



New production
in Sollentuna



Senior citizen apart-
ment on Gärdet



Youth apartment in Sättra

Time to move?



STOCKHOLMS STADS
BOSTADSFÖRMEDLING

www.bostad.stockholm.se





Nearly 9,000 apartments allocated in 2010

During 2010, the Stockholm Housing Service allocated 8,850 apartments from Uppsala in the north to Södertälje in the south. More than 600 apartments were allocated through Quick Housing, with the remainder allocated to the housing queue. In addition, slightly more than 1,300 apartments were allocated to the internal swap queue for residents in Stockholm's municipal housing companies.

Record-high number of newly produced apartments

Extensive construction is now in progress in Stockholm. During 2010, the Stockholm Housing Service allocated 1,370 newly produced tenancy-right apartments, more than in any previous year.

Many people using My Pages

Almost all customers of the Stockholm Housing Service have discovered the advantages of doing their business via the My Pages internet service. My Pages enables you to see and express interest in vacant apartments any time you want, round the clock. You can also enter address changes or change personal information. More than 98 percent of all applications for vacant apartments are filed via My Pages.



When it's time to move

General interest in apartments in Stockholm with first-hand contracts is very strong. The Housing Service is working to meet the demand. We are in constant contact with rental property owners throughout Stockholm to encourage them to provide even more vacant apartments.

It gives results, 2010 is one of the years in which we allocated most apartments. We also see extensive constructions in the Stockholm region, which gives a welcome addition of apartments.

However, it's still not enough to satisfy everyone's wishes to find an apartment in a certain area or at a certain rent level. In this brochure, we present helpful information that should be kept in mind to increase your chances.

We can promise that you will be well-received when you contact us and that the assistance and services we offer will function satisfactorily.

During 2011, we will continue to develop our internet service, My Pages. We will also work to provide you as a customer with improved information about the apartments that are advertised. This will enable you to decide as soon as you read a listing whether or not you are interested in the apartment, so that, in turn, you will not have to attend a showing unnecessarily.

You are always welcome to submit your opinions on our services and our operations. We promise to listen and do whatever we can to meet your requests.



*Anna-Karin Enell
Head of Customer Service*

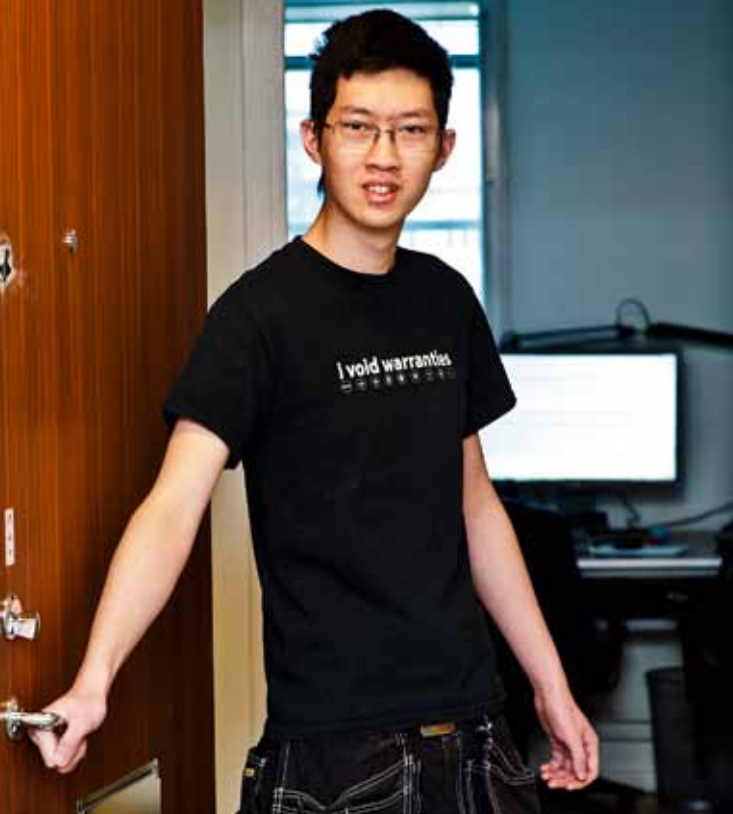


Photo: Johanna Vuuff

First-hand contract as 19th birthday present

“It was lucky for me that you advertised a vacant apartment for 18-year olds just a few weeks before my 19th birthday. But if I hadn’t registered to the housing queue the same month I turned 18, I wouldn’t have had much of a chance.”

With a combination of good fortune and knowledge, Sin Vuu received a first-hand contract in Sättra, south of Stockholm, after only one year in the housing queue. The apartment is a so-called youth apartment, which is an apartment the property owner will rent only to young people between

the ages 18 and 25. The apartment has a surface area of 28 square metres, including a small kitchenette. But Sin Vuu thinks it’s a little difficult to find room for everything and he is now accruing new queuing time in the hopes of finding a larger apartment just outside the City of Stockholm.

Stockholm can be a particularly tough housing market for those of you who are young. You have not had time to accrue a substantial amount of time in the queue, and might not have a fixed income. Youth apartments offer one option; they are smaller and relatively inexpensive apartments that are available only to people in the 18–25 age bracket. If you are a university student, you are eligible for a student apartment. You will continue to accrue time in the housing queue while you are studying and have a better chance to find a regular apartment when you graduate.

Advice to young people

- Register to the housing queue on the first day of the month that you turn 18.
- Visit My Pages at least once a week to see if any new apartments have been listed. For youth apartments, you should be particularly active during the month before your birthday.

Questions and answers

Where are the youth and student apartments situated?

During 2010, we allocated more youth apartments in the outer suburbs than in the City of Stockholm and inner suburbs. Most of them were situated in the southern suburbs.

We allocate student apartments mainly on behalf of Svenska Bostäder, Vasakronan and Rikstens Friluftstad. They have student apartments in Gärdet, Södermalm, Östermalm, Hammarby Sjöstad, Kungsholmen, Liljeholmen, Kista Telefonplan and Tullinge.

How many student and youth apartments do you allocate?

During 2010, we allocated slightly more than 540 youth apartments and 620 student apartments.

When it's time to find your own apartment, move in with someone or perhaps move to a larger apartment, there are opportunities to look for apartments throughout Stockholm and many surrounding communities.

If you need an apartment soon

- If you are looking for an attractive location but have not accrued a long period of time in the queue, visit our website under vacant apartments/new production to see where new production is now in progress. However, you should be prepared for a high rent level.
- Look for apartments outside central Stockholm or in other municipalities. You should know that several years in the queue are usually required for apartments on the far reaches of the underground metro network.
- Express your interest if a suitable apartment is listed on Quick Housing – then you still retain your time in the housing queue. The timing of your application determines your place in the queue.

Questions and answers

I cannot apply for the apartment I want, why?

You probably do not meet the property owner's income requirements for the apartment. Access your information on My Pages and make sure the income you entered there is correct.

When will I know if I'm going to get the apartment?

It can take time, especially for newly produced apartments, before you are told if and which apartment you will get. The apartments are allocated based on accrued queue time. We always have to talk to the people with longer queue times first.



Photo: Johanna Wulff

From a three-room apartment to a newly constructed four-room unit

“We needed a bigger apartment and Sollentuna is an area that interests us. Eventually, we would like to buy a house nearby, so it feels good that our children are getting to know the area.”

With two children, the 60 square metres three-room apartment had become too small. In November 2010, the Fager-Lindström family moved from Bromsten to a new four-room apartment owned by Sollentunahem. Mia Fager's five years in the housing queue were more than enough. The new apartment, with a surface area of 103

square metres, is situated close to both Sollentuna Centre and the Stinsen shopping centre.

“The area is a little ‘unfinished’ as there are plans for continued development. The rent is also rather high since it is a new production. But we like it here. And it's great having a larger apartment.”



Photo: Johanna Vulf

Enjoys living in senior citizen apartment

“I used to live in Stockholm, and my son and daughter live here, so it felt natural to move back.”

Inga-Mari Folkvng and her husband signed into the housing queue in the early 2000s. They were living in Norrköping and had talked about moving to Stockholm when they reached the age of 80. Inga-Mari’s husband died, however, and the relocation plans were moved forward. The accrued time in the housing queue was enough for a senior citizen apartment (65+) with two rooms and a kitchen on Gärdet. Inga-Mari is satisfied

with the choice. After only a few months in the apartment building, she has already made several new friends.

“I really like it here. I go to church regularly and, by attending services, I have become close friends with several of my neighbours. The only disadvantage is that there aren’t any good stores nearby. I take the underground metro train into the city if there’s something that I need.”

For those of you who are a little older, in addition to seeking a regular rental apartment, there are also senior citizen apartments (65+). They are usually situated in senior citizen apartment buildings. You have your own apartment with kitchen. A laundry room is available in the building, and there is usually a social meeting room. All the buildings are adapted for accessibility with lifts that accommodate wheelchairs or walkers. During 2011, the Housing Service start allocating what we call secure living accommodations. Applicants must be 75 years old and registered in the Municipality of Stockholm to express an interest.

Seeking senior citizen living accommodation

- Since you do not lose your accrued queue time when you get a senior citizen apartment, you can remain in the housing queue and continue to accrue time. This enables you to move to another area or apartment that you might like even more.
- If you have strong medical justification for your need of a new apartment, and cannot find an apartment by any other means, you can apply for priority treatment. This must be verified by a doctor, for example. Priorities of this nature are granted almost exclusively to people who are registered in the Municipality of Stockholm.

Questions and answers

When will allocations of secure living accommodations actually start?

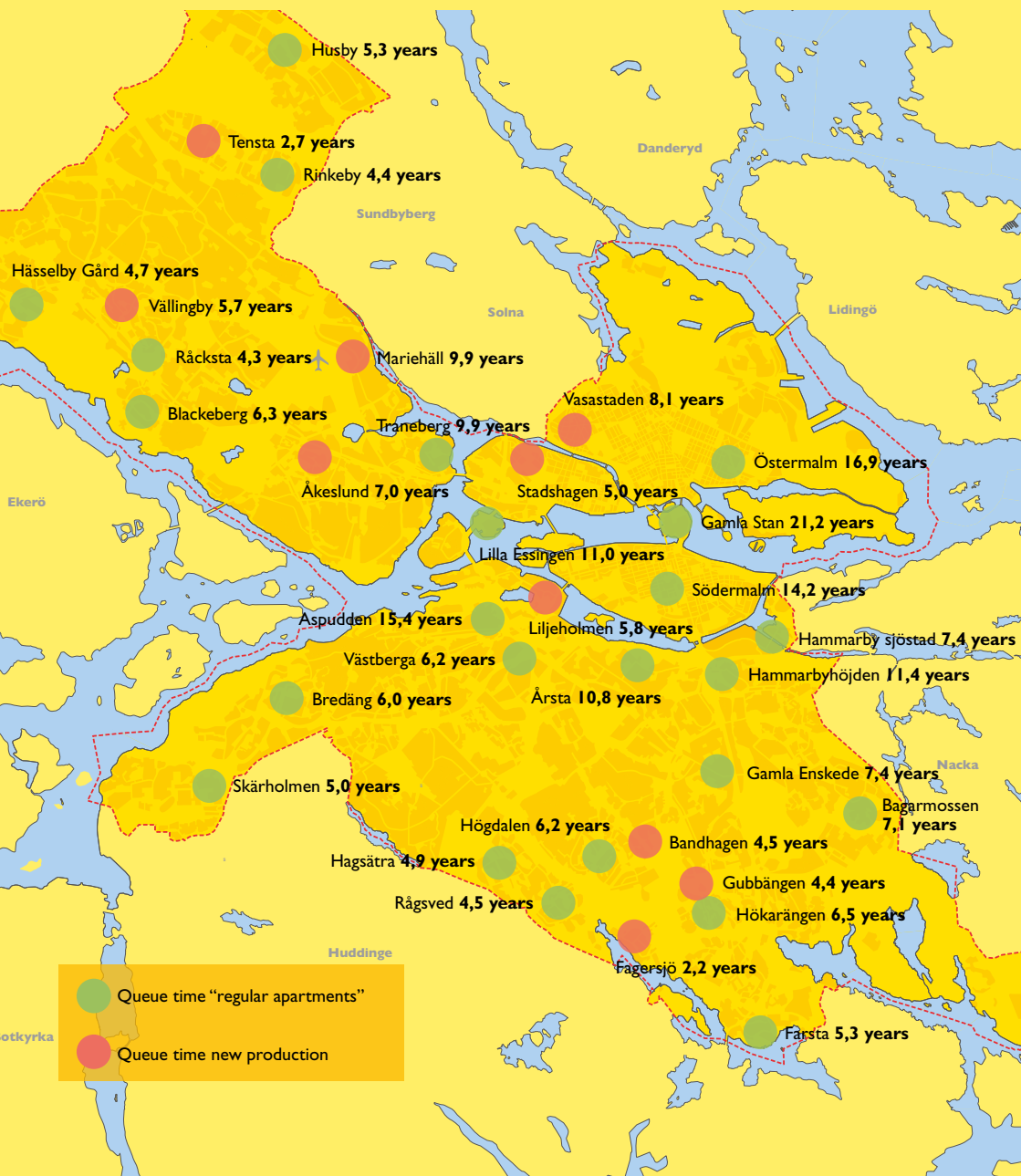
We will start allocating the first apartments during the spring of 2011, with occupancy scheduled in 2012.

Where are the senior citizens apartments situated?

In many different locations throughout Stockholm. For more information, visit Micasa’s website: www.micasa.se

Average queuing time in Stockholm

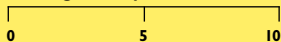
The queuing time for an apartment varies drastically depending on the apartment's location. For newly constructed apartments, the queuing time is usually shorter, but rents are generally higher.



Queuing time for apartments in other municipalities (not new production)

We allocate apartments in more than 20 municipalities. The average queuing times in the municipalities where we allocate the most apartments are listed below.

Queuing time in years



Botkyrka 4,6 years



Danderyd 8,0 years



Haninge 4,1 years



Huddinge 4,9 years



Järfälla 5,3 years



Lidingö 5,1 years



Nacka 4,5 years



Sigtuna 3,4 years



Solna 9,3 years



Sundbyberg 9,4 years



Södertälje 2,7 years



Upplands Väsby 4,6 years



Uppsala 3,1 years



Vallentuna 6,0 years



Waxholm 3,9 years



Photo: Colourbox

How to get an apartment

1. Seek actively

In dealing with the Stockholm Housing Service, you are the one who must seek and express interest in apartments. The internet service My Pages offers the easiest alternative. Visit www.bostad.stockholm.se to find out how you should start, or call us – we will help you.

2. Go to showings and make a decision

We will call you to a showing if your accrued time in the housing queue is one of the longest among those who have expressed interest in an apartment. Go to the showing or send a relative or friend, and remember to answer yes or no to the apartment after the showing. There is no limit to the number of times you may answer no without affecting your accrued time in the queue.

3. Sign a contract

After we have verified that the information you submit to us regarding income and employment is correct, we forward your information to the landlord. The landlord decides if you are approved or not. When you are approved, you will sign a contract with the landlord and pay an allocation fee to the Stockholm Housing Service (SEK 1,000 for a normal first-hand contract).

Contact us

Use My Pages internet service to look for apartments

Seek and express your interest in vacant apartments around the clock through My Pages.

You can also update your address information via the website. We do not receive information about address changes from the Address Change service. If you don't have access to My Pages, you are welcome to call us or send a new address notification if you move to make sure we don't send your annual fee invoice to the wrong address.

You can enter your name in our My Pages internet service through our website:

www.bostad.stockholm.se.

Call and apply for an apartment

+46 8 587 188 85. Listen to information and express your interest in vacant apartments with our automatic voice mail service Bostad Bokning.

E-mail

Send an e-mail to the Stockholm Housing Service through our e-mail form on the website.

Enter at www.bostad.stockholm.se/epost

Customer service

+46 8 785 88 30. Monday–Thursday, 9:00 am–4:00 pm, Friday, 9:00 am–2:30 pm.

Call us and we will help you. During the summer and in conjunction with public holidays, we have different office hours. Visit our website for additional information.

Telephone exchange

+46 8 785 88 00. Monday–Thursday, 8:00 am–4:45 pm, Friday, 8:00 am–4:00 pm.

Call the exchange if you know the person you want to contact but don't have the extension number.

Street address

Fleminggatan 6. Office hours: Monday–Thursday, 10:00 am–4:00 pm, Friday, 10:00 am–2:30 pm. During the summer and in conjunction with public holidays, we have different office hours. Visit our website for additional information.

Postal address

Stockholms Stads Bostadsförmedling AB
Box 8317, SE-104 20 Stockholm
Fax: +46 8 785 89 05

SEK 225/year

Housing queue fees should be paid to
Plusgiro: 481 16 00-8
Bankgiro: 5278-3974

Always wait for your fee notification. It has all the information you need to pay your fee. You can also access your fee notification at My Pages under "document archives".



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