

Carlsberg City District Landowners Association

Newsletter – June 2026

Dear members of the landowners' association,

Here is the newsletter with updates—large and small—from the association.

General Assembly

As you know, the general assembly was suspended and will be resumed once an expert opinion regarding the proposed amendments to the articles of association has been obtained, in accordance with the decision made at the general assembly. In consultation with the proposer, the board has contacted the four universities requesting expert candidates and will—also in consultation with the proposer—appoint an expert based on the proposals received.

Given the upcoming summer holiday period and the process that must be arranged with the appointed expert, the board expects that the general assembly can only be resumed sometime in September–October—and that may even be optimistic. This is, of course, regrettable and far from satisfactory.

For your information, next year's ordinary general assembly will be held on 26 May 2027 at 17:00 in the Community House.

Constituting the Board

After the suspension of the general assembly, questions arose regarding whether, in the event of a suspension, it is the outgoing or newly elected board that is in function. Since the general assembly has not been concluded, it is still the chair of the meeting who makes decisions on formal matters related to the assembly. After consulting the administrator's legal department, the chair has stated that, based on the specific circumstances, it is the newly elected board that constitutes the landowners' association's board.

The newly elected board has constituted itself as follows:

Mette Seifert replaces Bjarne Poulsen as vice-chair. The articles of association contain no formal requirement that the association must have a vice-chair. However, the board—like previous boards—has found it appropriate to appoint one who can lead the board's discussions in cases where the chair declares a conflict of interest.

Bjarne Poulsen will continue as coordinator for the Community House and will therefore act as "liaison officer" between the homeowners' association board and the Community House steering group.

The chair and Mette Seifert will handle daily contact with CEJ regarding operational matters. To streamline workflows and speed up follow-up on operational initiatives—large and small—the chair and Mette will hold regular check-ins and dialogue meetings with CEJ's operations staff. In

practice, these meetings will often take the form of “walk-and-talks” to quickly identify issues requiring operational attention.

Mette will also continue as the appointed coordinator in relation to the association’s technical advisor and will follow the work on the maintenance plan through to completion.

Since the majority of incoming invoices relate either to the Community House or operational matters, the chair, Mette Seifert, and Bjarne Poulsen will continue to approve expenses for payment on CEJ’s platform.

Follow-ups from the General Assembly

Vacant plots: Following the decision regarding vacant plots, the board has contacted the landowners with a general request to keep the plots tidy.

APCOA: Regarding the decision on the association’s agreement with APCOA, the board believes that we are unlikely to obtain a meaningful basis for evaluation if too much time passes between receiving offers and the time of execution. The board has therefore decided to wait until autumn before contacting alternative operators to explore interest and terms.

Traffic conditions: As described in a previous newsletter, the City of Copenhagen stated at the meeting held earlier this year at the European School that they would conduct a traffic count in Carlsberg City.

The board has asked the municipality when the traffic count will be carried out. The City of Copenhagen has stated that they are ready and had originally planned to conduct it in June. However, the traffic count is now awaiting completion of the excavation work currently underway on Pasteursvej, so that the count can be performed under normal traffic conditions, unaffected by construction.

City Life Fund

Following the general assembly’s decision, a permanent City Life Fund of DKK 200,000 (annually) has now been established.

Businesses, owners’ associations, clubs, and organizations based in Carlsberg City may now apply for funding for events and initiatives that benefit city life in Carlsberg City. Note that events/initiatives must broadly benefit city life and the wider community. Funding cannot be granted for events open only to a narrow group. The board will, at its discretion, decide on the allocation of funds.

A maximum grant of DKK 50,000 may be awarded. Applications for amounts up to DKK 10,000 may be submitted year-round, with an expected processing time of 1–3 weeks. Applications for amounts between DKK 10,000–50,000 may be submitted twice annually—on 1 June and 1 December. These applications also have an expected processing time of 1–3 weeks.

Applications must include a budget for the event/initiative, and after completion, documentation of expenses must be submitted. Any excess funding must be repaid. Note that salary expenses are not eligible for funding. Applications must include bank details for payment.

Playgrounds

We have now received the building permit for the playground at Fadet, and work will begin within 1–2 weeks. We are still awaiting building permits for the two remaining playgrounds.

City Life

As something new, the newsletter will now include information about upcoming major events in Carlsberg City for which the landowners' association has granted permission. Since permissions are granted continuously and newsletters are sent at regular intervals, not all events may be mentioned. It is also important to emphasize that the homeowners' association is not the organizer—we cannot guarantee that events will actually take place or not be moved. You are encouraged to stay updated via the organizer's own announcements. For all events, the homeowners' association has set conditions that aim to balance vibrant city life with minimal inconvenience for residents and businesses.

This newsletter lists the following major events:

- Nordisk Film – Reservoir will host open-air film evenings at Bryggernes Plads on 28 and 29 August.
- Bette will hold flea markets at Kildepladsen on 6 and 20 September.
- At Kedelpladsen, Lilli von Kohl will hold a series of small concerts on 3 and 4 July as part of the Copenhagen Jazz Festival.

A small request

We continue to face challenges with outdoor waste bins being used for household waste. We understand that it is an easy solution to take your waste out the door and drop it in a bin on the street. However, it is an expensive solution when it requires increased emptying frequency. Frankly, it is also a poor solution—it means that residents effectively end up paying twice for household waste disposal.

Please feel free to post a reminder on your platforms encouraging people to stop this inappropriate use of the outdoor bins.

June 2026 The Board