team participated Runfest event held in Ratina. The atmosphere made it hard to keep a cool head...

2

Our CEO Timo Jokinen received a certificate from Tampereen Sähkölaitos and we can proudly say that all our buildings are heated with 100 % renewable energy sources!

3

Our marketing specialist Nelli started working with us in August. She's organizing different events and marketing campaigns. She's also in charge of Poastinen magazine, so please help her by giving some feedback on this magazine!

 **POAS**

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