

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	Number	Labelling	Number	Labelling
229-7965	101	229-7985	502	229-7930	101	229-7947	503
229-7966	102	229-7986	601	229-7931	102	229-7948	504
229-7967	103	229-7987	602	229-7932	103	229-7949	601
229-7968	104	229-7988	701	229-7933	201	229-7950	602
229-7969	105	229-7989	702	229-7934	202	229-7951	603
229-7970	201	229-7990	801	229-7935	203	229-7952	604
229-7971	202	229-7991	802	229-7936	204	229-7953	701
229-7972	203	229-7992	901	229-7937	301	229-7954	702
229-7973	204	229-7993	902	229-7938	302	235-2838	703
229-7974	205	229-7994	1001	229-7939	303	235-2839	704
229-7975	206	229-7995	1002	229-7940	304	229-7955	801
229-7976	301	229-7996	1101	229-7941	401	229-7956	802
229-7977	302	229-7997	1102	229-7942	402	235-2840	803
229-7978	303	229-7998	1201	229-7943	403	235-2841	804
229-7979	304	229-7999	1202	229-7944	404	229-7957	901
229-7980	305	229-8000	1301	229-7945	501	229-7958	902
229-7981	306	229-8001	1302	229-7946	502	235-2842	903
229-7982	401	229-8002	1401				
229-7983	402	229-8003	1402				
229-7984	501						

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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. On the balconies of the flats will be an outdoor light and an electrical plug.

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

Flats will be delivered with a portable fire extinguisher, smoke detector and first aid kit.

Floors

Floor panels are insulated for further soundproofing. Floors in bathroom and laundry room will be tiled. Other surfaces are without flooring. Floors will have heating for warmth.

Walls

The concrete walls will be putted and painted. The light interior walls are made from double plaster with insulation in between, which are delivered putted and painted. The layout of the interior walls are in accordance with the schematics of the flat which have been approved by the construction committee. Walls will be painted in a light colour. The bathroom walls are delivered tiled.

Ceilings

Full ceiling height will be approximately 2.7 metres, except where there are false ceiling systems. Cast ceilings will be sanded, putted and painted in a light colour. The false ceilings systems will likewise be sanded, putted and painted in a light colour. The ceilings of the bathroom and the laundry room will either be made of a concrete board or a false ceiling plasterboard, finalized and painted.

Doors

The entrance doors of the flats will be covered with an appropriate panel in accordance to regulations regarding fire protection. Doors will contain key locks. Door knobs will be made of brushed steel. The interior doors will have traditional door frames and frameworks and door knobs of brushed steel.

Kitchen

Kitchens are delivered fully prepared with a cooking hob, and a fan in the furnishings or a cooker extraction hood over the cooking area, an oven, a steel sink underneath a table top and mixers. The furnishings are custom made in Iceland. The kitchen lighting will be in the ceiling and underneath the top cupboards. The kitchen appliances are quality equipment.

Bathroom

Bathroom floors are tiled. Walls are tiled to the ceiling. The tiles are in a light colour. The furnishings are custom made in Iceland. White porcelain appliances are in the bathrooms and the WC is hung on the wall with a built in radiator. The sink is under a tabletop. A bathtub is built in. Where there is not a stand alone shower the shower will be in the bathtub. The mixers are one-handed and thermostatically controlled. The lighting in the bathrooms will be on the ceiling.

Living room

Installations will be in place where schematics allow for a fireplace. Flats are not delivered with a fireplace.

Bedroom

Wardrobes will be in bedrooms, in accordance to schematics. The wardrobes are custom made in Iceland.

Entrance

A closet is in the entrance. The closet is custom made in Iceland.

Laundry room

Furnishings in the laundry room are white, plastic and custom made in Iceland. The tabletop is plastic laminated with a steel sink and mixers. There are plugs for a washer and a dryer. A dryer with a dehumidifier is expected. Floors will be tiled. Lighting will be in the ceiling in the laundry room.

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. Furnishing and choice of materials

The buyer can choose from various textures and colours of interior fittings and quartz table tops if the sale is finalized during construction.

The seller reserves the right to decide on a final deadline for the buyer to hand in wishes for the texture and colour of furnishings and the colour of table tops. The seller shall inform the buyer of the deadline with at least 30 working days' notice. If the seller has not received the buyer's wishes of the texture and colour of the furnishings and the doors before the deadline is over, the seller determines that the buyer wishes for the flat to be furnished with a white oak wood veneer.

Buyer can before the deadline given above choose* from the wood texture below** or mix them together. The wood veneer for the cupboards shall be on both sides and glued at the edges:

- 1. White oak wood veneer*
- 2. Walnut wood veneer*
- 3. Polished with a half matte varnish*
- 4. White coloured ash or oak with a half matte varnish*
- 5. Brown coloured ash or oak*
- 6. Grey coloured ash or oak*

**Choose of furnishings does not apply to the furnishings of the laundry room.*

***An additional fee is charged for a coloured texture.*

The fabric of the table tops in the bathroom and in the kitchen are 20 mm polarized quartz tops in a light or dark grey colour.

5. Electrical system

Switches and plugs (for electricity, computer/telephone and antennas) will be installed in accordance to the wiring schematics, with the exception that a link will be drawn to the electrical installation without a terminal equipment as needs and demands differ between buyers. Excluded are sockets in the living room, 1 TV socket and 1 telephone socket along with 1 telephone socket in the main bedroom. Lighting in the flats will be in the entrance/hallway, in the kitchen, laundry room and bathrooms. Buyers will supply other lighting. A colour video door phone will accompany each flat.

Control system (*Instabus*)

The buyer can, with an additional fee and a special contract there of, have an EIB control system installed to manage the lights and the heating system in the flat. The EIB control system is built on control units which are possible to program in many ways, such as to control light scenes, the light levels and the heating. It is possible to alter the controls by making programming changes. Installations are in place.

Security system

The fire alarm (smoke detectors) will be in place although how many there are in each flat is determined by its size.

The fire alarm system will be connected to a shared fire station which is connected to a recognized guard centre.

6. Heating and ventilation system

Flats will be heated with a floor heating system but the communal area and storages with a heating system from above.

The plumbing system for drinking water will be set up and connected to the mixers and the cleaning equipment. The drinking water system will contain an inter heater. By heating up cold water with geothermal water, silicone and other minerals can be kept at minimum.

The flats will be air conditioned with a mechanical output and intake of heated air. The system design has been greatly improved from the one that is found in the other tower blocks at Vatnsstígur and Lindargata.

7. Communal area

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.

8. 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.

9. 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.

All changes on the flat itself and its specific parts at the request of the buyer will have an effect on the delivery and can delay it.