

Delivery description for Vatnsstígur 20–22 and Lindargata 39



This document has been translated. If there are any errors, the Icelandic document applies.

This delivery description applies to the flats listed below at Vatnsstígur 20–22 and Lindargata 39

VATNSSTÍGUR 20–22		LINDARGATA 39	
Number	Labelling	Number	Labelling
15-1501	229-8004	14-1001	229-7959
15-1601	229-8005	14-1101	229-7960

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1. General information on the 101 Skuggi area

Skuggi is found amidst Skúlagata, Frakkastígur, Vatnsstígur and Lindargata. The first two phases of the neighbourhood have already been constructed. During phase three, which is now being established by Skuggi 3 ehf., two grand tower blocks will be built, on the one hand 41 flats at Vatnsstígur 20–22 and on the other 36 flats at Lindargata 39, 77 flats in total. The flats will be delivered fully prepared without floor coverings. The communal area and land plot will be completed according to this delivery description and in accordance to the designers' schematics.

This description is not meant to be fully comprehensive in relation to specific matters.

2. Preparation outdoors

The houses are delivered fully prepared on the outside. The structures are traditionally cast with concrete and the outer walls are insulated with rock wool on the outside. Subcontractor Ístak hf. manages the casting and preparation outdoors.

Boarding

The houses will be boarded with a metal, corrugated roofing and dark grey tiles. Wooden panel will be placed on the surface by the balconies where appropriate, according to the architects' schematics.

Roof

Slanted roofs will be covered with a metal panelling. Flat roofs will be insulated from above and clothed with gravel or concrete to add weight. Roofs and eaves will be fully prepared along with gutters and drains. A roof garden will be established on particular parts of the roof.

Those areas will be finalized with timber floors or stone slabs.

Balconies

The balconies are precast units and will be fully prepared with a cast surface. The handrails will be made of metal and glass. There will be an outdoor light and an electrical plug on the balconies.

Windows

The houses will contain aluminium/wood windows from the Danish producer Protec, purchased through BM Vallá.

Land plot

A communal plot will be prepared. It will contain asphalt and/or paved parking spaces for residents and guests. The plot will be prepared with vegetation, paved and/or cast pavements and lighting. Part of the walking paths and areas by the entrances will include snow melting systems.

The seller is not ordered to deliver the communal area or land plot fully prepared by the time the flats are delivered. The appearance of the towers at Vatnsstígur 20–22 and Lindargata 39 will be similar to the current appearance of Vatnsstígur 16–18 and Lindargata 37.

3. Preparation indoors

The buyer will receive the flat once it has reached level 4 of construction according to ÍST 51:2001, not including item 4.4.10.

Deviations from level 4 are as follows:

The lift control systems of lifts in the communal area shall be finalized in such a way that they are ready to be used.

All plumbing systems, for drinking water, drainage and ventilation, shall be in place.

A floor heating system is expected.

The houses' ventilation system contains a mechanical output and intake of heated air.

An electricity board will have been installed and the cabling been connected. Buyer will finalize the soundproofing of the flooring according to a registered demand to that effect.

Storage space

Every flat is accompanied by a single storage space. The storage will be in the basement/ground floor in connection to the stairwell and the parking garage. Floors and walls will be painted, the walls light and not insulated. The storage will include a heating system and a traditional lighting. The size of the storage space will be included in the purchase agreement. Doors will either be painted in white or covered with a particle board.

4. Interior furnishings and fabric choices

The communal area will be heated and fully finalized.

Lobby

The lobby will be covered with tiles and fully prepared with lighting. The walls will be sanded and painted in a light colour. Ceilings in the lobby or the false ceiling system will be puttied and painted. Postboxes for every flat will be stationed in the lobby along with a lobby board. A colour video door phone which is connected to every flat will be installed and ready for use. Radiators polished in white will be in the lobbies. Lighting in the communal area will be installed with a timer and/or motion detector. Front doors will be made from aluminium and glass. Doors to lifts/staircases will have an access system.

Lifts

Lifts will be in every staircase and fully finalized by delivery. The lift panel will be made of brushed steel. Lifts at Vatnsstígur 22 will have glass panelling towards Skúlagata.

Staircases

Stairs in the staircases will be precast and their floors will be furnished with carpet, tiles or other quality flooring. Walls and ceilings will be a false ceiling system made of plasterboard or puttied and painted in a light colour. The staircases will have poly coated steel railings and white polished radiators. A timer and/or motion detector will control the lights in the staircases.

Parking garage

Every flat will be accompanied by a parking space in a parking garage. The parking garage will be below ground, connected to staircases and lifts. Parking spaces will be assigned to owners of each flat. Walls and ceilings will be painted in a light colour. The floor will be cast and polished without further treatment. Cracks can appear on the surface which will not be treated in any specific manner. The parking garages will not be heated but will be kept frost free. Additional parking spaces for residents and guests will be above ground.

The parking garages are fire protected with a water pressure system, firehoses, and smoke removal system.

Garage door will have a remote controlled lock or other comparable equipment.

Storage space for bicycles and baby carriages

Walls, ceilings and floors of these storages will be painted. These storages will be delivered with a traditional lighting. A heating system will be in place.

Rubbish and dustbins

In the communal area, every floor contains a trash shoot. Walls, ceilings and floors of the waste storage will be painted. The storage will be delivered with a traditional lighting.

5. Architects and contractors

The Danish architect firm, Schmidt, Hammer & Lassen, and the architects of Hornsteinar designed and drew the 101 Skuggi area up.

The engineering design was done by Efla engineering firm and VSB engineering firm.

The contractor/seller is Skuggi 3 ehf.

6. Clarifications

Seller reserves all rights to make changes in the furnishings, appearance and the technical aspects while the tower blocks are being constructed.

Special attention is brought to the demand of proper completion of the laying of flooring. This demand, which is registered, is meant to ensure that noise disturbance will not become a problem once flooring is laid down or when it comes to the upkeep of flooring at a later date.

Buyer may have to clean the sieve of the mixers a few times and monitor the drainage in the laundry room, bathroom and out on the balconies. There is a great humidity in new, stone cast buildings which will disappear in one or two years. It is necessary that the flats are ventilated and that the dew inside of the glass is likewise monitored. To prevent water from accumulating at the bottom of the glass it is important to keep the windows slightly open to guarantee ventilation, especially when it gets cold outside. If this is not done, there is the danger that the water will cause damages on windows, flooring and paint. It is noted that a fine tuning of the mechanical air conditioning system, and the heating and water system, may be in order after the delivery of the flat.

The seller is not responsible for the natural and organic formation of cracks in the brick, concrete or wood. It can be expected that the buyer will need to repaint the flats after some time once the building, that is its building materials, have reached a stable condition.

The buyer is obligated to finish the full preparations for the flat within 12 months from its delivery as construction, the traffic of craftsmen and the handling of construction materials in the house after other residents have moved into the building are not allowed beyond the timeframe stipulated above.

Buyer shall finalize the fire proofing by the lifts and communal property so that the final assessment of the building in its entirety can be completed. The seller shall report with a 30 day notice when the fire proofing will be concluded on the behalf of the buyer and the buyer will have a duty to perform the finalizing of the fire proofing within the time limit in a conclusive manner so that the final assessment can take place.