

Description of construction and equipment

about the turnkey construction of the below mentioned building project

NEW BUILDING PROJECT

PRIME_LIVING_SCHLADMING



Overview:

- Four condominiums in a dream location of Schladming
- Living spaces from approx. 61 to 115 m²

Location:

- Lange Gasse 447 in 8970 Schladming

Description:

Construction of the shell:

Basement remains existing.

Ground floor: Load-bearing exterior masonry in solid brick construction with high storage effect and best building biology properties as well as full thermal insulation incl. plaster facade. Floor slab KG/EG, ground floor/1.OG in reinforced concrete

1st floor and attic in timber frame construction. Floor slab in solid wood construction

Apartment partition walls and load-bearing intermediate walls in solid construction. Non-load-bearing interior walls alternatively in gypsum plasterboard stud construction.

Supply and disposal:

Electricity and water are supplied by connection to the public network. The disposal of domestic wastewater is done via the public sewer, the surface and roof waters are brought to infiltration on their own land or disposed of according to the building permit.

Thermal and sound insulation:

According to current building physics calculation of the walls and ceilings as shown in the energy certificate.

Roof:

Ventilated gable roof - roofing with clay tiles. Color gray or as specified by the building authorities.

Facade:

Plaster surfaces off-white, wooden cladding larch natural.

Screeds:

7 cm floating screed with required impact sound insulation according to Ö-Norm on all residential floors. Basement rooms or areas will not be tiled. In these areas, the concrete floor slab will be sanded or provided with a wipeable coating.

Plastering:

Basement and storage rooms: plastering of all masonry walls. Concrete walls remain unplastered. All floors: Interior walls filled. Exterior plaster on thermal insulation filler and 2 mm colored finishing plaster. OG u. DG medium wood paneling.

Plumbing and locksmith work:

Sheeting will be fabricated in aluminum sheet coated. Balcony and flat roof railings in galvanized steel frame construction with stainless steel or galvanized steel handrail or in wood (specification of building authorities). Stair railings in galvanized steel construction with top chord, bottom chord and vertical round bars and handrail. For brick parapet walls, stainless steel - round handrail outside.

Exterior window and door elements - solar protection:

Windows & balcony doors - plastic with exterior window sills made of coated aluminum sheet or equivalent. Interior window sills in stone. Elements foamed into the masonry (RAL assembly). U-value glass and frame according to the energy certificate, triple insulation glazing. Balcony doors in lift-slide design. Aluminum front door in white or anthracite with blind floor. Roller shutters or Venetian blinds incl. electric drive.

Locking system:

The building will be equipped with a central locking system.

Heating systems - hot water:

Electricity: connection to the grid of Energie Steiermark plus photovoltaic system on the roof

Heating: indoor air heat pump

Underfloor heating in all living and sanitary rooms.

Additional fireplace connection in Top 3 and 4 in the living area

Hot water heating: Combined with space heating.

All pipes insulated. Heating of the basement storage rooms as a special request.

Sanitary ware:

Sanitary items in white, faucets in chrome (make LAUFEN, faucets GROHE).

Equipment per apartment:

Kitchen: Kitchen connection for sink and dishwasher.

Washing machine: 1 connection for washing machine per apartment

WC: wall-mounted WC with toilet seat and lid, and a small hand basin if the WC is not located in the bathroom. Vented through the roof if there is no window in the WC

Bathroom: shower: flush with the floor; noble shower drain including glass partitions; washbasin 65 cm

Bathtub 1.70-1.80 m, each with excenter single-hand mixer, with tub shower set

Outside: 1 garden water tap frost-proof per garden apartment (Kemper connection)

Electrical installations:

Lt. ÖNORM, switch material pure white, own sub-distributor for each apartment in the hallway. Bell system with intercom. Solar-powered outdoor lamps at the entrance of the house, as well as terraces at the garden apartments and at the penthouse apartments. Connections for kitchen and boiler room. Appropriate wall and ceiling outlets, sockets and switches for each room. Television, telephone and Internet connections. Motion control in the entrance and staircase. As long as the state of the building allows it, motion detectors can be ordered free of charge in the VZ, AR and WC instead of switches. Alarm systems and smoke detectors can sometimes be ordered as optional extras at extra cost, if not supplied as standard equipment. The price depends on the type and size as well as the state of construction. General lighting will be equipped with energy-saving LED lamps.

On the part of the developer, the cabling of the cable TV network will be provided. The contract for TV reception is to be concluded by the buyer with the local providers and paid by the buyer. The same applies to telephone and internet connection.

Tile and clinker:

WC 1.20 m high, bathroom door floor height. Tiles 20/20 to 60/60. floors matching with tiles 20/20 to 60/60, vestibule, storage room and kitchen with tile floor. Staircase, stairs treads and risers tile floor. Customers have the opportunity to bring in their own tiles, depending on the state of construction. Prices will be reduced accordingly. The total price includes a tile-material price of 30,00 € per m² incl. VAT.

Flooring:

In all living rooms, bedrooms, VR, etc. Finished parquet oak or beech and wooden end strips. Basement floors either sanded floor plate or abrasion & wipe resistant paint. The total price

includes a parquet floor material price of 40,00 € per m² incl. VAT. For the balconies and flat roof terraces, terrace slabs are laid in concrete or, if desired, in wood. Stairs and corridors will be tiled.

Painting work:

All rooms will be painted opaque with non-toxic interior dispersion. Wood and iron interior parts are glazed or painted.

Interior Doors:

White wood elements on all floors consisting of smooth tubular chip door leaf, frame and trim and rebate trim. White aluminum hardware with flanged lock. Apartment entrance doors with minimum sound insulation of 45 DB according to ÖNORM.

Additional security features:

Lockable balcony door hardware in the children's bedrooms is not included in the purchase price.

Triple locks on the apartment entrance doors

Fire extinguisher according to building permit

Mailboxes:

1 mailbox per apartment unit in or on the house, other mail delivery options on special request.

Exterior landscaping:

Access road is asphalted. Parking areas are laid with grass pavers. Terraces and sidewalks are laid in screed-concrete slabs on a bed of gravel. Entrance landings are also laid in screed-concrete slabs on concrete. The remaining areas will be landscaped in accordance with the outdoor facilities plan. The greening of the facility is expressly not a garden design in the sense of the standards and is not subject to ÖNORM.

Parking spaces:

Each buyer has the right to purchase at least one parking space. The developer decides on the use of excess parking spaces.

Changes:

Any changes requested by the customer in relation to the construction and equipment description are at the expense of the buyer and must be settled directly with the developer or the relevant craftsman. The same applies to the costs of possible submission plans and their consequences (e.g. static plans). Control and liability fall on the client.

Color requests, door stops and similar services are considered to be free-of-charge planning changes. Before the start of the work also the setting of electrical equipment as desired. Slight changes of non-load-bearing masonry. For this purpose, one hour of discussion time and one hour of rescheduling time. More extensive planning must be negotiated and paid for by the buyer directly with the planner. For these plans, one hour of consultation time and one hour of elaboration time are available free of charge.

Prohibited are any changes that affect the building permit or alter the parcel. All changes must be approved in writing by the developer (builder).

Prices:

Included in the price are living rooms of the unit, cellar compartment of the top number and, if applicable, garden units that are/will be parified belonging to the top number as well as the shared use of common areas.

Special requests and orders:

Special requests and ordering of special requests shall be agreed upon and settled directly with the firms concerned. Both the client and the contractor shall indemnify and hold the client harmless.

Seller shall not be liable for any negative impact on soundproofing, thermal insulation, or subsidy concerns as a result of changes due to special requests or rescheduling by Buyer.

For all special requests and orders during the construction period until the takeover by the customer, all orders and performance claims must be countersigned by the builder. In case of an order without countersignature, the client waives the carbon copy liability of the developer.

Connection costs:

The developer bears all connection costs up to the edge basement by public utilities. Individual connection costs for use by contract providers are not included in the price (e.g. Internet and TV contracts). There is no general rule to oblige a common provider or supplier. However, if conflicting wishes cannot be reconciled, the developer will decide for the benefit of the majority. The developer makes the connections at the request of the buyer or stipulation of

the construction site, so that a smooth handover and use is given and charges the costs on without markup.

Start of construction:

Expected June/July 2023

Completion:

Expected in early/mid 2024 (postponement possible due to weather conditions)

In case of purchase after the start of construction:

The condition seen on the construction site applies in the case of changes already made.

Payments according to the Property Development Contract Act / Installment Plan A

Dimensions:

All dimensions given are rough construction dimensions, which may change slightly during execution. Dimensional tolerances of up to 3% of the rough construction dimensions shown on the submittal plans are considered agreed upon. Minor distortions may also occur in plan copies. The purchasers therefore undertake to accept the dimensions for furnishings and kitchens only directly from the natural dimensions after plastering work has been completed.

Warranty and maintenance:

Cracks in building components that may occur due to the physical properties of various building materials, such as creep, shrinkage, and connection of gypsum board to ceilings or walls and plastered surfaces, are not defects under warranty law. Silicone joints, wood and metal coatings must be properly maintained. If complaints have arisen during the warranty period, they must be addressed in writing to the developer and the general contractor or craftsman.

Insurance, property management, operating costs:

The developer will insure the entire project until handover under the main insurance policy (property damage to the construction project and neighboring properties, as well as personal injury, property damage and financial loss to third parties) at its own expense. Furthermore,

the building will be covered against the usual natural hazards (fire, storm, water) under a bundled insurance policy with shell inclusion. The policies and their scope of coverage will be available for inspection upon request. The existing insurances have to be taken over by the buyer for a minimum term of 3 years. The apartments will be obligated to pay the accruing operating costs from the time of handover. Vacant apartments or apartments under construction pay only the actual consumption.

This description of construction and equipment in its current and signed form constitutes a part of the purchase contract and the dotation or a preliminary contract. In the event of any deviation from the Purchase Agreement, the provisions of the Description of Features and Equipment shall apply. In the event of a discrepancy between the elevation and floor plans, the floor plans shall apply. Provisions of the building and equipment specifications shall take precedence over these plans. Equipment items (e.g.: plumbing items, walls, furnishings, etc.) shown on the approved construction plans are building approved and possible equipment features that are not always included in the price, but may be ordered by the purchasers at an additional cost. It is noted that the presentation plans, visualizations and perspectives are for general illustration purposes only. These documents therefore do not represent any legal basis. Supplied equipment is listed in the construction and equipment description.

Playground equipment is not included in the scope of services and is to be purchased by the owners' association as desired.

Manufacturers listed in the Energy Performance Certificate may be changed by the developer if the developer can supply equivalent products.

Common areas such as playground area can still be changed by the developer in size and area. Any assignments are the responsibility of the developer.

Deviations due to changes that do not represent a reduction in performance may be possible.

Haus, May 2023