

WHERE THE STANDARDS
OF THE 21ST CENTURY MEET

LIVING

ENGINEERING BRIEF

BUDAPEST 13TH DISTRICT, METROPOLITAN GARDEN

GENERAL DESCRIPTION

Subject: 107-unit residential park

Location: Budapest, 13th district Országbíró u. 50-54

Topographical lot number: 27186

Investor: LIVING II. Property Development Fund, H-1095 Budapest Máriássy u. 7, Hungary

Designer: Hevesi és Társa Tervező Kft., 1034 Budapest, Beszterce u 16, Hungary

Details of planned building construction:

Construction zone: Ln2/B-11

Construction method: Unbroken row

Number of floors: B+G+6

The building on the plot has been designed as an unbroken-row structure that includes a 9.0m side garden. The building can be accessed via two passageway cores, while residents will be able to access the ground floor and the basement level open-concept parking garage with their cars from Országbíró Street. The apartments' storage units will be located in the basement level open-concept parking garage, along with engineering premises (heating hub, water mains connection point), while the ground floor will accommodate an open-concept parking garage, storerooms, the electrical mains connection point and "common" functions (waste container storeroom, playroom, living room, lobby, etc.). Nothing other than apartments will be provided on Floors 1 to 6. Designs for the building include 107 apartments, with every type from 1-room to 5-room units among them, with multiple sizes and layouts.

Building services:

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

ENGINEERING 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 stairwell and elevator shaft walls will be 20cm monolithic reinforced concrete, the floor plates will be 24cm thick, and the basement walls will be 15, 20 and 30cm thick reinforced concrete structures.

EXTERIOR SPANDRELS, PARTITION WALLS

Spandrels to fill the framing will be made of 30cm thick ceramic-frame walling elements. The walls separating the apartments will be made of 30cm thick manually laid sound-proof lime-sand masonry blocks. Partition walls inside the apartments will be built using 10cm 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 1st-floor street façade, while higher floors will be covered using coloured facing plaster and supplementary stone cladding.

FAÇADE DOORS AND WINDOWS

The ground floor will have aluminium doors and windows, and those on floors 1 to 6 will be made of plastic profiles and insulating triple-layer glazing with simple, clean lines providing for an elegant appearance. Trickle vents will be installed in the living rooms of every apartment.

ENGINEERING

Gas supply

Natural gas connectivity will only be provided for heat-generating installations, and no gas consuming appliances may be installed in the apartments (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 on the street 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 apartments.

Heating and cooling

Central heating will be provided for every apartment in the building by means of a condensing stationary gas boiler installation

(the boiler room is on basement level). Heat-transfer flat radiators (with thermostats) are planned, supplemented by tube-on-tube towel rails in the bathrooms. Apartment cooling is planned using side-wall mounted split type air-conditioners, with staging (electric power supply, condensed water drainage, pre-installed piping) prepared in the living room of each apartment. (Indoor and outdoor units are not included in the purchase price, and can be ordered for an extra charge.)

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 include a time-delay cut-out. Fresh air supply will be provided through the internal doors, using trickle vents built into the windows.

Individual storage units in the basement will be vented into the natural gravity-ventilated vehicle storage area. Ventilation for the basement open-concept 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 apartments (hot and cold water, heating, electricity) will be measured using individual meters.

LIFT

The buildings will have 2 lifts installed at the main stairwell, and both of them will be suitable for transporting furniture (capacity for 13 people).

Further detailed descriptions are available in the Building Technical Specifications.

ENGINEERING SCOPE FOR THE APARTMENTS

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 apartments. Room sizes are calculated from the wall planes.

Apartment front door:

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

Windows, internal doors and balcony doors

- Internal doors: Standard compliant decor film covered full-frame doors in optional colours and dimensions per the architectural designs, 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 prepared for power operation for electric blinds (mantle and motorisation available as an optional extra for a surcharge).

Floors

- Bathrooms and toilets: Tile flooring per the architectural designs, colour to be chosen from a range of options.
- Bedrooms, living room: Laminated wood floor (wear resistance: 31) with colour-coordinated skirting, including foam underlay and moisture sealing film, colour to be chosen from a range of options (laying method: fittings directed towards the light).
- Anterooms: Laminated wood or tile floor depending on design.
- Balcony and patio floor: Non-slip anti-freeze tiles (no choice available).

Wall facing

Glazed wall tiles in the following rooms:

- In bathrooms, showers and toilets, covering runs up to a height of 2.10m.
- Ceramic cladding to cover the 60cm band between the overhead and countertop elements in the kitchen—with a choice of multiple colours.

Finishing

Walls to be plastered and covered with white dispersion paint, except where cladding is applied.

Assembled walls, suspended ceiling

Engineering pipes and equipment, concealed toilet tanks and the optional air-conditioning will be covered as necessary by constructing assembled walls (suspended ceiling, faux beams).

Sanitary premises, fixtures

Bathroom and separate toilets: 'Geberit Kolo' brand or similar quality other type (chosen by the Buyer) white china washbasins (without syphon cover) and toilet bowls (plus hand basins in separate toilets) will be integrated, along with plate or acrylic shower pans or tubs with chrome-plated single-arm mixer taps and spigots (shower cabins are not included in engineering content). Bath tubs and shower pans to be installed will have the dimensions appearing on the blueprints, with tiled fronting and chrome-plated drains and overflows. Replacement of the bath tub for a shower stall is available for a surcharge. Hand basin: Will only be installed in separate toilets.

Washing machine connections will be provided. 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 china, and will be deep-flush wall mount type with concealed tanks equipped with two buttons for long and short flush. 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 layout drawings.

- No natural gas outlets will be installed in the apartments.

Heating and cooling

- Central heating including heat quantity metering per apartment will be installed with flat radiators for transferring heat (all radiators complete with manual air-bleed, one digital thermostat for each radiator allowing remote access and programming over the internet, as well as manual temperature adjustment), and concealed engineering lines. A thermostat regulator will provide temperature control for each apartment.
- A central gas boiler will be installed to provide hot water in the apartments, to be metered with individual consumption gauges.
- The Seller will install basic tubing for air-conditioning in every apartment's living room, with drain connection for dripping condensed water, and power supply. Indoor and outdoor units are not in scope for delivery, unless specifically ordered for a fee. Buyers are to notify the Seller about their needs for basic tubing and indoor/outdoor units for the rest of the non-sanitary rooms until the deadline specified in advance (subject to payment of extra costs).

Electrical grid

- Meters: Utility-approved ('ELMŰ') metering devices will be located in groups on each floor, inside the electrical meter room.
- Performance, installation: Purchase price will include 1x32A electric power rating in the studio flats and the single-bedroom apartments, and 3x16A in the larger ones.
- Any subsequent enlargement or grid improvement will be at the request and at the cost of the Buyer.
- Electric switches and sockets: Legrand 'Niloé' (or technically identical) type white fixtures in the quantity corresponding to the electrical working designs (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 plan, with the option of review available during engineering consultation. Lighting fixtures are not included in the apartments' accessories, and thus in the purchase price.

Low-current systems

- Cable TV network (without cable TV registration or subscription) with one socket 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 CCTV outdoor units at the staircase entrances. (Standard trim for the apartments includes audio-only handsets.)

SMART HOME SYSTEM

The base price for Metropolitan Garden includes a smart home system. The smart home system provides higher standard and efficient operation for the apartments. The system includes a hub unit, one smart socket and mobile phone or smart device based remote control for the integrated heating. Residents will be able to use their smartphones to remotely adjust desired temperature in their apartments.

Based on the owner's custom requests, the smart home system can be expanded beyond the basic package. Optional choices include air-conditioning control, adjustment of lights, roller blind or curtain control, or integration with open sensors or even a smoke detector. Smart socket installation can also be expanded. The smart home system can be custom configured on the basis of owners' custom requests.

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 their respective property sections (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.

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The fee for drafting the required trade design drawings (architecture, engineering, power) is HUF 20,000 + 27% 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 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

2 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)
- Indoor and outdoor air-conditioning units (and pipes)
- Roller blind
- Expanded smart home

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 optionally ordered materials and any material obtained from other sources (see Terms and Conditions).

3 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.

4 Expanding smart home features

Buyers may expand their basic smart home system with system-controlled roller blinds, air-conditioning and lighting. Such supplementary features may only be installed by the Seller.

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 final sale and purchase agreement / preliminary contract with respect to completing the work per the Buyer's modification requests. The Seller is under no obligation whatsoever 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 gas pipes, central thermostat, underfloor heating, etc.)

VIEWING OF PREMISES

The Seller kindly informs the Buyer that during construction entry to the property premises is allowed only on dates arranged in advance.

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