



Herzlich
WILLKOMMEN
(bei uns)
Zuhause



where you will feel as comfortable as possible!

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NOTES for Franz Josef Weihs

Was everything needed in place when you moved in?

Is everything functional?

Have any necessary repairs been identified?

What's good, what's bad, what could be improved?

Anything else you'd like to tell me?

-

I'm pleased that you've rented my apartment for your temporary stay.
I've written down some information and tips to make your everyday life easier – after all, you shouldn't just live here, you should also feel comfortable.
I wish you a pleasant stay!

REGISTRATION OF A SECONDARY RESIDENCE

Registration of a secondary residence at the registration office must be completed within 3 days (some sources say within 4 weeks for a secondary residence – but to be on the safe side – please register within 3 days) of your physical move-in (not after the date of the rental agreement). You'll find the form on the enclosed USB stick as a fillable "Meldezettel für Nebenwohnsitz Anmeldung.pdf," which I must also sign.

The nearest registration office is located at
Laxenburger Straße 43-45, Ground Floor, Rooms 1-4.

If you were already registered in Austria and have an ID Austria or an EU login, you can also register online at:

<https://www.oesterreich.gv.at/landingpages/meldewesen.html>

CONTACT DETAILS

If you have any questions, please contact me:

Name: Franz Josef Weihs

Tel.: appears on the printout in the apartment

Email: appears on the printout in the apartment

If you are unable to reach me several times, please contact my son:

Name: Christoph Weihs

Tel.: appears on the printout in the apartment

Email: appears on the printout in the apartment

If there is a problem with the building outside the apartment, please contact the property management directly, stating the address and door number:

Company: appears on the printout in the apartment

Responsible person: appears on the printout in the apartment

Tel.: appears on the printout in the apartment

Email: appears on the printout in the apartment Apartment

KEYS

You will receive two sets of keys, each containing a front door key, a mailbox key, and an apartment key. In the entryway, there is a key box containing one key each for the electricity meter box and gas meter box, a cellar key, and three keys for the living room door (which you probably won't need).

LEAVE THE APARTMENT

Always leave the key on the outside and lock it (home insurance applies).

And: if you leave the apartment without a key and the door closes, it's locked!

Boiler (Hot Water and Heating)

The complete operating instructions are attached.

The hot water temperature should be between 40 and 50°C for daily use.

To prevent the formation of legionella in the hot water system, the water should be heated to 60°C once a month.

The room temperature for the heating is set via the thermostat in the living room. The thermostat is located to the right of the door leading from the living room toward the hallway/kitchen.

The temperature of the individual radiators is controlled directly on the radiators.

The flow temperature is set on the boiler and should be between 50 and 70°C, depending on the outside temperature. Higher in colder weather, lower in warmer weather.

If you're away from your apartment for more than 72 hours, you're required to turn off the water heater. This is because your insurance won't cover any damage if you're away for longer and the water heater is running.

Boiler maintenance will be organized by me, after scheduling an appointment with you, and of course, paid for by me.

EXHAUST FANS (in the toilet and bathroom)

Don't be surprised if the fans sometimes don't seem to work even though the switch is on.

Since the boiler is located in the hallway and not outside the apartment, there is a safety switch built into the boiler that turns off the fan when the boiler is running (e.g., hot water is being drawn off), so that the fan doesn't create negative pressure in the apartment. For this reason, a portable air conditioner may not be used, or only when the boiler is off.

As soon as the boiler turns off, the fan will run when the switch is on.

(For example, if you leave while the boiler is running and the fan switch is on, and the boiler then turns off, the fan will run the entire time.) If the boiler is completely turned off (on/off switch), the fans will not run either.

FUSE BOX

The fuse box is located in the hallway to the right above the radiator.

The fuse assignment list is also located inside the fuse box door.

Number(s) of the fuse	switches circuit	Number(s) of the fuse	switches circuit
1 bis 4	Residual current device (switches off all power)	13	Entrance hall, bell
5 bis 8	Electric stove	15	Kitchen
9	Washing machine	16	Restroom
11	Dishwasher	18	Bathroom
12	Boiler	19	Living room

Wi-Fi

Network name: appears on the printout in the apartment

Password: appears on the printout in the apartment

WPS PIN: appears on the printout in the apartment

Your Wi-Fi phone number is: appears on the printout in the apartment

Provider: HoT Telekom

Hotline: +43 677 6001 6770 (Mon - Sat: 7:00 a.m. - 10:00 p.m., excluding holidays)

SMART TV

A Google Chromecast device is connected to the smart TV. You can control almost everything with the white remote. The TV color settings and similar functions can be controlled with the new black Samsung remote. (An old black Samsung remote is also available as a backup in the top left corner of the TV wall.)

The login details for your Google account, in case you are logged out:

First name: appears on the printout in the apartment

Last name: appears on the printout in the apartment

Email: appears on the printout in the apartment

Password: appears on the printout in the apartment

You are of course welcome to log in using your own account.

ELECTRIC STOVE with CERAMIC HOB and EXTRACTOR

Generally, cleaning the ceramic hob with a sponge and dishwashing liquid is sufficient.

Please remove any coarse dirt the same day before it burns in.

A ceramic hob scraper for burnt-on dirt is located in the cutlery drawer, and a ceramic hob cleaner is located under the sink. . . . I ask you to use this if you encounter heavier dirt.

REFRIGERATOR

The optimal setting is around 1.5, as the refrigerator temperature is +8°C and the freezer temperature is -18°C. I've marked it.

WASHING MACHINE

When closing the washing machine door/porthole, please lift it slightly, as this makes it easier to close the door (this is not a defect, but a fundamental error of the washing machine manufacturer).

Please check and clean the lint filter on the bottom right every few weeks.

The operating instructions can be found on the enclosed USB drive as Bedienungsanleitung_Waschmaschine_Gorenje_w6443s.pdf or online at <https://www.bedienungsanleitungu.ng/gorenje/w6443/anleitung>

DISHWASHERS

I have also described the programs on the panel. Instructions can be found in Appendix 2 if needed.

MAIN WATER TAP

If you look at the apartment door from outside the apartment, it's in the bottom right corner.

If you're away from the apartment for more than 72 hours, you're required to turn off the main water valve. This is because your insurance won't cover any damage if you're away for a longer period and the water is still on.

ELECTRICITY METER

is located outside the apartment door, just around the corner on the right, near the first few steps, in the upper box (the key is in the key box in the hallway).

GAS METER

is on the outside, as you look towards the apartment door, just around the corner on the right, near the first few steps, in the lower box (the key is in the key box in the entrance hall).

BLINDS and CURTAINS

For each of the three windows, you have:

- a regular curtain (you can see through it when the light is on in the apartment)
- a thick curtain (you can't see through it and it reduces any outside noise)
- and a roller blind (it darkens the room and reflects any heat from outside)

BASEMENT

The ladder is located in the basement (the basement door is number 13). The three empty shelves are at your disposal. The basement key is in the key box in the hallway.

CLEANLINESS and CLEANING

Dishwashing liquid, laundry detergent, all-purpose cleaning products, shower gel, soap, toilet paper, etc. are provided. These are mostly open containers so you don't have to worry about shopping for the first few days. You may and should use everything. If a container/product becomes empty, please buy it again.

I have made every effort to hand over the apartment well-restored and clean, and I ask that you return it (at least) as clean. THANK YOU!

CHIMNEY SWEEP

A notice for the chimney sweep's (main) sweeping service is posted on the bulletin board in the entrance area opposite the mailboxes once a year. You must be present to allow the chimney sweep access.

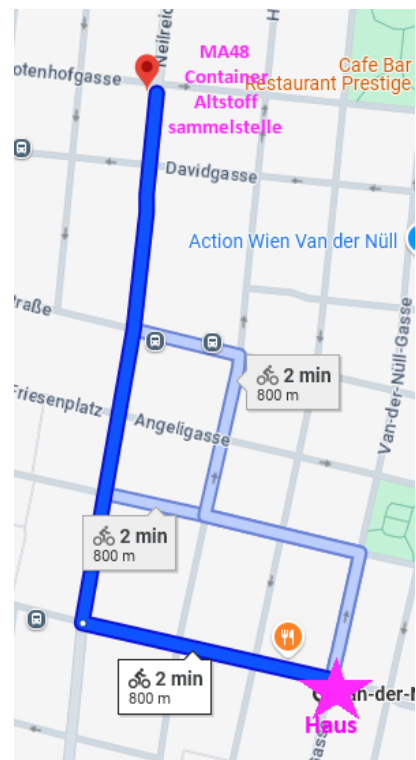
If you cannot be present at this time, please arrange an alternative appointment directly with the chimney sweep.

If this is not possible, please inform me.

WASTE SEPARATION

Containers for waste paper and general waste are located in the courtyard.

The nearest "MA48 Container Waste Collection Point" for clear glass, colored glass, plastics/cans/cartons is located in front of the Billa supermarket at Neilreichgasse 38-42. It can be reached by bike in 2 minutes and on foot in 10 minutes.



LEISURE, LOCAL RECREATION, JOGGING, SWIMMING, WALKING, etc.

- The Wienerberg recreation area (natural, pond, sidewalks, hilly) is a 15-minute walk, a 6-minute bike ride, and a 9-minute tram ride. You can also swim in the pond.

Link: <https://www.wien.gv.at/umwelt/wald/erholung/wienerberg/>

- The Laaerbergbad swimming pool / Volkspark Laaer Berg is an 8-minute bike ride and 21 minutes by public transport.

Link to Laaerbergbad:

<https://www.wien.gv.at/freizeit/baeder/uebersicht/sommerbaeder/laaerbergbad.html>

Link to Volkspark Laaer Berg: <https://www.freizeitferien.info/de/gruenraeume-erholung-wien/wienerberg/volkspark-laaerberg>

- The Laaer Wald recreation area is 7 minutes away, the Löwygrube park is 8 minutes away, and the Bohemian Prater is 10 minutes away by bike.

Link to the Laaer Wald recreation area:

<https://www.wien.gv.at/umwelt/wald/erholung/laaerwald.html>

Link to the Löwygrube park: <https://www.wissenswertes.at/park-loewygrube>

Link to the Bohemian Prater: <https://www.boehmischer-prater.com/>

- The Oberlaa spa park (volleyball court, skate park, animal enclosures, playgrounds and sports facilities, and beautiful, large lawns) is 14 minutes away by bike and 11 minutes by car.

Link: <https://www.wien.gv.at/umwelt/parks/anlagen/kurparkoberlaa.html>

- The FH Campus Wien is 8 minutes away by bike and 21 minutes by public transport.

Link: <https://www.fh-campuswien.ac.at/>

- The Therme Wien thermal baths are 17 minutes away by bike and 12 minutes by car.

Link: <https://thermewien.at/>

- The Troststraße subway station (U1) is a 13-minute walk away, 7 minutes by public transport, and 3 minutes by bike. Link: https://de.wikipedia.org/wiki/U-Bahn-Station_Troststra%C3%9Fe

- The shopping street/pedestrian zone is a 16-minute walk away, 4 minutes by bike, and 10 minutes by tram.

Link: <https://viennatouristinformation.com/shopping/einkaufsstrassen/#t-1686820591173>

Link: <https://www.wien.gv.at/stadtplanung/favoritenstrasse>

- The Matzleinsdorfer Platz station (all rapid transit lines) can be reached in 18 minutes by public transport and 7 minutes by bike.

Link: https://de.wikipedia.org/wiki/Haltestelle_Wien_Matzleinsdorfer_Platz

- Vienna's main train station (local and long-distance rail, airport, and all rapid transit lines) is 12 minutes away by tram and 8 minutes by bike.

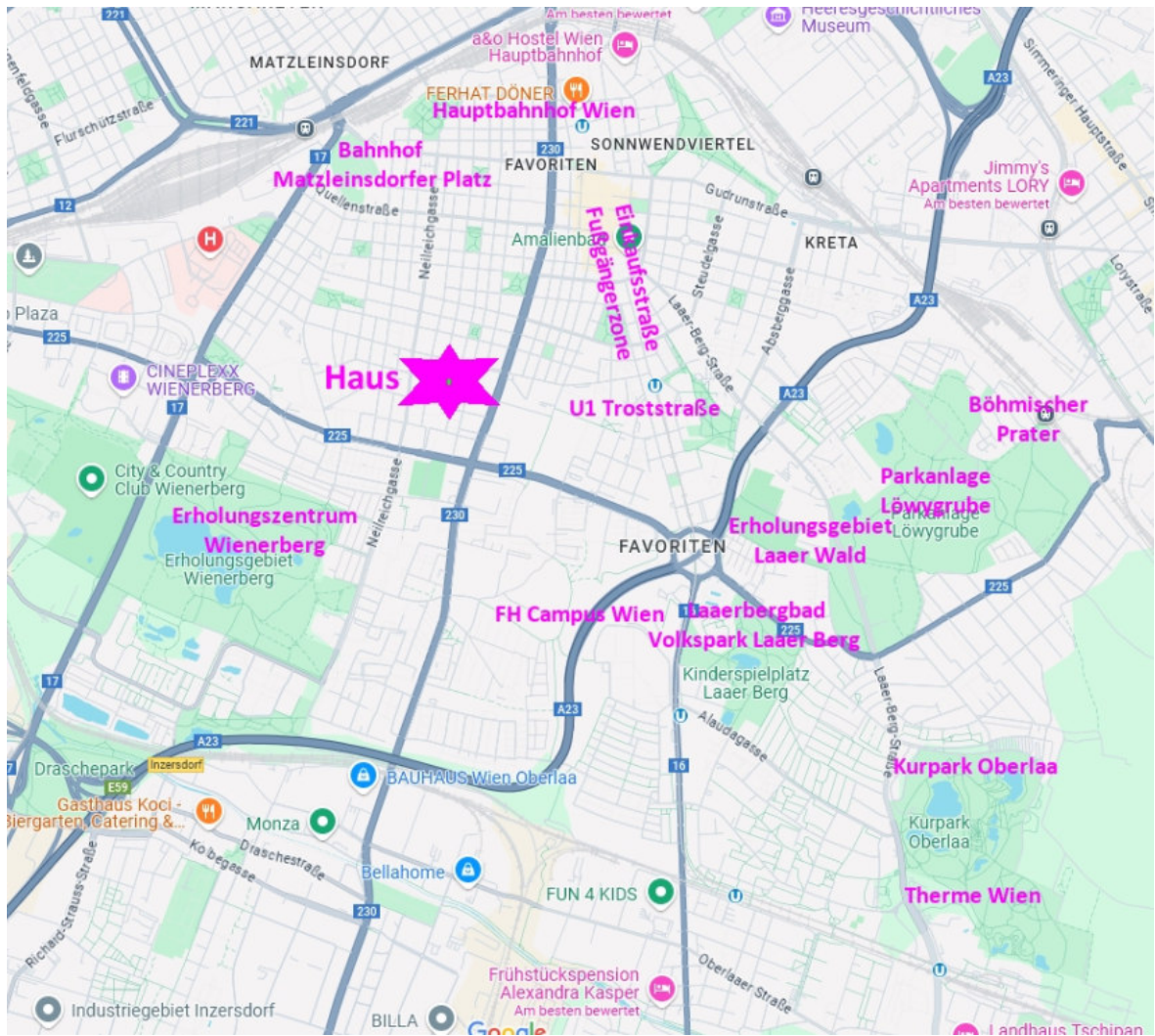
Link: https://de.wikipedia.org/wiki/Wien_Hauptbahnhof

- Stephansplatz (city center, 1st district) is 23 minutes away by public transport and 20 minutes by bike.

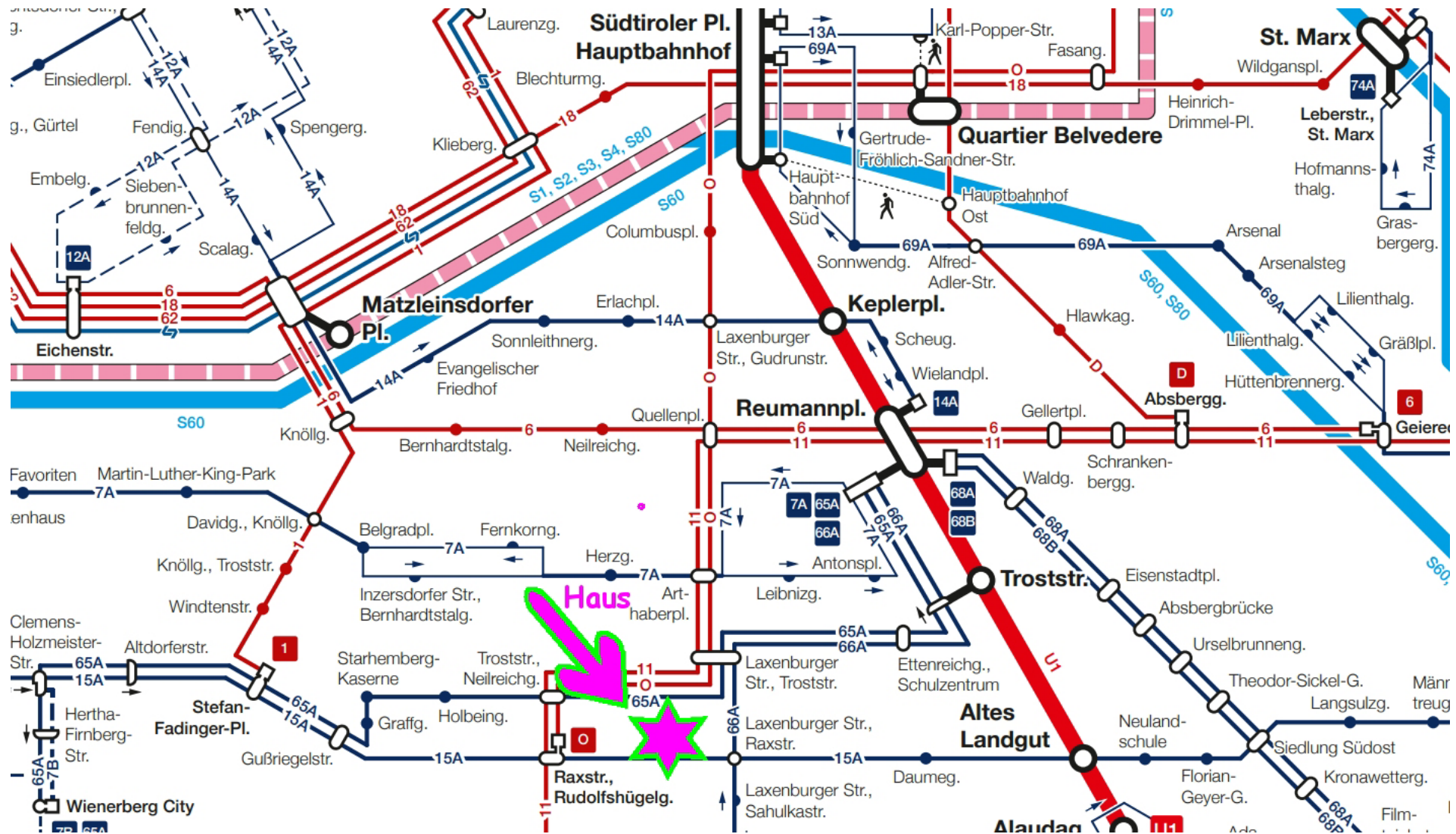
Link: [https://de.wikipedia.org/wiki/Stephansplatz_\(Wien\)](https://de.wikipedia.org/wiki/Stephansplatz_(Wien))

- The nearest highway entrance/exit, Favoriten / Altes Landgut, is 5 minutes away by car.

Link: https://www.austriasites.com/vienna/bezirk10_verteilerkreis_favoriten.htm



This plan in a larger format, which includes the first 10 points, can also be found on the USB drive under “Surroundings of the house.pdf”.



The complete
ENERGY CERTIFICATE
can be found as "202311_Energieausweis.pdf" on the enclosed USB stick.

Information and operating instructions can be found in the APPENDIX.

Appendix 1: ewe Kitchen Care and Operating Instructions

Appendix 2: BOSCH Dishwasher Operating Instructions

Appendix 3: BOSCH Oven Operating Instructions

Appendix 4: Extractor Hood Operating Instructions

Appendix 5: Ceramic Hob Installation Instructions

Appendix 6: SIEMENS Refrigerator with Freezer Operating Instructions

Appendix 7: VAILLANT atmoTEC Boiler Operating Instructions

Appendix 8: Test Reports for Boiler and Chimney

Appendix 9: AEG Vacuum Cleaner Operating Instructions

Appendix 10: Accessories for Smart TV Swivel Base

Appendix 11: Carbon Monoxide Detector Operating Instructions

Appendix 12: Operating Instructions for

- Smart TV - Google Chromecast
- Bedside Lamp Operating Instructions
- Bomann Toaster with Bun Warmer
- Cloer Filter Coffee Machine
- Gourmetmaxx Kettle

On the enclosed USB stick you will find:

- Registration Form for Secondary Residence.pdf (fillable PDF)
- Surroundings of the House.pdf
- 202502_Public_Transportation_Vienna.pdf
- Washing Machine User Manual_Gorenje_w6443s.pdf
- Iron Tefal FV4680 Ultragliss Iron.pdf
- Thick Curtain Washing Instructions.JPG
- 202311_Energy_Certification_10TRO49.pdf