

Principal: **DL Home Projects**

SUMMARY OF SPECIFICATIONS

High quality apartments

“Delvaux Residence”



MUNICIPALITY
Watermaal Bosvoorde

PROVINCE
Brussels

Project development to turnkey delivery - done the way it¹
should be

DL Home Projects bvba. Beatrijslaan 6 3550 Heusden-Zolder, Belgium.
Mobile +32 (0)474 40 24 76.
info@dlhomeprojects.be
VAT BE0836.449.311. BNP Paribas-Fortis BE08 0016 4091 1513

Architect: **Buekers Eric**

PRINCIPAL:

DL Home Projects bvba

Beatrijslaan 6
3550 Heusden – Zolder
Belgium

Tel: +32(0)474 / 40 24 76

ARCHITECTURAL FIRM:

Buekers Eric

Lindestraat 19
3540 Herk-de-Stad
Belgium

Tel: +32(0)13/55.23.50 Mob: +32(0)475/25.69.92

THE NOTARY:

Marij Hendrickx & Ileen Van Breedam

Koeltorenlaan 11
B-3550 Heusden-Zolder
Belgium

Tel: +32(0)11/ 53.70.70

SALES:

ELLIPSIS Immo

Chaussée de Roodebeek 206
1200 Woluwe-Saint-Lambert
Belgium

Tel: 0473/686723

sales@ellipsisimmo.be

www.ellipsisimmo.be

1. NATURE OF THE UNDERTAKING

The project includes all the items and installations delivered in sustainable materials that are needed to complete the apartments to the point of being ready for paint or wallpaper.

The description of the work is established in the documents drawn up by the architect.

The price of building the apartments includes:

- The share of the land
- Drawing up plans and obtaining the building permit
- The geotechnical survey on the load-bearing capacity of the ground
- The stability study required
- Energy performance and interior climate (*EPB*) report. Study of the insulation values of the various elements and the studies of the overall insulation value.
- Study of the ventilation according to the EPB regulations
- Safety coordination
- Compliance of the work
- The administrative costs that form part of the construction process
- The building rights
- Tidying the site after construction

The fees for the notarial act, VAT on the sale value of the units and on the land value shall be borne by the buyers.

Utilities costs for introduction and connection of water, electricity, gas, telephone, TV and internet are also excluded.

2. GENERAL TERMS AND CONDITIONS

2.1. Plans and specifications

The structural work will be done according to the plans and the special specifications of the architect Buekers Eric. The descriptions that follow herein are a summary of this. The works will be delivered following acceptance by the architect. Taking possession of the properties shall constitute acceptance or will be associated with this.

The plans will be handed over to the buyers and shall serve as a basis for drawing up the contract of sale. They have been drawn up by the architect in good faith and shall be taken as a basis for the information stated in the notarial acts.

All dimensions stated on the drawing or in the technical description are approximate. The positive or negative differences that may occur in the implementation shall be deemed to be justified discrepancies that are necessary for the proper functioning of the technical aspects of the building. In no case can parties demand compensation or a supplement on the basis of these discrepancies. If a contradiction occurs between the plans and the specifications, the specifications shall prevail.

2.2 Alterations

Alterations that may be made to this technical description or to the interior layout of the apartments at the request of the buyers will solely and exclusively concern the finishing and the light partition walls in the apartment, excluding the structural construction, the supporting walls, the façades or the roofing material.

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Buyers who wish to make changes must submit a written request for this to the principal. Before commencing work, the buyer must sign an agreement for approval, in which the change in the work or delivery will be made at the buyer's expense at a price or rate agreed upon in advance. The principal is at all times free to accept or reject the changes requested by the buyer.

In the event that the buyer makes major changes in the layout of the apartment, chooses materials that are very different to those provided, or causes far-reaching changes to the method of finishing the apartment, the period for completion will no longer be guaranteed and the term shall be extended by the time needed for the completion and delivery of the supplementary work. The extra costs that this delay may entail shall be at the buyer's expense. The cost price of the supplementary work ordered shall be increased by fifteen percent for supervision and administration cost, with a minimum of €125.00.

For the final delivery, the buyer is not permitted to have work done by third parties, except with written approval of the principal.

The principal reserves the right to make changes to the details of this technical description or to replace certain materials and fittings with similar materials or fittings.

The architect's fees are included in the purchase price. These fees include the obligations that normally apply to an architect with the exception of those that ensue from a change to the original plans, possibly requested by the buyer.

The principal reserves the right to make changes to the choice of materials insofar as the changes do not negatively affect the quality intended in the specifications.

Such changes can in principle only be made for certain technical or commercial reasons: e.g. the disappearance of the materials specified from the market, delivery periods that are irreconcilable with the normal progress of work.

2.3. Connections

Connection of all external utilities shall be at the buyers' expense.

The delivery and installation of the meters and activation of water, gas, electricity, television and telephone connections are not included in the price and remain at the buyers' expense.

If there is a danger during the winter period that the construction completed, pipes or installations could be damaged by persistent frost, the principal has the right, following a recommendation to this effect from the architect and at the expense of the buyers, to take all protective measures and to switch on the heating, water supply or electricity as necessary.

2.4. Taxes

The buyers shall have the same status as those who are building a private residence with regard to municipal, provincial, regional or other charges and taxes.

3. APARTMENT LAYOUT

Apartment 1 consists of a spacious living room with an open kitchen, storage, bathroom, 1 bedroom, toilet and a garage.

Apartments 2 and 3 consist of a spacious living room with an open kitchen, storage, bathroom, 2 bedrooms, toilet and a balcony (Apt. 2).

A bicycle storage room is provided on the ground floor.

In the basement there is a storage space for each apartment and a room for waste disposal.

4. CLOSED BUILDING STRUCTURE

The apartments are built out of top quality sustainable materials, free of defects that could negatively affect the soundness or the aesthetic appearance of the residence.

4.1 Ground work.

The ground work shall be adapted according to the nature of the ground. The work includes all ground work that is necessary for the excavation of the foundations, sewerage, etc. Adding fill and removing soil is also included in the ground work entry.

4.2 Concrete and steel construction

All the structural elements will be implemented according to the engineer's study. These documents are available for perusal at the offices of the principal or his architect and can be verified at all times. The work in reinforced concrete includes the following: beams, columns, floor plate, walls, etc.

4.3 Façade construction

The facades will be erected as a cavity wall with the interior wall made of glued sand-lime brick. Rigid polyurethane panels with a thickness of 100 mm will be installed in the ventilated cavity. The façade masonry will be made of a wire cut brick, the specifications of which are stated in the special specifications. One type of facing brick will be used in combination with a plasterwork section. The entirety of this masonry will then be pointed up with a mortar that is suitable for the brick.

4.4 Interior masonry

The interior walls in the basement will be executed in exposed concrete blocks with flush joints. All the other interior walls are to be executed in hollow insulating brick.

4.5 Exterior carpentry

The windows and exterior doors are to be made of Meranti wood painted in off-white. The profiles to be used are of the best quality, which guarantee a perfect seal against water, air and noise. The windows are provided with a ventilation grate at the top to satisfy the new energy performance and interior climate (*EPB*) standard. A detailed plan of the complete construction will be available for perusal at the supplier. The opening parts of the windows and their swing directions are indicated on this plan.

All windows will be fitted with 6/15/4 double glazing with a U factor of 1.1.

4.6 Roof cladding

Roof structure of flat roofs and patios:

- insulating polystyrene-concrete an a gradient (1 cm / metre) with a minimum thickness of 5 cm
- vapour barrier in PE sheeting, 0.2 mm overlapping 10 cm, fully glued
- roof insulation 12 cm PUR (1 x 7 and 1 x 8 cm placed crosswise)
- EPDM – water sealing screen
- Accessible patios finished in yellow balau wood.

Roof structure of sloping roofs

- Truss construction insulated on the interior with 22 cm thick mineral wool
- Roof frame

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- Battens / tile lathes
- Fired flat roofing tiles

4.7 Patio finishing

Patios will be finished in yellow balau wood.

For more details, please refer back to the plans or the specifications from the architect.

4.8 Balustrades & railings

The railings will be made of stainless steel, power-coated steel.

The height of the railings will be 100 cm.

4.9 Waterproof layers

A moisture barrier will be provided wherever moisture penetration, capillary or gravitational water and all other penetration is possible. This will include all vertical walls and above all façade openings.

4.10 Thermal insulation

All floors on the ground floor, exterior walls and roofs will be provided with thermal insulation in accordance with the guidelines of the insulation standard calculated in the EPB study applicable to the application.

This study is freely available from the principal upon request.

4.11 Acoustic insulation

All storeys are acoustically insulated from each other using ethafoam.

Any contact with the walls is prevented by the installation of edge insulation. The walls between residences will have a double construction. The space between the two building blocks will be filled with an acoustic insulation material.

4.12 Ventilation

The ventilation forms part of the EPB study and will be designed in accordance with the new EPB standard.

The complete ventilation system will be available for perusal at the offices of the principal or the architect.

5. FINISHING OF THE PRIVATE AREAS

5.1 General

The buyer will choose the finishing materials from showrooms designated by the principal.

This concerns the floor finishing, the wall tiles, the design of the kitchen and bathroom, and the interior doors. The buyer may have more or less freedom of choice depending on the phase in which the apartment is purchased.

The principal can make the decision independently if the buyer has not indicated a selection within a term agreed on in advance.

Additional work, see point 2.2

5.2 Plaster and paint work

With the exceptions of the garage and the storage room, all walls and ceilings that are not covered in plasterboard will be plastered smooth according to standard practices.

Painting will be at the buyer's expense.

5.3 Window sills

The window sills will be made of Belgian granite and have a thickness of 2 cm.

5.4 Floor finishing

5.4.1 Covering floor

The covering floor will be installed on the acoustic or thermal insulation with a thickness that is adapted to the floor covering to be installed. The covering floor will always be installed isolated from the supporting floor and the walls through the use of a film and edge insulation.

5.4.2 Floor covering

All prices for floor covering include installation.

The bathroom, entrance hall, toilets and garage will have tile floors that can be chosen freely from the designated supplier. The retail value of these floors is budgeted at €30/m² (excl. VAT).

The corresponding skirting boards will be provided at a value of €8/m (excl. VAT).

The floors will be installed level as standard. The floors and skirting boards will be finished with light grey grout.

The bedrooms and the landing will be finished in a multi-layer wooden floor from Berry Alloc with a 2 mm top layer, including corresponding skirting boards.

The living room and the kitchen will be provided with a multi-layer wooden floor from Lalegno with a 3 mm top layer at a retail value of €50/m² excl. VAT.

Other floor finishes are possible, subject to prior agreement about the changes and the price adjustment. If another material is chosen, the price of the material and installation will be calculated in function of the original budget provided.

For wooden floors, a drying time of 1cm/week for the screed must be taken into account in view of the high humidity.

5.5 Wall tiles

5.5.1 Bathrooms

The walls will be finished with ceramic tiles to the ceiling in the bathroom. The tiles shall have a retail value of €35/m² and be provided with white or light grey grout. Other wall finishes are possible, subject to prior agreement about the changes and the price adjustment.

5.6 Interior carpentry

Interiors doors will be painted, tubular core doors.

The entrance doors to the apartments will be fire resistant to 1/2 hour and be provided with a three-point closure, a peephole, and rubber weather seal.

5.7 Decoration work

The sale prices stated do not include painting or wallpaper, light fixtures, curtains, furniture, etc., for the individual apartments.

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These will be entirely at the buyer's expense, who will be responsible for this work according to their own discretion and taste, subject to the provisions of the deed of sale.

5.8 Exterior surroundings

The exterior surroundings form part of the building permit and are indicated in the building application plan.

6. COMMON AREAS

The walls of the common areas above ground will be plastered and painted. Ceilings will be plastered and painted.

The stairs will be finished in Perlato or equivalent natural stone. Railing in powder coated metal.

Lighting will be provided with detectors on each floor.

7. TECHNICAL SYSTEMS

7.1 Central heating

The study will be conducted by a certified installer.

The apartments are to be individually heated by condensing wall-hung gas boilers and controlled by a central thermostat.

Plastic piping will be used.

The radiators in white sheet steel will be dimensioned such that the following minimum temperatures are reached at an outside temperature of minus 10°C and will be equipped with thermostat valves.

- living room: 22°C
- open kitchen: 22°C
- Bathroom: 24°C
- Bedroom: 18°C

The bathroom will be equipped with a towel radiator as standard. The toilet, storage room and hall will not be heated.

Underfloor heating is possible if desired by the buyer, subject to payment of an additional price depending on the number of m².

7.2 Sanitary systems

7.2.1 Installation

The sanitary systems will be installed according to the regulations of the water utility company. Hot water will be produced using the wall-hung gas boiler. Hot and cold water lines will be made of plastic piping.

7.2.2 Storage room / bathroom

The necessary connections for a washing machine will be provided. A connection will be provided for a utility sink in the storage room.

7.2.3 Bathroom

The bathroom forms part of detailed specifications in the appendix.

7.2.4 Toilet

° Wall-mounted toilets with Geberit flush plate

- Hand wash basin with chrome cold water tap

7.3 Electrical installation

7.3.1 General

The electrical installation will be installed according to the regulations of the electricity utility company.

7.3.2 Private areas

Entrance hall:

- 1 light point
- 1 wall outlet
- 1 doorbell installation
- 1 switch

Toilet:

- 1 light point
- 1 switch

Bedrooms:

- 1 light point
- 2 switches
- 4 wall outlets
- 1 TV connection
- 1 data connection

Bathroom:

- 1 light point
- 1 switch
- 2 wall outlets
- 1 electrical supply to bathroom furniture

Kitchen:

- 2 light points
- 2 switches
- 1 cooker outlet
- 1 cooker hood outlet
- 1 refrigerator outlet
- 1 dishwasher outlet, separate circuit
- 1 oven outlet, separate circuit
- 2 double counter outlets

Living room:

- 2 light points
- 2 switches
- 4 wall outlets
- 1 data connection
- 1 TV connection
- 1 thermostat
- 1 videophone

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Patio:

- ° 1 light point
- ° 1 switch
- ° 1 wall outlet

Remark: No light fixtures will be supplied for the private areas or patios.

7.3.2.1 Additional costs (excl. VAT)

- ° Per wall outlet 47.5 euros
- ° Per light point 47.5 euros
- ° Per TV connection 65 euros
- ° Per data connection 65 euros
- ° Per spot hole 50 euro
- ° Per single-pole switch 65 euros

7.4 Fire protection

Each residence will be equipped with a smoke detector according to the standard.

7.5 Kitchen

The kitchen forms part of detailed specifications in the appendix.

8. DELIVERY

The entire project will be delivered swept clean with all rubble and waste removed. The buyer shall have paid the balance of the purchase price as well as the costs of all additional work prior to handover of the keys. By performing work, decorating work or inhabiting the residence, the buyer accepts an implicit takeover. Changes to the concept and choice of materials that could delay work cannot form the object of any suit against the principal and can in no case delay the provisional delivery to standard specifications.

9. SETTLING OF THE BUILDING

Contraction and expansion cracks caused by the normal settling of the building shall not give cause for delay of the payment, and further do not fall under the responsibility of the principal or the architect, as this concerns phenomena that are inherent to the nature of the building.

10. PAYMENTS

100% upon provisional delivery