



Frequently asked questions and answers

GENERALLY

How many apartments are included in the Green Hub?

A total of 61 apartments are included.

Brf Green Hub becomes a tenant-owner association.

When is it moving in?

Preliminary occupancy will take place in the autumn of 2024. The final access date will be announced at least four months in advance.

What is included in the monthly fee and what is added from the association?

The fee includes heating of the home, cold water and condominium supplements.

The association has a common triple-play with basic offer TV, internet 100/100 and IP telephony for about SEK 230 a month which is invoiced monthly.

Consumption of hot water is measured individually. Preliminary annual fee for hot water is charged monthly, initially with SEK 32 / sq.m. And year.

Consumption of electricity is measured individually. Preliminary annual fee for household electricity has been calculated on the basis of an average consumption of 35 kWh per sq.m. and a total electricity cost of SEK 1.70 / kWh.

Retroactive regulation will take place after individual measurement of actual consumption for both hot water and electricity.

COMMON FUNCTIONS

What common areas are there in the association?

The association has a beautiful common courtyard with common green space and a large greenhouse. Above the main entrance there is a large shared balcony and on the roof there is an orangery with opportunities for both planting and socializing as well as two roof terraces. On the entrance level there are two laundry lounges where you can take care of your clothes in a pleasant environment. At the main entrance there is also a carpentry workshop and a large room with kitchenette and bathroom that can be used as a party room, meeting room or overnight room.

Garbage disposal?

In Brunnsög, efficient and joint waste management is planned in the form of a waste suction system, in connection with the district's other infrastructure. The waste collection must be adapted for fast, hygienic and easy handling of the waste with a high degree of automation. These are located on the outskirts of BRF Green Hub's yard.

Is there car parking and rental cars?

The association has bought 28 parking spaces in the nearby parking garage Aurora which is located on Telefonistgatan. A number of the larger apartments have priority for the parking spaces. Remaining seats are allocated in turn based on the date you sign your booking alt. advance agreement. In connection with the signing of the agreement, you state to the broker whether you are interested in a parking space or not. Preliminary cost is SEK 850 incl. VAT per month. The cost may change in accordance with the parking company's decision. Sundprojekt and the broker handle the queue list and the leases are then signed with the parking company before access.

The association also has a carpool car. For the first five years, Sundprojekt is responsible for the association's membership fee.

What can you tell us about TV, broadband and telephony?

Collective agreements will be signed regarding media and include broadband, 100/100 Mbit / s, broadband telephony, Basic supply TV. Cost for this is about SEK 230 / apartment and month, charged on your monthly notice.

Do I have access to storage?

Each apartment has access to an apartment storage located in the association's basement.

Where do I park my bike?

Bicycle parking is available in the yard and at most entrances. In the basement there is also a large bicycle garage with space for 72 bicycles. There are also box bikes that are part of the association's bicycle pool.

Where do I service my bike?

In the bicycle garage there is a bicycle service station where you can perform the most common tasks such as pumping and changing the tires on your bicycle.

THE HOUSE & THE APARTMENTS

What kind of kitchen is it?

Kitchen supplier is Vedum. The price includes the standard layout where it also includes some free options such as splash guard in kitchen. During the optional process, you then have the opportunity to further influence your home.

What is the ceiling height?

Ground floor apartments have about 2.8 -3.5 m in ceiling height. See the respective housing factsheet.

In the multi-storey apartments where there are openings between the storeys, the ceiling height is about 5 m.

Other apartments have about 2.5 m in ceiling height.

Suspended ceilings with lower ceiling height can occur in bathrooms, halls and walk-in closets, etc. This is stated on the respective floor plan.

Will there be radiators / elements or underfloor heating?

The apartments are mainly heated by water-borne radiators that sit under / in front of windows.

In the toilet / shower and toilet / shower / laundry, comfort underfloor heating is available as an option.

What can I do on my patio?

The patio may be used by the apartment owner but is owned by the association. In the event of any desired changes to the patio, the association must be consulted.

Are the bathrooms tiled?

Yes, all bathrooms and toilets / showers are fully tiled. Guest WC has tiled floors, painted walls and tiles above the washbasin.

What kind of window is it?

There will be both openable and fixed windows. Window type; triple glazed windows.

Is there an elevator?

Yes, there is a lift in all the stairwells.

How is the house heated?

With district heating.

What kind of ventilation is it?

FTX system with heat recovery.

OPTIONAL PRODUCTS

Is there any interior options?

We offer opportunities to influence your home via options, these are presented in Green Hub's options portal with an individual price list per home approximately 12 months before access. Until then, you can see a selection of the prices and options in the project's Demo apartment on the website. No interior choices can be made outside the digital interior design brochure. The options are paid via invoice no later than one month before access.

I want to redraw my apartment, is it possible? Or move a wall?

The floor plans are elaborated from the beginning, unless it is stated in the apartment drawing, no changes can be made.

Is there a possibility for a bathtub?

It is only in apartment B-1404 that you can choose a bathtub as an option.

Can I choose spotlight?

Yes, it is available as an option in the bathrooms, see the option list. The kitchen includes spotlights under the wall cabinets.

Can I have comfort underfloor heating in the bathroom?

Yes, this is not possible to select during the optional process.

Can we move or order electrical and multimedia sockets?

No, this is not possible to choose from.

Built-in balcony?

This is not an option that we offer, but something you have to pay for yourself and apply for a building permit for within the association after moving in if you wish.

Can I get help from a craftsman?

Yes, Sundprojekt will contract a carpenter and offer one hour of free craft help. The the craftsman will help with everything from setting up the TV, shelves or screwing in picture hooks. Of course, you can order more time directly from the craftsman if you wish.

OTHER

What does the payment plan look like?

When you have chosen a home, a booking agreement is signed. In connection with the booking agreement, a booking fee of SEK 25,000 will be paid. Should you later decide not to proceed with your purchase, you will receive a refund of the booking fee minus an administration fee of SEK 10,000. When the association's cost calculation has been reviewed and approved, a binding contract is signed. In connection with the contract, a sum of SEK 100,000 - 200,000 will be paid depending on the size of the purchase price. The contract is a binding agreement.

Prepayment Price	Amount*
<3 mskr	100 000 skr
>3 mskr+	150 000 skr
>4 mskr+	200 000 skr

* NOTE. The booking fee is deducted from the prepayment.

Can I buy more than one apartment, for example for one of my children?

The person who is to live in the apartment must be the buyer on the contract. If you want to buy an apartment for your child, contact the responsible broker for more information.

What is required to buy a home?

When signing an advance agreement, a loan promise / basis for financing is required.

Can a legal entity buy an apartment?

Yes, to some extent. If you are interested, contact the broker for more information.

Does the association own the land the house stands on?

Yes.

What happens to any unsold homes?

If there are unsold apartments in the association after all buyers have moved in, Sundprojekt will buy them. In this way, the association is not affected by reduced income due to unsold apartments and lost fees.

What is the guarantee?

We have a five-year guarantee for all construction work; however, a 2-year guarantee applies to appliances (for example, fridge and freezer). Two years after the approved final inspection, the association may, at its own expense, call for a two-year inspection carried out by an independent inspector who is appointed together with the association.

Care of the yard and common areas?

Technical manager will be procured.

Financial management?

Financial manager will be procured.

Environmental certification

No, the house will not be certified.