

ENGINEERING BRIEF

BUDAPEST 13TH DISTRICT, KASSÁK TERRACE



KASSÁK
TERRACE

*Outstandingly energy efficient certification

GENERAL DESCRIPTION

Subject:

246-unit apartment building (the final. i.e., 3rd phase of Kassák residential parks)

Location:

H-1134 Budapest 13th district, H-1134 Budapest, Apály utca 7.
- H-1134 Budapest, Klapka utca 10. - H-1134 Budapest, Kassák Lajos utca 58-60.

Topographical lot number:

Budapest, clear 27835/15

Investor:

LIVING IV. Property Development Investment Fund

Designer:

Aspectus Architect Zrt., H-1095 Budapest, Máriássy utca 7.

DETAILS OF PLANNED BUILDING CONSTRUCTION:

Construction zone: Ln-2/ZSz-4

Construction method: Free-standing

Number of floors: Basement + ground floor + 8 upper floors

The buildings on the site are designed to be free-standing, each with a 5 m forecourt. The buildings are accessible from two passageway cores each; pedestrian access is ensured from three sides, Klapka utca, Kassák Lajos utca and Apály utca.

Residents will be able to access the basement level and the ground floor open-concept parking garages with car from Apály utca and Klapka utca.

The flats' storage units will be located in the basement level, next to the open-concept parking garage, along with shared storerooms, and electrical and service facilities (e.g., water mains connection and rainwater reservoir), while the ground floor will accommodate an open-concept parking lot, stores, warehouses, service facilities (e.g., electrical mains connection, fire alarm hub) and 'common' functions (waste bin storeroom, bicycle storeroom, lobby, etc.). Floors 1 to 8 accommodate only flats, while the heat pumps were placed on the cover panel in staircase K.

Designs for the buildings of the 3rd phase include 246 flats, with every type from 1-room to 6-room units, with multiple sizes and layouts.

Grass-covered roof gardens will be built on the fifth and sixth floors as part of various flats.

Building services:

A CCTV surveillance system will be installed near the entrance gates and the garage entrance.

TECHNICAL SCOPE FOR THE BUILDING

STRUCTURAL COMPONENTS

The building has a monolithic reinforced concrete pillar frame with monolithic reinforced concrete floors and reinforcing walls. A reinforcing stairwell core will provide horizontal bracing. The walls of the stairwells and lift shafts will be 25 cm monolithic reinforced concrete, while the floor plates, the basement walls and the pillars will be 25 and 35, 25-30 and 40 cm thick reinforced concrete structures, respectively.

EXTERIOR SPANDRELS, PARTITION WALLS

Spandrels to fill the framing will be made of 30 cm thick ceramic-frame walling elements. The walls separating the flats will be 25 cm thick, with soundproof manually laid lime sand masonry blocks.

Partition walls inside the flats will be built using 10 cm thick ceramic-frame partition wall slabs.

FAÇADE CLADDING

Stone effect panel cladding will be cemented to the rear structure on the ground floor and part of the 1st floor street façade, while higher floors will be partly covered using cemented brick-clad effect ceramic panel cladding and partly have coloured surface plaster.

FAÇADE DOORS AND WINDOWS

The ground floor will have aluminium doors and windows, and those on floors 1–8 will be made of plastic profiles and insulating triple-layer glazing with simple, clean lines and an elegant appearance.

ENGINEERING

Gas supply

The building will not be connected to the natural gas supply, so no gas consuming appliances may be installed in the flats (electric ovens and cooktops can be installed in the kitchens).

Water supply, sewers

Water supply for the building can be provided from the utility mains in Klapka utca using new connecting lines. The new mains water meter will be installed in the basement premises built for this purpose.

Pipes will be installed in the floors and wall chases inside the flats.

Heating and cooling

There will be surface heating-cooling in all flats in the building, supplemented by tube-on-tube towel rails in the bathrooms. In retail units ceiling heating-cooling connection outlets will be provided.

Ventilation

Artificial exhaust ventilation is planned for indoor sanitary premises (toilets, bathrooms) with individual single-channel system connectivity enabled exhaust fans and integrated non-return

flaps for each room. These appliances will be light-switch operated, and will include a time-delay cut-out.

Fresh air supply will be provided through the internal doors and trickle vents built into the windows.

Ventilation for the basement and ground floor parking garage will be provided by exhaust fans.

Exhaust providing top and bottom aeration has been designed for the closed parking garage. Fresh air can enter these areas through the access ramp (grated garage gate) and the smoke removal/air replenishing vents.

All utility consumption in the flats (hot and cold water, heating/cooling, electricity) will be measured using individual meters.

LIFT

The buildings will have two lifts for each stairwell, making a total of eight lifts to be installed, four of which (13 passenger capacity) will also be suitable for transporting furniture, and four (8 passenger capacity) will be passenger-only lifts.

GARAGE HALL

NON LOAD-BEARING STRUCTURAL COMPONENTS

- **Floor:** reinforced concrete, without sloping, synthetic resin cover, with dilation and floor drains
- **Wall:** simple reinforced concrete

Doors and windows

- **Garage gate:** garage gates with ventilation grills, with Proxy opening and control centre, automatic closing with a light barrier preventing from early closing
- **Garage gate height:** the garage gate free opening height is 210 cm to the ground floor and 190 cm to the basement level, so it is not possible to drive higher vehicles into the garage hall
- **Staircase doors:** non-combustible metal doors with non-lockable Proxy opening from the parking garage

Engineering, lighting

- **Ventilation:** central extracting ventilator. Extracted air is discharged above the cover panel.
- **Security system:** A CO system that detects and warns of increased exhaust gas concentrations, with a display unit at the entrance of every staircase. An automatic fire alarm system is installed in the parking garage in the basement and on the ground floor.
- **Lighting:** ceiling lighting fixtures with motion sensor switches, complete with an emergency lighting
- **Heating:** the garage hall is not temperature controlled
- **Service ducts:** Service ducts (water, sewage, ventilation) will be placed under the garage hall floor, without impeding the usability of the parking lots, guaranteeing parking up to a height of 180 cm.

Usability

- **Vehicle types:** the garage hall is designed and constructed for the use of motorcycles and cars. Parking lots are NOT suitable for any type of car classified as a passenger car by law. For cars longer than 485 centimetres and taller than 180 centimetres, parking may be impossible. Parking lots marked as such on the plan are of reduced sizes, smaller than average in either their width or length.
- **Natural gas vehicles:** for fire protection and safety reasons, the garage may not be used for natural gas vehicles.

Electric car charging stations

- **Technical content:** the station contains the power line from the community distributor to the parking lot, terminated in a contact protection relay in a lockable distribution board belonging to the parking lot, a surge protection, a submeter, a circuit breaker and an inhibit switch.
- **Performance:** maximal power available for charging: 3.7 kW or 11 kW
- **Meter:** the charging station is measured on the electric meter belonging to the parking lot, the consumption of which is invoiced by the condominium.

Storage unit

- **Floor:** reinforced concrete, without sloping, panel cladding
- **Partition wall:** 10 cm thick ceramic brick masonry
- **Door:** non-combustible metal door
- **Ceiling:** thermal insulation of a thickness corresponding to the building energy requirements on the lower plane of the floor
- **Lighting:** ceiling lighting fixtures controlled by switches
- **Service ducts:** Service ducts (water, sewage, ventilation) may be placed under the storage unit floors and along the side walls, which can limit both the size of the ceiling height and the usability of the side walls.

ENGINEERING SCOPE FOR THE FLATS

The Seller informs Buyers that dimensions per the architectural floor plan denote distances between the mortarless masonry walling of the internal side of the divider walls between flats. Room sizes are calculated from the wall planes.

Flat front door:

- The flats' front doors are fire regulation compliant multi-point locking security doors certified by the Association of Hungarian Insurance Companies.

Doors and windows – Windows, internal doors and balcony doors

- Internal doors: standard compliant decor film covered full-frame doors in optional colours and dimensions per the architectural blueprints, set in post-mounted casings, and with brass or chrome coloured hardware and door handles.
- Windows, balcony doors: Heat bridge free, shock-resistant PVC profile with triple-layer heat-insulated glazing. Windows and balcony doors come complete with roller blind boxes suitable for accommodating roller blinds (not included), and come prepared for power operation for electric blinds (mantle and motorisation available as an optional extra for a surcharge). Only electrically operated roller blinds can be installed in the flats.

Floors

- Bathrooms and toilets: Tile flooring per the architectural blueprints, colour to be chosen from a range of options.
- Bedrooms, kitchen, living room: Wood-textured SPC flooring (wear resistance: 32) with white or colour-coordinated skirting. The colour can be chosen from a range of options (laying method: fittings directed towards the light).
- Anterooms: Wood-textured SPC flooring with colour-coordinated or white skirting.
- Balcony and patio floor: non-slip anti-freeze tiles (no choice available).

Wall facing

Glazed wall tiles in the following rooms:

- In toilets, bathrooms, and showers, covering runs up to a height of 2.10 m.

Finishing

Walls to be plastered and covered with white dispersion paint, except where cladding is applied (paintwork in different colours is not available even for an extra charge).

Assembled walls, suspended ceiling

Service ducts and equipment, power lines, concealed toilet tanks will be covered as necessary by constructing assembled walls (suspended ceiling, faux beams).

Sanitary premises, fixtures

Bathroom and separate toilets: Kolo brand or similar quality other type (chosen by the Buyer) white ceramic washbasins (without syphon cover) and toilet bowls (plus hand basins in separate toilets) will be integrated, along with stucco or acrylic shower pans or tubs with chrome-plated single-arm mixer taps and spigots (shower cabins are not included in engineering content). Bathtubs and shower pans to be installed will have the

dimensions appearing on the blueprints, with tiled fronting and chrome-plated drains and overflows. Hand basin: will only be installed in separate toilets.

Grohe or similar quality chrome-plated single-arm basin and bath taps (as chosen by the Seller) will be installed in the bathrooms and toilets. A wall-mount hand-held shower will be part of the bath faucet.

Toilets will be made of white ceramic, and will be deep-flush wall mount type with concealed tanks equipped with two buttons for long and short flushes.

Washing machine connections: grey-water drainage and cold water supply built into the wall at the spot that is marked on the floor plan in the bathroom or in areas specifically marked otherwise on the plan.

Kitchen

- Kitchen furniture and equipment are not included in the engineering scope.
- Dishwasher connection: Water supply possible off the combined kitchen sink valve, and grey-water drainage through the sink's combined syphon, in the spot marked on the blueprints.
- No natural gas outlets will be installed in the flats.

Heating and cooling

- Surface heating-cooling including heat quantity metering per flat will be installed allowing remote access and programming over the internet, as well as manual temperature adjustment, and concealed service lines.
- Heating water and utility hot water will be provided by the heat pump installed on the cover panel. Heating and utility hot water consumption will be tracked in the flats by individual meters.

Electrical grid

- Meters: Utility ('ELMŮ') approved metering devices will be located in groups on each floor, inside the electrical meter room.
- Performance, installation in each flat: Purchase price will include 1x 32 A electric power rating in the studio flats and the single-bedroom flats, 3x 16 A in the larger ones, and 3x 20 A in the 5-bedroom flats.
- Any subsequent enlargement or grid improvement will be at the request and at the cost of the Buyer.
- Electric switches and sockets: Schneider Sedna Design (or technically identical) type white fixtures in the quantity corresponding to the electrical blueprints (choice of additional colours available for an extra charge).
- Power outlets with extra fixtures: Based on the Seller's offer. Electrical fixtures will be positioned per the electrical blueprint, with the option of modification available during

engineering consultation. Lighting fixtures are not included in the flats' accessories, and thus the purchase price.

Low-current systems

- Cable TV network (without cable TV registration or subscription) with one connector per room.
- IT connectivity: one UTP socket each in the living room and bedrooms.
- Entry phone system: Digital entry phone system complete with door-opening functionality and outdoor units at the staircase entrance.

SMART HOME SYSTEM

Customers with registration agreements – for the period before 1 September 2022

For owners of LIVING flats who signed their registration agreement for our Kassák Terrace project before 1 September 2022, we offer custom smart home equipment for heat pump surface heating and cooling systems.

Package offer

Smart centre

Integrated heating and cooling systems control

1 smart socket

Based on the owner's custom requests, the smart home system can be expanded at an additional cost beyond the basic package. Optional choices include heating-cooling control, other adjustments of the lighting system, roller blind or curtain control, or further open sensors. Smart socket installation can also be expanded. Buyer may request the smart home basic package expansion exclusively by the third persons appointed by the Seller. The third person appointed by the Seller can tailor the smart home system to the individual requests of the owner. Fixed-line internet connectivity will be required for the smart home system to function, and providing for it will be the owners' responsibility.

Customers with registration agreements – for the period after 1 September 2022

Smart home system will be installed in the flats. The smart home system provides higher standard and efficient operation for the flats. The Seller has the opportunity to select from the three different smart home systems (basic package) listed below, none of which resulting in raising the purchase price of the flats.

1. Home safety package (includes 1 water leak sensor, 1 smoke detector and 1 open/close sensor)

Water leak sensor

- The water leak sensor detects the presence of water in places where there should be none, and sends a message and alarm to the user's phone. The number of water leak sensors may be increased as desired.

Smoke detector

- A smoke detector is useful for both investors and end-users. It can help indicate kitchen accidents, but also signal any possible smoking in the flat. The number of smoke detectors may be increased as desired.

Open/close sensors

- We recommend installing open/close sensors on the front door, and potentially on the terrace door. They warn of a door being opened by uninvited individuals and also indicate if a door or window was inadvertently left open when leaving home. The number of open/close sensors may be increased as desired.

2. Smart comfort (the package includes on/off switches for 2 lighting circuits of choice)

- The package may be expanded as desired and it may also be reconfigured to adjust lighting levels. Mood lighting in the living room, the dining room, the bedroom, welcome-home lights in the entryway and night lights in the hallway are also available. Additionally available motion sensors and presence sensors help conserve energy.

3. The world of voice-controlled homes (the package includes the hook-up of 1 lighting circuit and 1 Alexa Echo Dot or Google Nest Mini speaker)

- The package may be expanded as desired, or may be expanded into a version built into Sonos/JBL, allowing users to request their home assistant to provide musical accompaniment for dinner.

Based on the owner's custom requests, the smart home system can be expanded at an additional cost beyond the basic package. Optional choices include heating-cooling control, other adjustments of the lighting system, roller blind or curtain control, or further open sensors. Smart socket installation can also be expanded. Buyer may request the smart home basic package expansion exclusively by the third persons appointed by the Seller. The third person appointed by the Seller can tailor the smart home system to the individual requests of the owner. Fixed-line internet connectivity will be required for the smart home system to function, and providing for it will be the owners' responsibility.

MODIFICATION OPTIONS

For a price and at the Seller's discretion, Buyers will have the option to modify the configuration of the flat (with the exception of jointly owned areas or other property sections), which

- May not affect the building's exterior appearance and structural system.
- May not result in degraded quality concerning the technical parameters and appearance of either jointly or independently owned property sections.
- May not be disadvantageous for either the prospective co-owner or any third parties.

- May not have any bearing on the project implementation schedule nor any contracts, agreements and rights related to it.
- Any modification may only be implemented subject to the Seller's consent, within the time limit the Seller specifies, and after the payment of any incremental costs.

Modification options:

- Choose from the provided model collection, including basic trim products and the collection available for an extra charge.
- Optional items (shutters, kitchen furniture and built-in furniture, etc.).
- Modification of interior design.
- Expansion of smart home functionality (lighting, roller blind control, etc.).
- Power and low current outlet locations.
- Water mains and drainage outlet locations (washbasin, sink, washing machine, bathtub, exchanging tub for shower or the other way around).

The fee for drafting the required trade design drawings (architecture, engineering, power) is HUF 25,000 + 5% VAT per trade. The deadlines for these choices will be specified for each floor during the respective implementation stages, and the Seller will notify the Buyer about the deadlines providing a suitable lead time.

1. Modification of interior design

Subject to the Seller's decision and consent, the Buyer has the option to modify – if technically feasible – the floor plan layout that was presented, for a price, and until the date the Seller will specify. The Seller will implement any such modification by specific request and once the Terms and Conditions below are met. The Seller will not be able to include solutions that are technically too complex, excessively time-consuming, or costly into account, nor any that are requested after the deadline.

2. Choosing from the provided collection:

Buyers can choose from the provided basic trim products until the date the Seller specifies. No further opportunity for selection will remain once this time limit expires, i.e., the standard trim designated by the Seller will be installed. Products available to choose from the basic trim are free of extra charge.

The following can be chosen from model collections (basic trim products):

- Internal doors and windows: Door colour
- The type of ceramic tile cladding and footing
- Colour of laminated wood floor and skirting

3. Products available for extra price:

Buyers will have the option to choose from the products, model collections or catalogue the Seller specifies, and order such subject to the Seller's consent. The Seller will not be in a position to take any modification requests into account beyond the deadline, and the products indicated as basic trim will be installed. Items available to order include:

- Internal doors and windows: Door colour
- Colour of laminated wood floors
- Ceramic and other tile cladding with dimensions and appearance different from the designed
- Electrical fittings (type, number, position, etc. of sockets, switches)
- Sanitary goods (toilet, washbasin, bathtub, shower basin and cabin, faucets)
- Electrically operated roller blinds

Buyers will be invoiced the extra costs of materials and fittings available as optional extras. The Seller will select suppliers using a tender process. The Seller will install and integrate any optionally ordered materials within the time limit the Seller specifies, and after the payment of any additional costs. The Seller may refuse installation of separately ordered materials and any material obtained from other sources (see Terms and Conditions).

4. Built-in furniture service

As for the configuration of the flat, the Buyer may choose from the below solutions:

- kitchen furniture with built-in appliances
- built-in wardrobes.

At the appropriate phase of the development project, the Buyer will be contacted by email and telephone regarding the possible scheduling of the related consultation with the interior designer.

The Buyer must pay the additional costs of the chosen configuration before the due date determined by the Seller, this being the prerequisite of the implementation.

TERMS AND CONDITIONS

The Seller must be notified about every modification request in writing ('notification'), by no later than the date designated by the Seller preceding the start of the respective work phase. The Seller will provide one 60-minute consultation opportunity to the Buyer free of charge, where the Buyer will be briefed about the feasibility of their modification requests and their completion deadline.

The Seller will quote an offer for such modifications, and if the Buyer accepts that, the parties will amend their preliminary agreement with respect to completing the work per the Buyer's modification requests.

The Seller is not obligated to perform every modification request. The Seller may refuse to complete complicated interior design configurations that significantly deviate from blueprints, and to integrate excessively expensive and/or inferior quality materials.

MODIFICATIONS THAT CANNOT BE REQUESTED EVEN FOR AN EXTRA CHARGE

The Seller informs Buyers that certain modifications will not be possible even against the payment of extra fees, due to the technical/engineering specifics of the building and construction work. Among others, the following requests cannot be accommodated:

- modifications affecting the façade or common areas (balcony railings, balcony flooring, exterior wall)
- colour, colour and configuration of exterior doors and windows, etc.)
- modifications of rooms that would involve any change to the construction permit
- front door (type, dimensions, colour, material, etc.)

- changes to the patio or balcony flooring or rails
- underground parking garage spot marking, colour, and material of the floor
- Floor drains in sanitary rooms
- Wall paint in different colours or papering
- Heating system
- installation of the suspended ceiling

VIEWING OF PREMISES

The Seller kindly informs the Buyer that entry to the property premises during construction with the aim of viewing the flat is allowed only upon prior agreement with the Seller, with the Seller's consent and permission, if Buyer is attended by an authorized representative of the Seller or the general contractor, at the Buyer's own risk and only on dates determined by the investor and arranged in advance.

During the entire construction period, Buyers will be allowed to enter the premises on one occasion once the building structure has been completed, subject to advance appointment. If no prior appointment has been made, the Seller or its agent may refuse to let the Buyer view the site.

