

## Questionnaire for subsidised flat allocation – Project WAL, Wallensteinstr.

English translation of: [https://gsp.coop/wal\\_fragebogen\\_wbs/](https://gsp.coop/wal_fragebogen_wbs/)

With this form you can apply for a flat in the GSP eG, Wallensteinstr Project (WAL) in Berlin-Karlshorst.

You can use the questionnaire if you expect to have a WBS certificate when you move in in 2026.

Information on WBS certificates can be found [here](#).

We will allocate flats on the basis of the information you provide in this questionnaire.

If we can allocate you a flat, we will contact you by email with the flat proposal. This will include a specific apartment unit with floor and flat number. You will also receive the application for membership of the cooperative and a declaration of participation in the cooperative shares that are due.

In terms of the total living space, the project must raise €1,150/m<sup>2</sup> of living space in shareholders' equity. This is an average value that the project must jointly finance.

For a flat with 85.5m<sup>2</sup>, this corresponds to around 98,400 euros (85.5m<sup>2</sup> x 1,150 euros/m<sup>2</sup>).

We want to enable people with WBS in particular to participate even without the possibility of financing such a sum. We see ourselves as a project based on solidarity and already operate a solidarity-based cross-financing system within the membership.

Unfortunately, the realisation of our ambition depends on the success of our fundraising efforts with solidarity memberships. We will only know how successful we are with this in the course of 2024. This will impact to what extent we can allocate flats on a solidarity basis. At the moment we can also only allocate the subsidised flats for the average m<sup>2</sup> price. You are nonetheless welcome to use this form to express your interest, and we will hopefully be able to take your application into account later in 2024.

### **1. Details of your household**

We would like to use a flat in the Wallensteinstr. project in Berlin-Karlshorst from 2026.

Please name a contact person from your household for further contact with the cooperative.

#### *First contact person*

First name\*

Surname\*

Email address\*

Telephone number

#### *Further contact persons*

First and last name

#### *Other household members / flatmates:*

Amount of people or first and last name

### **2. Certificate of eligibility for housing / WBS**

Please note: You can only move into a WBS flat if you have a suitable *Wohnberechtigungsschein*. The WBS must be available at the time you move in in 2026. It is your responsibility to assess for yourself whether this is the case. If the WBS is no longer available when you move in, you will not be able to move into the flat. Alternative accommodation may be available within the cooperative, but cannot be guaranteed.

I/we expect to have a Wohnberechtigungsschein for the flat we want in 2026.

Yes  No

Which WBS certificate do you expect your household to have in 2026?

WBS 100/140  WBS180  WBS220

### **3. Details of the flat**

Here you can have a look at the available [WBS flats](#):

*Note minimum occupancy: In order to move into a WBS flat, you must have a certain occupancy level, which is determined by the WBS you have. You must check whether the flat can be occupied with your WBS.*

We are interested in the following types of flats (multiple selection possible):

- Type A: 2-room flat, barrier-free, 42.7-43.1 m<sup>2</sup>
- Type E: 3-room flat with loggia, **wheelchair-accessible**, 68.1-68.3 m<sup>2</sup>
- Type FFF: 4-room flat with loggia, barrier-free, 86 m<sup>2</sup>
- Type FFF-EG: 5-room flat with terrace, 95.3-95.5 m<sup>2</sup>
- Type G: 4-room flat with balcony, barrier-free, 85.5 m<sup>2</sup>
- Type GG: 4-room flat with balcony, 86.5-87.1 m<sup>2</sup>
- Type GG-EG: 5-room flat with terrace, 94.5-94.6 m<sup>2</sup>
- Type O: 5-room flat with balcony, barrier-free, 99 m<sup>2</sup>
- Type P: 3-room flat with balcony, barrier-free, 74 m<sup>2</sup>
- Type P-EG: 3-room flat with terrace, barrier-free, 75,5 m<sup>2</sup>

If several of the flats listed above would be suitable for your household, please enter below the order in which order your favourites lie. If, for example, flat types GG-EG, G-EG and O come into question and GG-EG is your favourite flat, enter the three as follows: GG-EG, G-EG, O.



### **4. Financial Contribution / Shares**

You can calculate the average shares to be contributed as follows:

*Example: We are applying for a type GG WBS flat. A GG flat is 85.5m<sup>2</sup>. With a share of €1150/m<sup>2</sup> this would be €98,400 (85.5m<sup>2</sup> x €1150).*

If you need a loan to finance the shares, we recommend the KfW funding programme. Here is the link to the [KfW loan programme 134](#).

You can apply for this through GLS, which is also financing the Wallensteinstr. project. We will give you a contact name if you are allocated a flat.

IBB also offers a cooperative subsidy for the acquisition of shares by WBS holders: [IBB Förderprogramm](#).

Now we also need information about your financing options:

Before the middle of 2024, I or we can contribute the full shares.

Yes    "                      No    "

If you cannot contribute the full shares by the end of June, we would ask you to briefly explain your financing plan:

I or we can pay in the following contribution by the end of June 2024 (enter full amount in euros):

If not all shares have been paid yet, I or we can pay in the following contribution by the end of July 2024 (enter full amount in euros):

If not all shares have been paid, I/we can pay the following contribution by the end of August 2024 (enter full amount in euros):

### **5. Occupancy concept (*Belegungskonzept*)**

Part of the cooperative's aims is to be a social project. The Wallensteinstr. project would like to offer people who are discriminated against in the housing market an opportunity to enter the project. The *Vergabekreis* has decided to give preference to households that experience disadvantages on the Berlin housing market due to the following characteristics:

- Ascribed origin (migrantised/ racialised people).
- Sexual orientation and gender identity (especially people who identify as trans\*, inter or nonbinary)
- Disability and chronic illness
- Old age (living in the Wallensteinstr. project after retirement age)
- Single parents (especially women)

Is at least one person in the household affected by discrimination under our occupancy policy?

Yes    "                      No    "

### **6. WBS with special housing needs**



There are certain social housing units that may only be rented to WBS holders with special housing needs. A WBS with special housing needs will only be recognised if one of the following points applies to you or your household:

- My household has inadequate living conditions (one living space for two people; two living spaces for three people; three living spaces for four or five people; four living spaces for six people or more).
- I have a proven severe disability (degree of disability min. 50) and my current home is unsuitable for my condition.
- I live in a social housing facility (e.g. women's refuges, shelters).
- I am over 65 years old and am giving up an under-occupied flat (number of rooms is greater than the number of household members).
- I have to vacate my rented flat through no fault of my own (due to official ban on use or termination of employment).
- I am a recipient of benefits according to SGB II and SGB XII and have received a request from the job centre to move into "suitable" accommodation.

Does at least one of the above points apply to your household?

Yes    "            No    "

## 7. Further information

We are working inline with the [housing subsidy regulations WFB 2023](#).

The initial basic usage fee (net cold) is:

- WBS 100/140: 7.00 euros/m<sup>2</sup> - The rent increases by 20 cents/m<sup>2</sup> every two years.
- WBS 180: 9.50 euros/m<sup>2</sup> - The rent increases by 25 cents/m<sup>2</sup> every two years.
- WBS 220: 11.50 euros/m<sup>2</sup> - The rent increases by a maximum of 30 cents/m<sup>2</sup> every two years.

We are currently calculating with an advance payment for operating costs of 2.50 euros/m<sup>2</sup>.

Here you can calculate whether you are entitled to a [residence entitlement certificate \(WBS\)](#). You can find more information about [rent and WBS here](#).

## 8. Free input field

Do you have any questions, anything else you would like to tell us? Do you have any wishes for living together in the project, can and would you like to get involved in the self-administration? Anything else you would like to let us know:

### Data protection

The personal data collected above will be stored by GSP eG Genossenschaft Selbstverwalteter Projekte and processed exclusively for project-related purposes. The personal data will only be passed on to third parties after a declaration of consent has been issued and will be deleted immediately after notification of cancellation, unless commercial or statutory retention periods must be observed. I agree that my data may be processed for project-related purposes and that I may be contacted by the cooperative by e-mail with news about the Wallensteinstr. project.