

DESCRIPTIVE SPECIFICATIONS FOR APARTMENTS

Í A view on HappinessÎ

**APARTMENTS
STORE ROOMS
UNDERGROUND PARKING SPACES**

Version 25/03/2014

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I. General

The building shall be constructed of durable materials of first-class quality, free of all defects that could undermine the strength and/or aesthetic soundness of the building.

All work, supplies and services shall be assigned to approved and registered contractors and subcontractors.

1) Site location

The building shall be designed in accordance with the legal provisions and instructions.

2) Construction site fencing

The promoter shall bear the cost relating to the provisional fencing around the construction site.

The fencing must prevent access to the works by third parties.

The fencing shall conform to local regulations and shall be removed after the completion of the work at the promoter's expense.

3) Various utility connections

The buyer shall bear the cost of utility connections for water, electricity and natural gas connections and the cost of installing the meters for the same, as well as the cost of final connection to the drainage system.

The promoter shall provide the required assistance in applying for and installing telephone connections.

4) The promoter shall also bear the cost of the following:

- The maintenance of the work until work completion.
- Removing debris and waste prior to provisional acceptance. The plots shall be delivered in a clean-swept state.
- The promoter shall ensure at all times that the parts of the project that are provisionally completed remain tidy and accessible.

5) Architect and Engineer

The architectural plans have been drawn up by Sito bvba.

The follow-up and acceptance of work shall be the responsibility of Factor 3 bvba.

The geophysical stability study was prepared by V2S bvba.

The tasks of the engineer and architect can be described as complete.

Their mark of approval must appear on all changes and adjustments.

The promoter shall pay their fees.

6) Safety Coordination

The promoter shall pay their fees.

The safety coordinator is MBC from Hoeselt.

7) Site measurement

The dimensions specified on the sales plans are only indicative.
Minor differences from the actual sizes on various grounds are always possible.
The prospective buyers shall therefore not acquire any rights based on the same.
The surface areas required to determine the 10,000th unit, shall be calculated as follows:

- The measurements shall be taken between the inside of the outer walls, up to the common walls.
- The surface areas of the ducts shall be deducted.
- The terraces, balconies and gardens shall be measured according to their perimeter.

8) Specifications and sales brochure

The promoter reserves the right to change the specifications, as may be deemed necessary by the architect or by the promoter himself, for structural or aesthetic reasons, without any depreciation in value.

These specifications clarify the course of the work and provide the necessary information relating to components generally provided in all structures (apartments, car parks, basements).

The sales brochure is intended for the sale of apartments and other components in the project and only provides an impression concerning the apartments.

Thus prospective buyers can derive no rights in relation to spatial elements, square metres, dimensions, colours, materials, etc.

The promoter and architect are free to make any changes to the construction project without any depreciation in value or the need to modify the sales brochure.

9) Materials

The Promoter shall not be liable for minor variations in the structure, dimensions and colours. The following shall not be regarded as non-conformities or as visible or hidden defects: minor differences in colour, texture or structures and/or minor differences in the dimensions of the property, insofar as they are unavoidable from a technical point of view or are generally accepted or are specific to the materials used.

The promoter reserves the right to replace some of the materials mentioned in these specifications with equivalent materials, provided they are not of less value compared to the ones initially planned. This shall apply in cases where the described materials are not available in cases of force majeure, etc., or possibly due to the requirements of the architect (aesthetics, structural incompatibility with other materials, etc.)

If the buyer wish to use materials other than those described in these specifications, the same will be set off as applicable.

10) Building subsidence

Shrinkage and subsidence cracks caused by the normal subsidence of the building or due to transitions between different materials (walls, floors and ceilings), shall not give ground to delay payment and the supervisor, contractor, engineer or architect shall also not be responsible for the same.

The above are the result of phenomena inherent in the physical properties of the building and of the materials used.

The promoter may decide to accentuate joints in transitions between concrete walls and other materials, by placing stucstop profiles in the plaster or corner strips in the formwork.

Expansion joints (both horizontal as well as vertical) can also be provided in masonry walls. These shall be installed later on during the finishing stage.

Expansion joints should also be provided in the floor and wall tiles.
These shall have an elastic finish.

During painting, the plaster should be cut and sealed at the transitions between the different materials, in order to prevent crack formation.
It is advisable to obtain expert advice in this connection.

11) Insurance

The promoter shall insure the entire project from the start to the acceptance of the work.
This insurance shall cover all possible risks.
The promoter shall obtain fire insurance that shall be chargeable to the buyer from the time of signing the sales contract (acceptance of work).
At the time of provisional acceptance, the buyer shall insure the property by taking over his part of the policy relating to the common areas.

12) Work completion deadline

The execution period shall be specified in the sales contract.
This period may be extended to cover extra work or alterations.

The days listed below shall not be counted as working days: Saturdays, Sundays, public holidays, compensatory rest days in the construction industry, all recognised and paid holidays in the construction industry, or each day on which work cannot be done for at least 2 hours due to adverse weather conditions.

Any event which, from a human point of view, constitutes an insurmountable obstacle for the normal performance of the obligations of the promoter, or due to which the promoter is forced to temporarily or permanently discontinue the work, shall be regarded as an instance of force majeure (for example, road works, wars, accidents and the consequences arising from the same, interruptions in supply of materials, general or partial strikes, riots, lockouts, insurrection, breakdown of machinery, fire, scarcity of means of transport and/or of raw materials, lack of motive power, infectious diseases, weather conditions such as frost and exceptional rains, floods, drought, a generally known shortage of skilled labour, and in general, any ground that may result in a suspension of the normal course of work or deliveries). The temporary interruption of work due to force majeure shall automatically extend the originally specified execution time, without giving rise to claims for damage compensation. Such extension shall be equal to the duration of the interruption, together with the time required to restart work at the construction site.

II. Carcase work

1) Earthworks and foundations

The excavations shall be made up to solid ground or concrete construction, so as to ensure a sound foundation. The digging of trenches, sewer systems and inspection chambers shall always be on load-bearing soils.

This shall include: all excavations, shoring work, timbering, pumping and draining of groundwater if any and the transport of any excess soil from the site.

Excavations shall be carried out mechanically to the extent possible. Measured excavations such as foundation trenches and slabs, sewers, excavations required for masonry filling under existing foundations, etc., may all be done manually.

The foundation works shall be level and regular.

The depth and width shall be determined by the nature of the soil, and must be able to bear the weight of the building and the guidelines laid down by the engineering team that conducted the geophysical stability study.

The foundations shall be of reinforced concrete or concrete foundation according to the specified dimensions, concrete compositions and required steel quality as specified in the documents submitted by the structural engineer.

Similarly, all soil and foundation works shall be carried out in dry conditions.
The soil shall be reused for refilling if it is of good quality.
Provision has been made for the delivery and removal of soil.

2) Above-ground masonry

a) Basement masonry

The basement masonry shall consist of solid or hollow concrete blocks, as specified in the survey conducted. The thickness of the walls shall be according to plan. The masonry work shall be added subsequently. The climatic conditions can lead to the emergence of white rash on the masonry. The removal of such effects is not part of the additional interventions of the promoter.

The promoter shall make all fire-resistant lead-throughs professionally and as per the stipulations contained in the fire report.

b) Internal walls

The non-load-bearing interior walls shall be made using building blocks, silicate, aerated concrete or gypsum blocks. The thickness of the walls shall be according to plan.

c) Parament masonry work

The facade brickwork shall be of hand-moulded brick, extruded brick or stone, as may be decided by the promoter and architect, as per the plans accompany the building permit application and the implementation plans. For the present, there is a provision for facing bricks of cream blue colour. The promoter and architect reserve the right to change the facing bricks during the work. The facing bricks should properly adhere to the mortar.

All the masonry should be executed in accordance with the rules of the trade and the rules of good construction. The exterior walls shall have backing ties.

The jointing of the parament masonry shall be carried out later by specialist skilled workers.

3) Reinforced concrete

The geophysical stability study was entrusted to a consultancy that shall be responsible for the calculations and plans prepared by it.

General: the reinforced concrete shall conform to the instructions concerning construction with reinforced concrete.

The promoter shall bear the charges for the geophysical stability study.

a) Basement

The basement floor shall be of polished concrete, with set joints and contraction joints if permitted by the engineer. It is possible that fine cracks or chipping may appear in the finishing layer of the flooring slabs (whether or not locally and in large numbers); this happens due to the specific properties (characteristics) of the concrete and the reinforcement.

These characteristics are not uncommon and cannot give rise to loss in value or comments if any in respect of the various deliverables.

They may be found during as well as after the execution of the work.

b) Beams and columns

All the beams and columns shall be constructed according to the study conducted by the stability engineer; the dimensions shall be determined by him.

c) Flooring slabs

The flooring slabs are fitted with wide flooring slabs, vaults, aerated or *in situ* cast concrete so that a monolithic plate is obtained.

d) Walls

The basement walls that are in contact with the soil shall be of masonry work or concrete.

4) Façade finishing

As previously mentioned, the promoter and the architect shall select the facing bricks in accordance with the plans accompanying the building permit.

They will also determine the components of architectonic concrete, natural stone, aluminium, facade cladding and plastering, etc.

The architect and the promoter reserve the right to modify the façade materials if this should prove necessary for aesthetic or technical reasons.

5) Terraces

a) Concrete terraces

These terraces shall be prefabricated at site and shall therefore be completely finished or prefabricated according to the plans.

b) Terraces

Non-prefab terraces shall be finished with concrete tiles or wooden floors.

Weather influences shall be taken into account when selecting the materials used.

The promoter and/or architect shall determine the type and colour of the concrete tiles.

c) Terrace railings

The railings shall be according to a design created by the architect in consultation with the supervisor. The colour of the same shall be determined by the promoter and the architect. The railings shall be of powder-coated steel, aluminium, or of stainless steel. The choice shall be made by the architect and the promoter.

The railing height required shall be determined according to the Standard NBN B 03-004 ~~Railings of Buildings~~sq

d) Separations between terraces

The separations between adjacent terraces shall be as per the plan.

6) Flat roofs

The flat roofs shall be constructed by specialised and registered contractors with sufficient experience. The flat roofs shall have a plastic or bituminous coating suitable to the roof or roof terrace. The mutual compatibility of the materials will determine this choice.

The sealing layers to be installed within the masonry shall be installed so as to be equally suitable to the joint to be made with the flat roof or roof terrace.

The slope for drainage shall be achieved by placing a supplementary coating.

The flat roof above the garage shall be designed as a ~~green roof~~ ^{green roof+}.

The ~~green roofs~~ ^{green roofs+} shall be constructed by a professional contractor in accordance with the building regulations, taking into account the terms and conditions contained in the building permit, and in accordance with the requirements of aesthetics and fine arts.

The green roofs shall not be accessible (moss roof) to walk on.

The roof of the exit of the car park towards the garden shall be constructed as a flat inclined roof with translucent acrylic sheets or traditional roofing. The choice shall be made by the promoter and the architect.

7) Gutters - drains

All gutters and storm drains outside the building shall be of PVC, copper or zinc and fitted on the wall or flush in it, according to the plans.

8) Windows

The external joinery shall be of PVC
Fall protection shall be installed in accordance with applicable standards.
The colour of the exterior joinery and glazing shall be jointly determined by the promoter and the architect through mutual consultation.
Each room shall be equipped with at least one tilt and turn window and provision shall be made to enable cleaning of the windows.
Each room will have at least one ventilation grille.
The connection to the walls will be finished with an elastic joint.
The entrance doors and locking doors of the entrance halls shall be made of PVC or aluminium.
Outside glazing shall be of light reflective double glazing with a K-value of 1.1 W/m²K, sometimes with a reflective panel.
The exterior glazing of commercial space will consist of laminated glass.
The outer door of the car park leading to the garden shall be the same as the external joinery and will be made of PVC or aluminium.
The colour shall be the same as that of the external joinery.

9) Door and window sills (external)

The common entrance doors and windows that reach down to the floor, shall have bluestone sills.

Windows placed above the floor level will also be fitted with bluestone of 5 cm thickness.
However, sills may also be made of aluminium, such as for example in the case of facade plastering.
The promoter and the architect will make the choice between aluminium or bluestone sills.

10) Thermal insulation

The building shall meet the energy and climate standards in force. The insulation material thicknesses shall conform to the insulation calculations.

a) Cavity walls

Partial filling with insulation panels of a thickness as per the plan.

b) Flat roof

Insulation as per the plans

c) Floor insulation

The apartments on the first floor shall have thermal insulation.
This insulation shall consist of a monolithic layer comprised of a mixture of expanded vermiculite-perlite, polystyrene beads and aggregates with cement as a binder and shall have a thickness according to the proposed guidelines of the architect.
The aggregates improve the thermal insulation value, homogeneity and mechanical properties.
The promoter has the right to use a different insulation with the same thermal insulation value.

11) Acoustic insulation

a) Acoustic wall insulation

If the interior walls are built of masonry, there will be no double walls between the apartments and acoustic insulation of mineral wool will be provided. If the separation between the stairway and the lift core with the living areas is of masonry construction, the same shall be done.

b) Acoustic floor insulation

The hall, living room and bedrooms shall have floating screeds with acoustic insulation (expanded polyethylene) so as to minimize contact noise.
An insulating strip will also be installed around the walls and the screed, so that the coatings are totally independent.
The ground floor apartments shall be separated from the car parks with flameproof thermal insulation.

12) Smoke and ventilation ducts

Wherever necessary, the ventilation ducts and the chimneys of the heating system will consist of prefabricated elements or channels with air vents and/or of a mechanical ventilation system. Ventilation for toilets, bathrooms or storage rooms can optionally be constructed of PVC.

13) Sewer system

The sewer system shall be designed as follows:

- a) The sanitary and toilet drains inside the building shall be of PVC or equivalent, with the necessary primary ventilation. The drains outside the building shall be of PVC or glazed stoneware.
- b) Both sanitary sewage as well as rainwater will be conveyed into the sewer system via septic tanks and sumps (if so required by the local authorities).
- c) The connection to the sewer system shall be made as per the requirements of the City of Brussels.
- d) It shall be fully equipped with the necessary siphons, blow-offs, etc. for easy inspection.

14) Floor structure

A thickness of +/- has been provided for the finishing of the apartments according to the plan, whereby the floor structure on the floors shall have no sound insulation, but the screed will be thicker.

III. Finishing of the private portion

1) Electricity

The buyer will be provided with an electricity plan showing the possible configuration of electrical outlets and light points.

The buyer may change, increase, or decrease the outlets and light points.

More outlets or lights shall mean additional charges, and obviously a lesser number will result in a reduction in the price.

Changes of location may also lead to additional charges.

The electrical installation shall be carried out according to the requirements of the Belgian standards and the electricity supply company.

Each apartment shall have a separate meter (220V - 40A), which will be located in the basement.

The fuse box will be placed in the storage room.

The installation shall not include fixtures and lamps, except in the patio/garage/basement.

The electricity of the car parks and/or storage rooms of the owner will be connected to his meter.

The installation will be inspected by an accredited body.

Spotlights may only be placed in canopies or false ceilings.

For acoustic reasons, openings for spotlights may not be made in the flooring slabs or vaults.

a) Videophone:

The videophone in every apartment will be installed in the hallway or living room. The related intercom connection activates the door of the entrance hall with an electric lock.

b) Telephone, radio and T. V.:

There are two connections for telephone and cable TV in the apartment, one in the living room and one in the parents' bedroom.

The cable, TV and telephone connections are equipped for connection to Telenet or other suppliers as may be applicable according to the municipal council.

c) Entrance doorbell:

A bell button has been provided at the entrance door of the apartment, which is linked to the buzzer of

the monitor.

d) Electrical outlets and switches.

The outlets and switches are of the brand NIKO PR 20 . cream coloured, GARDY - white, or equivalent, depending on the choice of the installer.

e) Installation per apartment:

living room:

- 1 light point.
- 3 double sockets.
- 1 line for phone.
- 1 cable for cable TV.
- 3 conduits with pull wire for extensions.

dining area:

- 1 light point.
- 2 sockets

Hall:

- 1 light point.
- videophone.
- 1 single socket.

Kitchen:

- 1 light point.
- 1 light point on the kitchen cabinet.
- connector for extractor hood.
- connection for cooking range.
- connection for fridge.
- connection for dishwasher.
- 4 sockets.

Bathroom:

- 2 light points on the ceiling.
- 1 light point on the bathroom furniture.
- 2 double sockets.

Landing:

- 2 light point.
- 1 single socket.

Bedroom 1:

- 1 light point.
- 1 single socket.
- 2 double sockets.

Other bedrooms:

- 1 light point.
- 1 single socket.
- 2 double sockets.

Toilet:

- 1 light point.

Storage room+ central heating:

- 1 light point.
- 1 single socket.
- 1 socket for central heating.

- 1 socket for washing machine.
- 1 socket for dryer.

terrace:

- 1 light point.
- 2 sockets.

2) Heating

There is a totally separate gas-fired heating system. There is a closed type boiler and the hot water is produced directly by the boiler. This means that a condensation boiler is generally provided.

In case of an outside temperature of -10° C and a wind speed of 5 m/sec, it will be possible to achieve the air temperature provided for:

- Living room: 22° C
- Kitchen: 22° C
- Bedroom: 18° C
- Bathroom: 26° C
- Hall: 18° C

The location of the radiators is indicated on a plan. If the buyer intends to move or modify the radiators, a price set off will be made based on the related installation.

Standard sheet steel radiators in standard white colour have been provided for all apartments.

All radiators are equipped with thermostatic valves.

Decorative radiators or convectors can also be installed.

The latter is part of a set off proposal, to be approved before the buyer issues the order for the work.

The cable collector is located near the boiler, above the skirting, without casing.

The room or space provided for the central heating boiler shall have a sufficient number of air vents, whereby there is always free room for additional ventilation (top ventilation).

3) Sanitary facilities and kitchen:

a) Sanitary facilities

The water pipes are galvanised pipes or made of plastic.

The pipes are concealed in the floors or walls.

The following devices have been provided for each apartment for the drain pipelines:

- W.C.: Toilet bowl and hand rinse basin
- Bathroom: Bathtub or shower and washbasin
- Storage room: Washing machine and dryer, condensation boiler
- Kitchen: Sink/Dishwasher

The same devices have been provided for the hot and cold water pipes.

- W.C.: Cold water for W.C. and hand rinse basin
- Bathroom: Cold and hot water for bath or shower and washbasin
- Storage room: Cold water for central heating and washing machine
- Kitchen: Cold and hot water for kitchen sink

The work will be carried out according to municipal regulations, hygiene and other regulations as may be applicable. The works include the delivery and installation of all piping.

The collector is openly placed in the storage room or the central heating boiler room/space above the skirting, without casing.

If devices are moved, added or omitted, a set off shall be made according to the installation appearing in the plan and the facilities mentioned above.

b) Sanitary appliances

Budget: Individually for each apartment according to the suppliers' plans.

c) The kitchen

Budget: Market value: " 4500.00 excluding VAT . to be selected from our range.

4) Plastering

All the walls of the apartments will be plastered or finished with a white filler.

Ceilings of prefabricated slabs will be finished with a white filler.

It is possible that markings may appear in the ceiling after some time, due to the expansion of the building (outline of prefabricated slabs or other structural parts).

It is therefore recommended that the ceiling should be painted with an elastic paint that bridges cracks (not supplied).

The walls are plastered, not ready to paint.

5) Ventilation

a) a) Depending on the situation, the ventilation for the heating system is connected to the ducts or directly conveyed into the external air (through the wall or roof). Where necessary, a grill is fitted in the door of the central heating system room.

b) b) The bathroom and W.C. will be ventilated.

c) c) The outlet of the extractor hood, is connected to the ducts or is directly conveyed to the external air.

6) Window sills

The standard window sills will be of marble, and will have a thickness of 2 cm and will project 2 cm from the plaster work, unless otherwise specified on the plans for the placement of radiators. The marble generally provided is *monokkaq(mocha, brown)*. The promoter is free to choose another type of marble that is equivalent to *monokkaq*

7) Internal joinery

a) Internal doors (apartments and storage rooms)

The budget that has been provided for the doors. This price includes: the flat door, door frames, locks and locking systems and the installation of the same.

The doors are ready to paint (i.e. they are unpainted).

b) Entrance door of the apartment

The entrance door of the apartment is a fire-resistant door (Rf ½ h), ready to paint.

The door has standard safety hardware.

The door is painted on the common hall side.

c) Sectional door to the car park

The entrance to the car park is via a sectional door of painted steel.

From the car parkō as the external joinery

8) Commercial space

The carcass of the commercial space will be provided. For these purposes, carcass shall mean:

- No plastering.
- No finished floor (screed work) and no finishing (tiles/laminate, etc.).
- No false ceiling.
- No painting.
- No lighting fixtures.
- No electrical cables and no end electrical appliances (sockets, switches, etc.).
- No sanitary appliances and no pipes for sanitary facilities.
- No central heating system (i.e. no boiler/pipes/thermostat/radiators, etc.).
- No non-load bearing walls outside internal walls as shown in the approved construction plans.

- A sufficiently large duct has been provided, for ventilation to the roof.
- Facilities have been provided with end plugs for connection to the existing sewer system.

9) Landscaping for private apartments

Hedges and grass have been provided for the gardens.
Soil has been provided.

10) Floors

The following purchase budgets have been provided for the choice of the floor (the prices are exclusive of VAT):

- * * Living room, kitchen, hallway, bathroom, storage room
Floor: purchase budget: Market value: 25.00 "/M²
Skirting: purchase budget: Market value: 9.00 "/LM
Budgets are exclusive of installation, which will be provided by us.
- * * Bedrooms
Laminate: purchase budget: Market value: 25.00 "/M²
We will deliver and install unpainted wooden skirtings
(Market value: 6.20 "/LM).
- * Other
Floor: purchase budget: Market value: 25.00 "/M²
Skirting: purchase budget: Market value: 9.00 "/LM
Budgets are exclusive of installation, which will be provided by us.
The adhesion of ceramic tiles (30/30) on a flat screed has been provided as a basis for the installation.
Extra charges will be charged for the installation of natural stone, diagonal placement or other specific requirements (for example, smaller or larger sizes).

NOTE: If parquet or laminate is chosen, the drying time of the screed should be taken into account (+/- 1 week per cm for the first 5 cm, and +/- 2 weeks for every additional - cm). The buyer shall bear all the additional costs incurred to shorten this period.

11) Dust sills

Where the floor is not continuous, a dust strip or aluminium strip will be installed that must be selected at the time of selecting the floor.

12) Wall tiling

(prices shall be exclusive of VAT)

Bathrooms: near baths and sinks, wall tiles will be fitted at a height of 1.20 m from the ground, and if additional wall tiles are desired, this will be subject to extra charges.
Your purchase budget: Market value: 25.00 "/m².

The prices are exclusive of installation, which will be carried out by us.

The adhesion of ceramic tiles on a flat screed has been provided as a basis for the installation. Extra charges will be levied for the installation of natural stone, diagonal placement or other specific requirements (for example, smaller or larger sizes).

13) Painting

No painting and wallpapering has been provided for in the apartments.

14) Acceptance of work

The whole shall be handed over in a clean-swept state, after removal of all debris and waste.
The provisional acceptance of the apartment will be done by the architect, the supervisor, the contractor and the purchaser, before moving in.
The extra work or reduction in work shall also be set off during provisional acceptance.
The keys will be handed over to the buyer after account settlement and acceptance of work.
Final acceptance shall take place one year after provisional acceptance.

15) Notes

If the buyer decides to purchase the wall and floor tiles, skirting, flooring, parquet, doors, kitchen, bathroom or any other finishing material from dealers other than those proposed by the promoter, the promoter shall charge a coordination fee of 30% charge, calculated on top of the budget.
The promoter shall not carry out the installation.
All responsibility for items that are omitted from the specifications shall of course pass to the owner.
The work may only be carried out after provisional acceptance and after full payment for the apartment.
The buyer shall also request the promoter for written permission for the same.
The promoter shall be free not to entertain such request.

16) Safety

The buyer is not permitted to enter the site without permission AND if permission is granted, he shall be accompanied by the project manager or his representative.
The buyer shall make an appointment with the project manager in advance for this purpose.
If the buyer enters the site without permission, this shall be entirely at the buyer's own risk and he will bear all the responsibility.

17) Selection of materials

It is very important that all changes and choices of the materials described are made in time.
A written confirmation will be required in respect of any change or selection made.
The work will only be implemented after the written approval of the buyer.
A late response shall mean an extension of the implementation period.

Sequence of work:

- minor changes if any to the carcass
- inspection of windows
- choice of the kitchen
- electricity
- sanitary facilities (pipes and fittings)
- floor and tile work

Certain specific items may change this sequence.
On signing the sales contract, the buyer will receive the necessary documents, which will be discussed with relevant subcontractors in due course.

18) Opening meters for utilities

The private meters for gas, electricity, water and telephone shall only be procured in the name and at the cost of the buyer.
When commencing use of the apartment, utility connection costs of " 2,500 including VAT must be paid to the promoter toward the cost incurred by the promoter for the said connections.
This shall take place after request made by the purchaser to the relevant utility companies.
The Vendor shall provide the required assistance in this regard.

IV. Common areas

1) Fire-fighting facilities

The building as a whole meets the standards laid down by the fire department as well as the requirements specifically mentioned in the fire report (part of the building permit) for this project. The necessary prescribed fire doors, fire hose reels, powder extinguishers, emergency lighting, signage, fire alarms and switches, etc. will be installed.

2) Electricity

The common areas are fully equipped with fixtures, lamps and permanent emergency lighting. A timer switch has been provided in every staircase and entrance, in the common hallways and the car park passages.

3) Cleaning room

A common cleaning room has been provided in the basement, equipped with a utility sink and hot and cold water.

4) Entrance hall

The entrance halls will be finished as follows:
Floors : sufficiently large mat - luxurious tiling,
walls : plastering
ceiling : suspended ceiling with decent lighting
layout : stylish mailboxes

The entrance hall is performed according to the detailed plan of the architect.

5) Stairs

The stairs in the common stairwells are all prefabricated in situ cast stairs or floors, all made and installed according to the specifications of the structural engineer.

The finishing of these stairs will consist of smooth finished concrete in the visible portion, with an antiskid finish or tiling (imitation stone or ceramic tile).

The choice will be made by the architect in consultation with the promoter.

The walls of the staircases are of concrete blocks with clean joints in the visible portion.

The platforms shall have ceramic tiles or imitation stone.

The choice will be made by the architect in consultation with the promoter.

The corridors to the staircases will have the following finishing:

Floors : luxury tiling,
walls : plastering,
ceiling : suspended ceiling with lighting

The railings of the stairs shall be of powder-coated steel, painted steel, or aluminium.

6) Elevator

The building shall have an electric or hydraulic lift of a known brand with telephone and shall be in compliance with applicable law.

7) Painting

The common areas like hallways and common hallways will be painted (in consultation with the promoter and the architect).

(colour choice to be determined).

Walls, stairs and ceilings if any in decorative concrete, shall not be painted.

8) Garage door

The entrance door shall be a painted sectional door that will be operated by a transmitter and a key switch. There are two transmitters for each apartment.

9) Basement

The car park and basement will have a polished concrete floor.
As described above in the introduction, this concrete floor will be subject to the specific characteristics of the concrete.

These characteristics are not uncommon and cannot give rise to loss in value or comments if any in respect of the various deliverables.

They may appear during as well as after the execution of the work.

The contractor shall take the necessary measures to minimise the effects to the extent possible.

10) Infrastructure

The external layout shall be according to the plan approved at the time of the application for building permit.

The common garden on the ground floor will have plants and paving as per the approved plans of the architect.

11) Rainwater storage tank

The contractor shall provide a rainwater tank which will serve as a catchment tank.

The necessary facilities (tubes with a stopper) will be provided on the buffer, so that the residents can later recover the rainwater as may be desired.

The buffer tank shall have a heavy cast iron cover (60 x 60 cm) or a door as per the plans, and will drain off into a gravel fillet.

V. Payment

According to Breyne Act on Sales: Payment in instalments according to Basic Deed.

according to the notary public

The extra work shall be paid for before provisional acceptance.

VI. Notes

1. Modifications

The buyer who requires changes, shall issue a written order to the competent promoter, to carry out the change in the work or delivery on its own account, for a pre-agreed price or on a time and expense basis.

In case the buyer makes major changes (layout of the apartment, choice of materials significantly different from the one provided for, radical change in the finishing of the apartment), the execution time will no longer be guaranteed.

The purchaser shall confirm all changes in writing before the same are implemented. The promoter shall always be free to accept or refuse the changes as requested by the purchaser.

The promoter reserves the right to make detailed changes to the technical description, or to replace certain materials and facilities with similar ones.

The buyer shall not have the status of a client: he shall therefore have no right to intervene in the construction process of the building, or directly contact the construction supervisors and provide instructions or notify changes to them. All information should be provided via the promoter. Failing this, the buyer shall be responsible for damage if any caused as a result. The buyer shall be bound to notify any comments in respect of the provisional acceptance.

The buyer shall have no right to make changes in the common areas.

2. Planning

The plans that are handed over to the buyers, serve as a basis for preparing the sale contracts. They were made up in good faith by the architect and serve as a basis for the information appearing in the notarised deeds.

All the dimensions specified in the drawings or technical description is only indicative.

The buyer shall be asked before signing the sales agreements or notarised deeds, to check the implementation plans presented against the plans provided during the negotiations so that the buyer can form a clear picture concerning the property in which he is interested. The plans are available for inspection at the sales office.

Minor excesses or shortfalls shall be considered to be permissible deviations, subject to a maximum of 5% of the surface area.

In no case can the parties derive any rights on the basis of such deviations in order to claim compensation or to levy an extra charge.

The promoter reserves the right to make changes to the layout of the apartments wherever he deems it useful or necessary.

3. Work by third parties

It shall not be permissible for the buyer, without the prior written consent of the promoter, to commission third parties to carry out work on the apartment or even to carry out work himself before the work is accepted.

Declaration

The buyers declare that they have received the following:

1) 1) Specifications dated 05/08/2013

 	Les travaux seront réalisés par l'entreprise de construction Haex (plus de 50 ans d'expérience et nommé entrepreneur de l'année 2012 par la Confédération flamande de la construction). Immo Brussel confie donc aux meilleurs professionnels la réalisation de ce projet.	De gebouwen worden uitgevoerd door Bouwbedrijf Haex (reeds meer dan 50 jaar ervaring en door de Vlaamse confederatie Bouw uitgeroepen tot de aannemer van het jaar 2012). Voor dit project doet Immo Brussel dus beroep op de beste vakmensen...	The buildings are constructed by Bouwbedrijf Haex (with more than 50 years' experience and named entrepreneur of the year 2012 by the Vlaamse Confederatie Bouw (Flemish Building Confederation)). For this project Immo Brussel has called on the very best professionals...
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