

Welcome to the “Oberschleißheim” student hall of residence



**Studentenwerk
München**

Studentisches Wohnen



Oberschleißheim hall of residence

**Am Schäferanger 9 – 15
85764 Oberschleißheim**

Dear Residents,

We would like to bid you a warm welcome to our student hall of residence 'Oberschleißheim'!

In this brochure, we have compiled a wealth of information that we hope will help you to settle into and enjoy life in our student residence. If you have any questions or queries, please contact a member of our technical or administrative staff. The contact details of these persons are available on page 4.

We wish you a pleasant and interesting stay in our hall of residence, and of course, a successful course of study!

Yours sincerely,

The Munich Student Union (Studentenwerk München)

Important information:

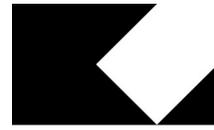
Your room/apartment is state-assisted student accommodation, which may not be sublet for purposes of commercial gain. In the case of interest in a sublease, you must acquire prior written agreement from the landlord.

Non compliance with this regulation will have legal consequences.

Studying in Munich: Helpful information and tips can be found at www.studentenwerk-muenchen.de

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1 Important contact details

1.1 Administration

Tenant Management

Here you can obtain information regarding all administrative matters, such as rental contract, parking space rental, submission of matriculation certificate (Immatrikulationbescheinigung – IB), extension of rental contract and student self-administration.

Administration Office Olympic Village
Alte Mensa
Entrance a, room a2
Helene-Mayer-Ring 9
80809 Munich
U3 Olympiazentrum

Tel.: + 49 89 357135-0 / -20
Fax: + 49 89 357135-33
E-Mail: wohnen-vertrag@stwm.de

Opening hours:

Mon - Fri 09.00 – 12.00 h
Tue + Thu 14.00 – 16.00 h

Servicedesk

Our Servicedesk is the central single point of contact for all questions regarding student living (e.g. general requests, complaints, general tenant correspondence, etc.).

Servicedesk
Christoph-Probst-Str. 10
80805 Munich
U6 Studentenstadt

Tel.: +49 89 32351-0
E-Mail: wohnen@stwm.de

Opening hours:

Mon - Fri 09.00 – 12.00 h
Tue + Thu 14.00 – 16.00 h

1.2 Technical support

Facility Management

In case of damage in your room, please inform the care-taker by filling out a damage report form ('Schadensmeldung'). This form is displayed in your student residence. In urgent matters please contact the care-taker.

Technical Office Olympic Village
Alte Mensa
Entrance a, room a3
Helene-Mayer-Ring 9
80809 Munich
U3 Olympiazentrum

Tel.: see display in your residence
Fax: + 49 89 357135-24
E-Mail: wohnen-technik@stwm.de

Opening hours:

Mon - Fri by arrangement

1.3 Emergency numbers

Munich Student Union emergency support service

For urgent matters occurring outside of normal caretaker office hours, the Munich Student Union runs an emergency support service.

The technical emergency support service can be reached on: 0175/290 57 37

Mon–Fri 04.00 pm–07.00 am
Sundays and public holidays 24 hours

The telephone numbers of all emergency services are posted on the notice boards on the ground floor of the house at Am Schäferanger 11.

Emergency services

Ambulance 112

Fire brigade 112

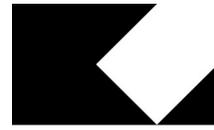
Police 110

Nearest police station:

Polizeiinspektion München 48 (Police Station Munich 48)
Hofkurat-Diehl-Straße 9
85764 Oberschleißheim

Telephone: +49 89 31 56 4-0
Fax: +49 89 31 56 4-128

S1 Oberschleißheim



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2 Your student hall of residence

2.1 Area map, public transport connections, shopping facilities

The Oberschleißheim student hall of residence benefits from a scenic location in close proximity to the rowing lake and the regatta course. In summer, concerts are held in the grounds of Lustheim Palace in Oberschleißheim. The beautiful, spacious palace grounds are the perfect place to walk and relax, as well as providing idyllic surroundings in which to enjoy some traditional Munich “beer garden culture”.

Oberschleißheim is practically situated for students of all universities in Munich, Garching and Weihenstephan. All campuses can be reached in 25 minutes by public transport. Shopping facilities, a post office, banks and restaurants can all be found in Oberschleißheim.



Figure 1: Oberschleißheim area map
(Map: City of Munich, Measurements Office, www.vermessung.muenchen.de)

2.2 Particular features of your hall of residence

The first students moved into the Oberschleißheim halls of residence in the 1997 summer semester. The accommodation in the north of Munich was primarily intended for students of veterinary medicine, as their department was due to be moved here. Owing to the delay of this project, the hall of residence is now also available for students of other subjects.

Your hall of residence is comprised of shared flats (each with three of four single rooms) and mini-apartments. Facilities include a communal kitchen and a party room.

2.3 Keys, electric door bells, post boxes

2.3.1 Your keys

Upon moving in, you will receive the following three keys:

2x house keys for:

- your room/apartment
- the main entrance
- your corridor
- the washing/drying room
- the bike shed
- the rubbish shed
- your cupboard in the kitchen and the locker in your room

1x post box key

2.3.2 Instructions for use of the intercom

The hall of residence is equipped with a programmed intercom. Using the keypad on the intercom panel at the entrance, the appropriate room number followed by the hash key (#) should be entered.

2.3.3 Electric doorbells and post box labels

A list of residents' names and room numbers is hung up next to the intercom panel (see section 2.3.2, doorbell and postbox labels). Residents' names and their corresponding room number can be read off a list beside the panel of doorbells. This list is issued and updated by the Munich Student Union.

Post boxes are labelled with room number.

Please refrain from making your own changes to the labels on the doorbells and post boxes.

2.4 Reporting damage and repairs

2.4.1 Damage in your room

If you become aware of damage in your room during your time as resident, please inform the caretaker of this at the earliest available opportunity. Do this by filling out a damage report form ("Schadensmeldung").

Damage report forms and the post box in which these are to be deposited can be found next to the caretaker's office on the ground floor of the house at number 11 "Am Schäferanger".

2.4.2 Other damages and incidents

If you witness special incidents (e.g. fire, burglary, vandalism) first make sure to get yourself to safety. Then immediately call the police, fire brigade or an ambulance depending on the incident. In addition please inform the administration office of your hall of residence or the caretaker. In case you notice other strange occurrences happening or you become aware of damages other than in 2.4.1 please also inform the administration office/the caretaker as soon as possible.

2.5 Television and radio reception, telephone, internet

2.5.1 Television and radio reception

The house is equipped with a cable connection from Kabel Deutschland. A current overview of the available channels is available at www.kabeldeutschland.de (Fernsehen/Senderübersicht). Unless a resident is able to demonstrate that he or she is unable to receive a selection of programs in his or her first language, it is not permitted to install a satellite dish.

Telephone connection

All rooms in the house have the makings of a telephone/DSL-connection. These connections can be activated for use with either an analogue or ISDN telephone by a service provider of your choice. Adaptors, which can be purchased from your administrative office, are required to use the telephone connection sockets. The adaptors have an RJ 45-plug and three TAE connection sockets. Please be sure to only use the socket labelled RJ 45.

Important:

TAE:	TelefonanschlussEinheit (telephone connection unit)
N:	Nebenstellengerät, z.B. Faxgerät (secondary device – e.g. fax)
F:	Fernsprechgerät (telephone terminal)

2.5.2 Internet

Your house has its own broadband (LAN), with access to the Internet via the Münchner Hochschulnetz (MHN) (Munich Universities' Network). The computer settings required to establish an internet connection are outlined in a separate information sheet that you will have received upon moving in.

Costs

LAN usage and administrative costs are included in the charges for running costs paid by each and every resident of the hall of residence and do not depend on usage. No additional charges are incurred for using the Internet.

Hard- and software for the internet:

To be able to establish an internet connection, you will require a PC/laptop with a network interface card and a cable connecting this to the connection socket (patch cable). Summarised instructions for configuration of your PC can be obtained from your administrative office (see 1.1)

Important:

Right connection socket	("T"):	Telephone
Left connection socket	("D"):	Internet

This double connection socket must under no circumstances be opened, removed or otherwise tampered with!

2.5.3 Broadcaster license fees

In Germany, all radio and television reception devices require a license. This applies to all devices capable of receiving or transmitting radio and television programs (e.g. internet-PCs, televisions, radios and smartphones).

A basic, all-inclusive fee is charged to every flat. The occupant of the flat, i.e. the adult residing here, is liable for this fee. As a rule, every resident of a flat and all persons registered to this address are considered the legal occupants and are thus jointly liable for the fee. In the case of a shared flat, this means that one of the residents is required to submit payment to the ARD ZDF Deutschlandradio Beitragsservice (ARD ZDF German Broadcasting Fee Service) and his flatmates are obliged to pay the relevant contributions to the paying resident.

It is not possible within rental law, that the landlord (Studentenwerk) pays the licence fee for the students.

People of low financial means (including BAföG recipients) can apply for an exemption from these fees and cannot be held liable for them.

For more detailed information, please consult the ARD ZDF German Broadcasting Fee Service website at www.rundfunkbeitrag.de.

2.6 Washing machines and drying room

The washing machines and drying rooms are located in the houses at numbers 11 and 13 Am Schäferanger. The washing machines and dryers are owned and maintained by an external firm and their operation requires that coins be inserted.

In order to prevent unnecessary noise disturbance, the washing machines and dryers should only be used between 06.00 and 22.00 h.

You can open and re-lock the door to the washing machines and drying room using your room key

2.7 Communal kitchens

For safety reasons, the cookers in the communal kitchens are fitted with a timer switch. By pressing the button on the wall next to the cooker, the timer switch can be activated for a maximum of 30 minutes, during which time the cookers can be used as normal.

Each resident has a lockable cupboard in the kitchen that can be opened using their room key.

Cleaning of the communal kitchens and removal of waste is the responsibility of the student residents. Cleaning personnel are also active once a week.

3 Rules of play for life in shared accommodation

3.1 Registration with the state authorities ("Einwohnermeldeamt")

You are required to register your new address with the state authorities (Einwohnermeldeamt). If possible, you should do this within a week of moving into the halls of residence. This can be taken care of at any "Landeshauptstadt München" (City of Munich) registration office. These offices are known as "Bürgerbüros".

Information regarding the location of Bürgerbüros and details of their opening hours is available at <http://www.muenchen.de/Rathaus/kvr/service/37628/index.html>, as is a selection of forms to download.

3.2 Submission of matriculation certificate

To be eligible to live in a Munich Student Union student hall of residence, you have to be a student. Each semester, you are required to offer proof of your student status in the form of your matriculation certificate (Immatrikulationsbescheinigung); commonly known as 'IB'. The semester submission deadlines are as follows:

IB presentation/summer semester:	by the 1 st of May at the latest
IB presentation/winter semester:	by the 1 st of November at the latest

Failure to present your IB in accordance with these deadlines will result in termination of your rental contract!

3.3 House rules

When a lot of people co-inhabit a relatively small space, there are certain rules that need to be observed. This includes showing respect for your neighbours that live in the near-by properties. Please do take notice of these house rules, as they represent an element of your rental contract. A copy of the rules themselves was handed out to you with your rental contract.

3.4 Cleaning of the hall of residence

The "Cleaning Profi" cleaning firm is responsible for cleaning the stairwells, corridors, the washing/drying room and the shared sanitary facilities (WCs next to the party room). Once a week, the cleaning staff also attend to the party room and offer cleaning support in the communal kitchens. In order for them to be able to do this, floors and work surfaces must be cleared.

Residents are required to clean the apartments, the communal kitchens, the bathrooms and the corridors in the doublets themselves. Residents are also responsible for cleaning the party room after an event has been held.

3.5 Mounting personal items

Please be sure to consult the care-taker before hanging anything up on the walls of your room (e.g. pictures or shelves). Before drilling into the walls it is vital to ascertain whether there are any unseen water pipes or electricity cables.

3.6 Noise

Proper and appropriate conduct within the hall of residence is basically covered by the house rules. These state that disruptively high levels of noise are to be avoided in the houses and rooms. Renovations work and other loud activities should not be conducted between 12.00 – 14.00 h or before 08.00 h or after 18.00h, and are not permitted at all on Sundays or public holidays. It is particularly important to keep the house quiet between 22.00 h and 07.00 h.

Despite these regulations, complaints from neighbours living in the surrounding buildings are unfortunately not uncommon and mainly purport to unacceptable noise levels during the night.

We would thus strongly urge you to please observe the period of quiet time between the hours of 22.00 h and 07.00 h.

Of particular importance are the following points:

- After 22.00 h, keep all windows and doors on the yard side of the building shut, particularly in the communal kitchens
- Keep the volume of the music down to an appropriate level
- Do not talk loudly in the yard

In addition to observing the regulations regarding quiet-times, please show consideration towards your neighbours at all times. Most of these people go to work every day, and are prevented from getting their well-earned sleep if their student neighbours party loud and late into the night. This, quite understandably, sours relations within the neighbourhood and reduces acceptance of student residences in general.

3.7 Health and safety and fire regulations

Access to the emergency escape balconies is **strictly forbidden**, other than in an emergency (see your copy of the house rules).

Please keep the doors to the houses, flats and washing and drying facilities locked at all times. We also highly recommend that ground floor windows are kept closed at night and when no-one is home.

Corridors, hallways and stairs serve as emergency escape routes. These must be kept completely clear at all times and under no circumstances should they become blocked by objects such as bicycles, boxes, crates, chairs, bottles, rubbish or shoes etc. For reasons of fire safety, nothing may be stuck to the walls in the hallways or stairwells, or on the doors of the houses, flats or cellars.

As this represents a significant fire hazard, barbecuing at the hall of residence is strictly forbidden.

3.8 Student self-administration and tutors

Our student halls of residence run both student self-administration and tutor programs. The main job of the house representative is to maintain contact with the student union. He or she should also stay in regular contact with the administrative office, as well as acting as a voice for all the residents. The tutors' job is to promote social contact and communal living within the hall of residence. They do this by organising group activities, where they can draw upon the support of the Munich Student Union Culture Bureau.

Residents elect a house speaker and tutors themselves. They also agree up a statute governing the functions and activities of the student self-administration.



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Contact person for the house speaker:

Studentenwerk München
Administration office Olympic Village
Alte Mensa, entrance a, room a2
Helene-Mayer-Ring 9
80809 Munich
U3 Olympiazentrum

Telefon: + 49 89 357135-0 / -20
Telefax: + 49 89 357135-33
E-Mail: haussprecher@stwm.de

Contact person for tutors:

Studentenwerk München
Culture Bureau
Leopoldstraße 15, room E019
80802 Munich
U2 Giselastraße

Telephone: + 49 89 38196-1513
Fax: + 49 89 38196-1517
Email: tutoren@stwm.de

3.9 Registering parties

The student self-administration and the tutors of the halls of residence organise parties and other events to promote communal living and a sociable atmosphere. Residents also use the common rooms to hold private parties to celebrate special occasions.

Due to the noise often associated with such gatherings, and possible inconvenience to the neighbours that this may cause, parties may only be held at the weekends (meaning only on Friday or Saturday), and must confirm to certain limitations.

For all parties, the Munich Student Union's agreement has to be obtained by the student self-administration in advance. To do this, please send a timely written application to the technical director of your hall of residence (forms for this application are available from the student self-administration).

The general house rules also apply to parties. These are a component of your rental contract, and state that the time between 22.00 h and 07.00 h is to be kept quiet. Safety regulations also require that the number of persons present at a party be limited to the maximum number allowed in the particular room(s).

The student self-administration or other host is also required to take care of cleaning after the party. This includes both cleaning the rooms in which the party was held and any other areas, for example stairwells and outside areas, which were used in the course of the event.

Any additional agreements made between the Munich Student Union and the student self-administration of particular halls of residence are initially upheld.

3.10 Parking space rental

Your hall of residence has a garage with parking spaces available for rent. If you are interested in renting one of these spaces, please contact the administrative office directly (see 1.1 "Administration").

In the event of not all available spaces being required by students, it may be possible for other interested parties to rent these parking spaces. In this case we would also ask you to contact the administrative office directly, where staff will be pleased to inform you of the terms and conditions

Free parking is available behind houses 9 to 15.

4 Saving resources

The Munich Student Union strives towards environmentally friendly conduct in all areas of its work. We want to do our bit towards protecting the essential elements that our very lives depend upon. To do this, we need your help! Everyone can save money and electricity; all it requires is a bit of thought and attention. Proper separation and disposal of waste doesn't only serve to help the environment; it also helps to keep costs down. Last but not least, proper heating and airing also conserves energy.

In the following sections, we provide you with a few tips aimed at helping you to conserve energy and resources. In the appendices section you will find a leaflet with a summary of these tips, which you can keep to refresh your memory.

4.1 Waste disposal

Rubbish disposal comes at a considerable cost, which you pay for as part of your overheads' bills. Taking care to properly separate and dispose of your waste will help to keep these costs down, whilst simultaneously helping the environment. Please read the following information from the City of Munich carefully:

Correct rubbish separation:

General (non-recyclable) waste, houses 9 and 11:	front of house 9
Organic waste, houses 9 and 11:	front of house 9
General (non-recyclable) waste, houses 13 and 15:	front of house 15
Organic waste, houses 13 and 15:	front of house 15
Glass:	recycling point Am Schäferanger 3
Paper/cardboard:	recycling point Am Schäferanger 3
Old clothing:	recycling point Am Schäferanger 3

Oversize and electronic items

Oberschleißheim residents (ID required) can dispose of oversize and electronic items free of charge at the city recycling centre ("Wertstoffhof").

Oberschleißheim recycling centre:

Mittenheimer Straße 70
85764 Oberschleißheim

Telephone: +49 89 37 50 60 19

Opening times:

Tues	13.00-16.00 h
Thurs	14.00-18.00 h
Sat	09.00-12.00 h

4.2 Water

Water is one of our most important resources. Although this may not be immediately apparent to us in Germany, water, particularly drinking water, is not available in unlimited amounts. It is thus important that we use water wisely, and we would ask you to conserve it where possible. The less water that is used, the easier it is to re-purify the waste water and the less that has to be removed from the environment in the first place. Saving water also saves money.

Here are a few tips to help reduce water-usage:

- Turn the shower off whilst shampooing your hair and washing yourself. Only turn it on again when you need to rinse.
- When washing the dishes by hand, never wash them under a constantly running tap; wash them instead in a basin filled with hot water.
- Use a beaker when cleaning your teeth, rather than letting unused water run down the plug hole for minutes on end.
- Get dripping taps repaired straight away: A tap that drips once every two seconds drips around 800 litres in a year!
- If the tank of the toilet has a leak, be sure to get it repaired and please make use of the short-flush option.

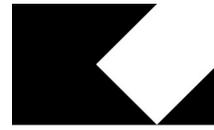
By heeding these tips you can do your part to help conserve water; not to mention their importance in keeping overhead costs down for the benefit of all residents.

In order to be able to ensure excellent drinking water quality and reduce the risk of a dangerous build-up of legionella bacteria, we need your help:

- Twice a week, let all hot water taps and shower heads run until the water reaches 60°C.
- Before setting the desired water temperature for showering, run warm water through the shower head – be careful of scalding!

4.3 Electricity

Everyone can save electricity. It can be as easy as making sure that the light in the hall, kitchen or bathroom doesn't get left on all night; or remembering to turn off the festive Christmas lights at the window during the day or when everyone is asleep. It also helps to put the PC in its energy-saving mode, when you take a longer break. Check the instruction manual to see how this works. Even doing without a screen saver helps to save power, which concomitantly increases the length of time for which the battery runs. A general rule applies to all appliances: Turn it off when it's not in use. This also applies to peripheral appliances like monitors, printers and scanners. Anything in stand-by mode is silently consuming energy. Consider whether or not you really need this function with your television, stereo etc.



5 Leaflet concerning conserving/saving resources

Help save costs for heating, water, power, and refuse collection

Dear tenants,

In light of an increase in operating costs and for ecological reasons, we would request that you comply with the following tips. In doing so, you make a personal contribution to the responsible use of resources and help lower the operating costs of your hall of residence.

1. Heating	2. Water	3. Power	4. Waste
<p>✓ Heating and airing correctly helps save heating costs and contributes to a good room temperature and air quality.</p> <p>✓ Room temperature The correct room temperature for healthy living is between 18 and 20°C. Curtains and furniture should not be placed directly in front of radiators.</p> <p>✓ Airing rooms Rooms should be aired - even at cold outdoor temperatures - by widely opening the windows for approx. 3 minutes to ensure a good exchange of air. Please turn off the heating when you air rooms. Avoid leaving windows open constantly. This will cause ceilings and walls to cool down. When rooms are aired intermittently, the heat stored in walls and the ceiling is not lost and the fresh air in the room will warm up rapidly.</p> <p>Never air your rooms during the heating period by leaving windows tilted. Humidity from the bath, kitchen, or hall should not be allowed into the room.</p>	<p>✓ Showering When shampooing or lathering during showers, turn off the faucet and only turn back on as needed.</p> <p>✓ Tooth-brushing Use a glass of water and do not allow drinking water to flow unused from the tap and down the drain.</p> <p>✓ Washing dishes Dishes should never be washed by hand under running water.</p> <p>✓ Faucets Please have dripping faucets repaired immediately. A faucet that drips every 2 seconds wastes around 800 liters of water per year.</p> <p>✓ Toilet flushing Please watch for leaks from the toilet water tank and use the economy button on dual-flush toilets.</p>	<p>✓ Computer use Switch your computer to an energy-saving mode when you take longer breaks. Please refer to your operating system documentation for details. Do not use screen savers.</p> <p>✓ Turn off equipment As a rule: turn off all equipment when you no longer need it. This also applies to peripherals such as monitors, printers, or scanners.</p>	<p>✓ Packaging Please dispose of food packaging in the containers provided at the supermarket.</p> <p>✓ Waste separation Please separate household waste as stipulated and dispose of and recycle paper, glass, etc. separately.</p>