



LES
PROMENADES
D'UCCLE

La forêt,
votre jardin

Phase 4

MAISONS **M49-M53**

INDICE A

Sales prospectus



TABLE OF CONTENTS

LIST OF DESIGN OFFICES	2
LIST OF SHOWROOMS	3
1. GENERAL COMMENTS	5
1.1. Building rights, utility connection and infrastructure costs	6
1.2. Payment	6
1.3. Site access	6
1.4. Dimensions and other information shown in the plans	6
1.5. Developer prerogatives	6
1.6. Hierarchy of documents	7
1.7. Modifications by the purchaser	7
1.7.1. Items deleted from the specifications	8
1.7.2. Execution of work by third parties	8
2. STRUCTURAL WORK	9
2.1. Earthworks	9
2.2. Foundations	9
2.3. Drainage	9
2.4. Structural stability	10
2.4.1. Ground floor slab	10
2.4.2. Upper floor slabs	10
2.5. Masonry	10
2.5.1. External cavity walls	10
2.5.2. Interior walls and partitions	11
2.6. Roof	12
2.7. External windows and doors	12
2.7.1. Main door	12
2.7.2. Windows	12
2.8. Insulation and protection	12
2.8.1. Damp-proofing	12
2.8.2. Thermal insulation	12
2.8.3. Acoustic insulation	12



3. TECHNICAL FACILITIES 14

3.1	Heating	14
3.1.1	Heat pump	14
3.1.2	Underfloor heating and radiators	14
3.2	Sanitary facilities	16
3.2.1	Wastewater pipes	16
3.2.2	Mains water	16
3.2.3	Use of rainwater	16
3.2.4	Hot water production	16
3.2.5	Sanitary fittings	16
3.3	Electricity	16
3.3.1	Videophone	18
3.4	Kitchen	19
3.5	Ventilation	19
3.5.1	House ventilation	19

4. FINISHINGS 21

4.1	Screed	21
4.1.1	Garage and cellar rooms	21
4.2	Plastering	21
4.3	Internal doors	21
4.3.1	Internal doors	21
4.4	Flooring	21
4.4.1	Stairs	21
4.3.2	Inside areas	22
4.3.3	Outdoor areas	22
4.5	Wall coverings	22
4.6	Windowsills	22
4.7	Metalwork	22

5. OUTDOOR FACILITIES 24

5.1	Gardens	24
5.2	Letter boxes	25

6. NOTE TO PURCHASERS 26

6.1	Cracks, microcracks and settling	26
6.2	Maintenance of shut-off valves	26
6.3	Sanitary facilities	26

7. ANNEXES

7.1 SANITARY FACILITIES

7.2 KITCHENS

7.3 LANDSCAPE ARCHITECT



LES
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D'UCCLE

LIST OF DESIGN FIRMS

Developers	MATEXI Bd. du Souverain 36 Boîte 1, 1170 Brussels 0032 2 761 70 60 – Fax 32 2 761 70 69 Email : bruxelles@matexi.be www.matexi.be
	BESIX RED Avenue des communautés 100 - 1200 Brussels 0032 2 402.64.82 Email : info@besixred.be www.besixred.be
Project owner	ENGELAND DEVELOPMENT SA Bd. du Souverain 36 Boîte 1, 1170 Bruxelles
Architects	ESPACE ARCHITECTES SRL Avenue Charles Michiels 154 1160 Brussels T 02 675 54 04 e-mail : espace@espacearchitectes.be
	A2RC ARCHITECTS Rue Saint-Laurent 16, 1000 Bruxelles T 02 511 47 09 - Email : a2rc@a2rc.be www.a2rc.be
Structural engineering	MOBAT SA M.Bernard PETIT, Chée de Namur 3B – 5537 Annevoie T 0474/26.72.17 - mobat@skynet.be
EPB and building services	CONCEPT CONTROL Drève Richelle 161, 1410 Waterloo T 02 522 72 72 - Email : info@conceptcontrol.com
Health and safety coordination	COSEAS Chaussée de Louvain 25, 1300 Wavre T 010 24 43 41 - Email : info@coseas.be

The design firms cannot be directly contacted by purchasers. The Developer remains their sole point of contact.

Showrooms and partners can only be contacted after the signing of the preliminary sales agreement and the lifting of any conditions precedent, following initial contact with the Developer's customer service department.

LIST OF SHOWROOMS

Tiling	DALDECOR Steenweg op Ruisbroek 125 1190 Vorst www.daldecor.be	
Parquet flooring	AM PARQUET Chaussée de Gand 1084 1082 Berchem-Saint-Agathe 0474/99 89 49	
Kitchens	AMBIANCE CUISINE Chaussée de Waterloo 1138, 1180 Uccle www.ambiancecuisine.com	
Bathrooms	FACQ Leuvensesteenweg 536 1930 Zaventem www.facq.be	

“ The highlights
of your new
home! ”

- ✓ Reconstituted stone
worktop
- ✓ Semi-solid parquet
flooring
- ✓ Triple glazing
- ✓ Underfloor heating
- ✓ Heat pump





1. General comments

In its 4th and final phase, the project comprises 12 terraced houses grouped into 2 blocks, “**M49-53**” and “**M54-60**”.

These specifications describe the construction and finishing of the 5 houses, “**M49**” to “**M53**” belonging to phase 4 of the “Les Promenades d’Uccle housing development”.

This prospectus relates to the structural and finishing work of the houses as well as the surroundings, constituting a general description of all the houses.

Trademarks mentioned in this description are indicative of the performance and qualities of the materials/equipment described. However, the final choice is left up to the Developer.

It is the responsibility of the architect and the design firms, when approving the technical data sheets, to check that the level of quality and performance is that mentioned in this description.

“ Your rendezvous with nature ”

To make the best possible use of **natural resources**, and with a view to **preserving the environment**, particular attention has been paid to the energy performance of the houses, maximum reuse of rainwater, systematic greening of roofs and integration of urban nature facilities.

1.1 BUILDING RIGHTS, UTILITY CONNECTION AND INFRASTRUCTURE COSTS

The sales price includes building and road infrastructure charges, as well as the cost of Fire Prevention Department studies.

Water, gas and electricity connection costs are not included in the sales price and are fixed at EUR 8,500 ex. VAT. The supply, installation, connection and opening of the various meters are the responsibility of the purchaser, as are the cable television and telephone connection costs.

Nevertheless, the present undertaking includes all the necessary administrative procedures with the various water, gas and electricity distribution companies, with a view to obtaining all the corresponding connections before provisional acceptance.

The Purchaser will be responsible for the cable television and telephone connections. The Developer will provide the necessary ducts for these connections. The Developer plans for each home to have its own fibre optic cable connection. The telephone and TV connections in each home use cat6 cabling. A coax connection is foreseen.

The Developer can in no way be held responsible for any delay in the late completion of connections, which would in turn cause a delay in the completion deadline.

Technical approval of electricity installations is included in the sales price.

1.2 PAYMENT

Payment is to be made in instalments reflecting work progress, in accordance with the preliminary sales agreement.

1.3 SITE ACCESS (SAFETY MEASURES)

Access to the site by purchasers or their representatives will only be authorised if, after making an appointment, they are accompanied by a representative of the Developer. Safety measures and precautions must be observed.

1.4 DIMENSIONS AND OTHER INFORMATION SHOWN IN THE PLANS

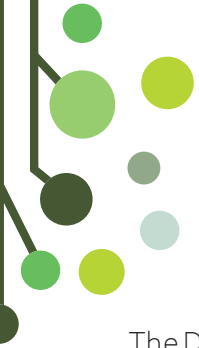
The building permit and execution plans have been drawn up in good faith by the architects and consulting engineers. The dimensions communicated are theoretical for a building's shell and are not guaranteed to be exact to the centimetre; minor differences may occur during execution. Any difference, plus or minus, within commonly accepted tolerances, will constitute a loss or profit for the purchaser, without giving rise to a price adjustment.

In summary: solely the dimensions listed in the sales plans used as a basis for the sales contract are binding between the purchaser and the Developer, except for the tolerances commonly accepted and mentioned above.

The furniture and cupboards shown on the plans are for information purposes only, showing possible furnishing arrangements. They are not included in the present sale unless expressly mentioned in the commercial sales description. The design of the facilities remains illustrative of the model sold.

1.5 DEVELOPER PREROGATIVES

The Developer, in agreement with the Architect or Structural Engineers, reserves the right to replace materials and facilities described in this document with materials of similar quality, in particular for technical, aesthetic, supply or other reasons.



The Developer, in agreement with the Architect, may make changes to these specifications to upgrade the technical facilities and/or comfort of the owners, or when such changes are necessitated by technical or financial constraints, without altering the performance or quality of the facilities concerned. The Developer reserves the right to modify the composition of the walls and adapt the plans to structural and execution requirements, or for any other reason deemed useful or necessary, either adapting them to the use of new materials, or for aesthetic, technical or legal reasons.

The window sash divisions and their dimensions, as well as the direction of opening shown on the architectural plans, are also indicative. As regards the structural elements, foundations and stability, solely the structural engineer's plans apply. For technical facilities such as lifts, building services, electricity, ventilation, acoustics, etc., only the plans and/or documents of the building services engineer and/or manufacturers apply.

1.6 HIERARCHY OF DOCUMENTS

In the event of contradictions between the documents, the document with the least severe constraints for the Developer will prevail. In the case of proposals with different performance levels, the performance levels best suited to the type of building being constructed will be selected.

Where there is a contradiction or ambiguity between the various reference documents, the order of priority is as follows:

- 1. Planning permit**
- 2. Basic act**
- 3. Kitchen designer's quotation**
- 4. Bathroom designer's quotation**
- 5. Sales description**
- 6. Sales plan**

1.7 MODIFICATIONS BY THE PURCHASER

A priori, the purchaser buys the house in a "basic" finished state, as detailed in this prospectus. By signing the preliminary sales agreement, the buyer declares that he is fully informed. However, insofar as the state of progress of the work permits, certain choices with partners designated by the Developer may be made by the purchaser. These will be invoiced separately. Any modifications made by the purchaser will be strictly limited to interior finishing choices. No modifications to the building's structure, main technical equipment (ventilation system, heating, etc.), facades, roofs, window frames, and in general any modification requiring planning and environmental permits to be adapted, will be accepted.

If the purchaser wishes to use materials other than those described in this sales description, he must notify the Developer in writing in good time, so as not to disrupt the work schedule. To do this, he will need to refer to the key dates listed in the planning schedule.

In the event of major modifications (e.g. a change in the location of an interior wall, a rearrangement of what rooms are used for, etc.), these will be subject to prior approval and feasibility study by the architects, contractor and design offices. If modifications require additional services from architects or consulting engineers, these will be charged to the purchaser and submitted for his approval prior to execution.

Modifications will be invoiced. Any modifications requested by the purchaser will only be executed after the latter has accepted in writing the amount of the quotation relating to them, and if necessary an extension of the deadline specified in the deed of sale or the preliminary sales agreement. The purchaser will have 10 calendar days to accept or reject, in writing, the quotation and its appendices (plans, technical data sheets) presented to him by the Developer. Should this deadline be exceeded, the Developer reserves the right to revise any of the relevant contract conditions.

A fixed fee of 750 EUR will be charged for opening the file, to which will be added coordination costs amounting to 15% on the supplements generated (materials and labour).

If the purchaser rejects the quotation outright, or requests a new price based on new assumptions, the handling fee of 750 EUR will again be invoiced.

1.7.1 Items deleted from the specifications

In the event that the deletion, relocation or selection of elements results in the supplier's publicised prices being lower than those specified in the present sales description, or in general where any modification requested

by the purchaser results in a lower price on his part, the difference will not be refunded by the Developer. In other words, under no circumstances can an amount be less than zero.

The purchaser must request the deletion of any work included in the prospectus in writing. In such a case, only the Promoter's written agreement will be deemed authentic.

1.7.2 Execution of work by third parties

The purchaser shall not be permitted to perform or have performed by third parties any work of any nature whatsoever in the house prior to provisional acceptance thereof, unless he has received written permission to do so from the Developer.



2. Structural work

2.1 EARTHWORKS

Earthworks refer to the excavations for the basement and foundations. The excavated earth will be disposed of off-site, with the exception of good quality topsoil.

With a view to **reducing** as far as possible the **environmental impact** of the **earthworks**, the topsoil removed will be stockpiled in sufficient quantities on site to be spread over **vegetated areas at the end of the project**.

Backfilling will be done with stabilised or non-stabilised sand, depending on the case and the requirements of the structural engineer. The Contractor may also use soil from other excavations, insofar as it is compatible with the project and subject to the agreement of the Developer, architects and structural engineer. In all cases, backfilling must take account of stability and the nature of the finished surfaces.

2.2 FOUNDATIONS

Foundations are planned and designed according to the architect's or structural engineer's standards and specifications.

2.3 DRAINAGE

The drainage system, built in compliance with local authority specifications, will be connected to the public sewer system.

Rainwater downpipes fixed to the outside walls of the houses will be made of lacquered aluminium and connected to the public sewer via a separate network of PVC pipes.

In compliance with the Regional Planning Regulation (Règlement Régional d'Urbanisme) and local regulations, a water harvesting facility with a total capacity of 10,000 litres is planned, including 5,000 litres in the form of a cistern, and 5,000 litres forming the stormwater basin.





“

All **water from green roofs** will be collected in underground cisterns and used for flushing toilets and for outside taps.

The water from these cisterns will be used for **flushing toilets** and for **outside taps**.

2.4 STRUCTURAL STABILITY

The load-bearing structure will consist of load-bearing masonry made of terracotta, concrete or sand-lime blocks, steel joists, reinforced concrete beams and columns in accordance with the studies, plans and calculations of the structural engineering office.

2.4.1 Cellar slab

The cellar slab is made of concrete.

2.4.2 Ground floor slab

The ground floor slab is made of concrete (joist slabs or pre-slabs) for the part above the cellar, and of reinforced concrete for the part over the ground.

2.4.2 Upper floor slabs

The upper floor slabs are made of concrete (joist slabs or pre-slabs).

- › PUR or PIR insulation, 18 cm thick (generally)
- › As the inner wall (14 cm or 19 cm): concrete, sand-lime and/or terracotta blocks

The outer wall is connected to the inner wall by galvanised anchors, in such a way that water is drained off to the outside. Cavities in the vertical joints in the outer wall will be foreseen to allow moisture to escape between walls.

2.5 MASONRY

2.5.1 External cavity walls

All external cavity walls (above ground) will be composed as follows:

- › As the outer wall: Wienerberger Elignia Silva Greige facing bricks, module 50 or similar
- › Ventilated cavity

“

The project includes **nesting boxes** for **black swifts** and **house sparrows** in the outer wall of the rear façade. Integration of these nesting boxes at an early stage makes no concessions to the design or **quality of the structure** and requires **no maintenance**.

The Developer is also studying the possibility of installing nesting boxes for other **birds/bats**.





All outer wall brickwork is executed in mortar or thin joint, in accordance with the architect's choice.

Copings and windowsills will be bluestone or aluminium.

The cellar's external walls are made of masonry or reinforced concrete.

2.5.2 Interior walls and partitions

The separating walls between houses are always soundproofed.

Load-bearing walls will be made of 14 cm or 19 cm thick terracotta, concrete or sand-lime blocks, as specified by the structural engineer. Interior partitions and non-load-bearing walls will be made of 10 cm thick plaster blocks or 9 cm thick terracotta blocks. The walls will be smoothed following installation of all tubing.

2.5.3 Terraces (if applicable)

From a structural point of view, the terraces are made of continuous slabs of cast-in-place reinforced concrete or treated wood battens. Terraces are thermally insulated from the outside.

Railings are made of lacquered galvanised metal or factory-finished powder-coated aluminium or of glass, as specified by the architects. The architects will select the colour.

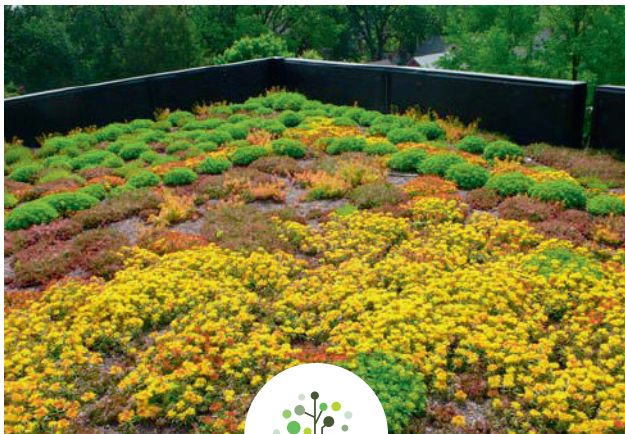
2.6 ROOF

This work complies with the manufacturer's specifications and includes all the fittings and accessories required for fixing, sealing and ventilation. The prefabricated flat roofs include connections to the exterior joinery and vertical sealing. The way they are to be installed is determined by the Developer and the architects.

There are several types of flat roofs (if applicable):

- › Accessible terraces, made of slabs.
- › Extensive green roofs (for upper roofs).

They are sealed with a multi-layer waterproofing membrane over thermal insulation and vapour barrier where necessary. The work includes all finishing accessories, joints, flashings, drains, gargoyles and connections to horizontal and vertical drainage networks.



The project includes a **standby shaft** needed for the installation of **photovoltaic panels** on the **roof**, facilitating their installation at a later date.

Green roofs provide **food** for the **birds** and are a haven of peace for them,

as there are fewer predators and no traffic.

2.7 EXTERNAL WINDOWS AND DOORS

2.7.1 Main door

The 3-hinged main door will be a lacquered aluminium door in a tone matching the frames, with clear glazing, a stainless-steel handle and hinges in accordance with the Developer's choice.

2.7.2 Windows

The external frames are made of lacquered aluminium. Peripheral joints and a waterproofing membrane ensure air- and watertightness. If necessary, profiles are reinforced in accordance with their size. This item also includes window fittings and the sealing of the frames to the building's shell. All windows are made to measure, according to the plan (fixed, opening, tilt-and-turn, sliding or drop-down).



“

All windows on the exterior façades are **triple-glazed** (or similar), with a **Uw value of 0.95 W/m²K**.

The thickness and type of glazing will be designed in accordance with their future position, to ensure the best **performance**.

2.8 INSULATION AND PROTECTION

2.8.1 Damp-proofing

A waterproofing membrane (damp course) is installed at the foot of the facade, including corner connections, under the base of all cavity outer walls, in all necessary places, and in sufficient numbers in relation to the height of the walls. At plinth level, waterproofing is provided by a membrane laid behind the insulation over the height of the plinth.

Every precaution is taken to avoid infiltration into underground rooms, taking account of the nature of the soil and the materials used.

2.8.2 Thermal insulation

The external cavity walls are insulated with polyurethane foam panels or similar. An air gap is maintained to ensure ventilation of the rear face of the outer wall.

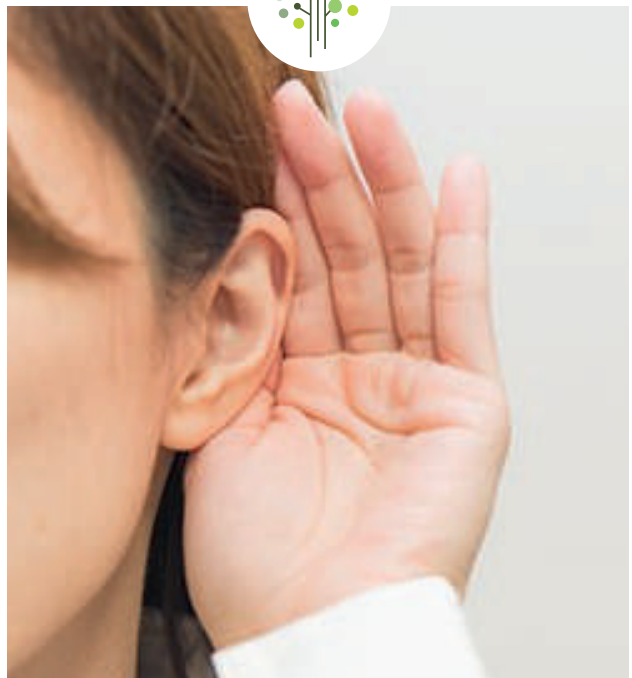
The living areas under the flat roof are insulated with 300mm-thick polyurethane panels with a vapour barrier. The living areas under the terraces are insulated with 180mm thick polyurethane or similar panels with a vapour barrier. Particular care will be taken in the design and execution of thermal insulation to minimise thermal bridges between the exterior and interior.

The Developer may adapt the types and thicknesses of insulation to the requirements of the structure and execution, or for any other reason deemed useful or necessary.

2.8.3 Acoustic insulation

The separating walls between houses will be completely independent and separated by ISOVER “Partywall” insulation or similar.

All rooms have cement screed floors. Room perimeters are fitted with an insulation strip, allowing for expansion and an acoustic break between wall and floor.



“

The houses have been designed to meet the **PEB**

3. Technical facilities

3.1 HEATING SYSTEM

3.1.1 Heat pump

Heating and hot water are produced by an individual, electrically-powered heat pump. No solar panels are planned in the base design.

The heat pump has sufficient power to guarantee an indoor temperature of 22°C in the living room, 22°C in the kitchen, 24°C in the bathroom and 16°C in the bedrooms, based on an outside temperature of -8°C.

Heating is controlled by a digital thermostat in the living room.

Not included and to be invoiced at a later date: the electrical connection from the roadway to the electricity meter.

3.1.2 Underfloor heating and radiators

The houses are heated by underfloor heating in all rooms except the bath and shower rooms which are equipped with electric towel rails. Cellar rooms and garage are not heated.

Towel rail example :



Non-contractual image



3.2 SANITARY FACILITIES

Sanitary facilities must comply with all applicable regulations, particularly those of the water company. Most piping is concealed in vertical ducts. They may be visible in the immediate vicinity of fittings, in technical rooms (cellars and garages) and in non-living areas. Every precaution will be taken to minimise any noise caused by pipe friction, water flowing through the pipes or water hammer.

3.2.1 Wastewater pipes

Les sections sont appropriées aux différents débits. Les décharges des eaux usées et fécales sont réalisées en polyéthylène haute densité (PEHD), type Gébérît ou similaire. Elles sont raccordées sur les égouts privatifs.

3.2.2 Mains water

An individual meter is installed by the water company, located in the garage or cellar. The cost of installing, supplying and connecting the meter is borne by the purchaser.

Cold water is provided in the kitchen, bathroom and shower room, toilets and laundry room.

3.2.3 Use of rainwater

The water stored in the rainwater cisterns is used for the garden taps on the rear facade, as well as for the toilets in the houses.

3.2.4 Hot water production

Domestic hot water is produced by the heat pump. Hot water is supplied to the kitchen, bathroom and shower room.

3.2.5 Sanitary fittings

The layout is shown on the sales plans for information only. It can be modified on site in accordance with the technical imperatives of the execution schedule.

Technical documentation and/or samples are available from the Developer. For sanitary fittings, see the Facq folder. Washing machines and dryers are not provided. Only condensation dryers may be used.

3.3 ELECTRICITY AND LIGHTING

The electrical installation is to comply with current regulations and to be approved by an accredited body. The cost of supply, installation, connection and opening of the meter is borne by the purchaser.

The meter is placed in the garage or cellar, subject to authorisation by the local authorities, and connected to the distribution board. The cables are surface-mounted in the garage and cellar. A socket and bulb will be installed for the lighting outlets, with lighting fixtures themselves the responsibility of the purchaser.

Specific electrical layout plans are drawn up by the Developer, adapted to the specific features of each house. They take precedence over the description below, but generally include:

- › Lighting and sockets
- › Lighting in the living room, bedrooms, laundry room, hallways, WC and entrances comes from a central outlet in the ceiling and, if required, outlets for wall lights.

The lighting outlets are fitted with a screw fitting connected to a socket with lamp.



> Entrance

- › 1 lighting outlet in the ceiling
- › 1 single socket

> Kitchen

There is one lighting outlet in the ceiling and one in the wall at the level of the wall units. Sockets will be provided for the following equipment:

- › 2 double sockets for the worktop
- › 1 socket for a microwave
- › 1 socket for a dishwasher
- › 1 socket for the hood
- › 1 socket for the oven
- › 1 socket for the fridge
- › 1 socket for the hob
- › 1 socket for the boiler

> Dining room

The following fittings are planned:

- › 2 lighting outlets (ceiling and/or wall) controlled by one or more two-way switches
- › 1 or 2 switches (see the technical drawing), 2 lights, 2-way
- › 2 single sockets

> Living room

- › 1 RJ 45 socket
- › 2 lighting outlets in the ceiling and/or the wall controlled by one or more two-way switches
- › 2 double sockets and one single socket

> Bathroom / Shower room

- › 1 lighting outlet in the ceiling and 1 power supply for mirror lighting
- › 1 double socket
- › 2 bipolar switches

> WC

- › 1 lighting outlet in the ceiling or surface-mounted
- › 1 single switch

> Master bedroom

- › 1 lighting outlet in the ceiling
- › 5 single sockets
- › 2 two-way switches
- › 1 RJ 45 socket

> All other bedrooms

- › 1 lighting outlet in the ceiling
- › 1 single switch
- › 3 single sockets

> Hall

- › 1 or more lighting outlets in the ceiling or wall controlled by one or more two-way switches
- › 1 videophone

> Bedroom hallway

- › 1 or more lighting outlets in the ceiling or wall controlled by one or more two-way switches
- › 1 socket

> Ground-floor terrace

- › 1 lighting outlet in the wall
- › 1 external socket

> Cellar

- › 1 point lumineux en attente au plafond
- › 1 prise
- › 1 interrupteur simple

> Laundry room

- › separate 16 A power supply for a washing machine
- › separate 16A power supply for a condensation dryer
- › 1 lighting outlet in the ceiling
- › 1 single socket
- › 1 switch

> Garage

- › 1 lighting outlet in the ceiling
- › 1 double socket
- › 1 socket for filling rainwater cisterns
- › 2 switches
- › Standby cables for telephony to living room, bedrooms and Proximus distribution board
- › Electrical panel

3.3.1 Entry videophone

To provide real comfort and enhanced security, a complete video intercom system is installed.

3.4 KITCHEN

Refer to the kitchen designer's documentation.

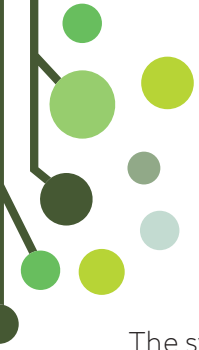
The appliances are Siemens and the worktops are composite.

3.5 VENTILATION

3.5.1 House ventilation

The building will be equipped with a type D ventilation system in accordance with current legislation (EPB). To control the direction of air flow, supply and extraction are mechanically controlled by a network of ducts embedded in the floor or false ceiling, in accordance with the supplier's specifications and the Developer's choice.

Fresh air is supplied to "dry" rooms (living room, bedrooms) and stale air is extracted from "wet" rooms (kitchen, bathroom, shower room, toilet, laundry room). Between rooms with supply and extraction systems, air circulates through "transfer openings" in/under the doors and via corridors and staircases. The pressure difference between the supply and extraction systems ensures a constant flow of air.



The system features a heat exchanger between the stale air extracted from damp rooms and incoming air. System D with heat recovery is the most energy-efficient of all ventilation systems.

The Purchaser's attention is drawn to the fact that the hood must be a "recirculating" hood. This is included in the kitchen budget.

The Purchaser's attention is also drawn to the fact that if he uses a tumble dryer, it must be a condensation dryer. Under no circumstances may this dryer's outlet be installed on the ventilation system's ducts.







4. Finishings

4.1 SCREED

4.1.1 Garage and cellar rooms

The garage and cellar rooms have screed as flooring.

4.2 PLASTERING OF CELLAR ROOMS, LAUNDRY ROOM AND GARAGE

With the exception of cellar rooms, all visible masonry and concrete structures in living areas or areas in need of finishing will be plastered. The plastering is applied in a ready-to-paint form, meaning that minor repairs and sanding will have to be carried out before painting begins. Similarly, flexible joints between different elements, such as plasterboard and different types of wall, are not included in the scope of work.

False ceilings and, if necessary, certain partition walls will be made of plasterboard. All joints between boards are plastered in accordance with the manufacturer's instructions. These plasters on plasterboard are finished and ready to be prepared for painting.

Painting is not included.

The Purchaser's attention is drawn to the fact that cracks may appear between materials of different natures (due to differences in material expansion). These cracks, like shrinkage cracks, do not endanger the building's stability. Such cracks cannot prevent provisional acceptance of the work and will not be the subject of any compensation.

The corner joint between the ceiling and wall plaster is always cut and must be filled by the Purchaser during the painting work with putty (to be painted over).

4.3 INTERNAL DOORS

4.3.1 Internal doors

- › The doors are "ready-to-paint", with a tubular core of particleboard.

4.4 FLOORING

4.4.1 Stairs

The staircase is made of cast-in-place concrete, with tiled or with wooden steps.

4.4.1. Inside areas

The flooring in the inside areas is determined by the sales plan.

As a rule, the floors in the living room, bedrooms and hallways are fitted with semi-solid parquet. The parquet proposed is worth €75/m² incl. VAT and installation, with MDF skirting boards.

The floor covering for the halls, wet rooms and storerooms will be tiles on screed, size 45x45 cm, worth 35 €/m² incl. VAT but excluding installation. The tiles are to be laid straight in standard sizes, i.e. up to 45 x 45 cm. Ceramic plinths are provided around all tiled floors, except around tiled walls. The standard grouting is cement-grey. The floor covering for the kitchen is 60x60 cm tiles on screed, worth €40/m² incl. VAT but excluding installation.

The flooring for the garage and cellar rooms is 30x30 cm tiles, worth €20/m² incl. VAT.

For both parquet and tiles, other sizes, other layouts, special patterns, diagonal laying and/or the use of natural stone will result in a change in the laying price.

4.4.3 Outdoor areas

Terraces are covered with concrete slabs or similar. The materials proposed will be approved by the architects and the Developer.

4.5 WALL COVERINGS

Wall tiles are foreseen in the bathroom and/or shower room, at a cost of €30/m² incl. VAT, excluding installation. The showroom is designated by the Developer.

Walls or parts of walls in contact with washbasins, bathtubs and showers are tiled to the full height of the wall.

WC and laundry room walls are not tiled.

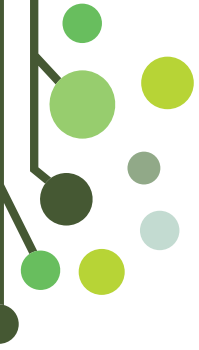
4.6 WINDOWSILLS

Windowsills are in stone or wood, in a tone to be chosen by the architects.

4.7 METALWORK

Aluminium railings will be the subject of a special design study by the architects. These elements are treated against corrosion and factory-painted, or in galvanised steel, depending on the case and the architects' choice.





5. Landscaping

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Landscaping will respect the **existing local tree species**.

Before planning the **landscaping project**, a site survey will be performed. Areas to be preserved will be **protected** and invasive species destroyed.

During earthworks, maximum care will be taken not to cause any damage to **the nature** and structure of the existing soil. The land will be shaped with **harmonious** and natural curves.

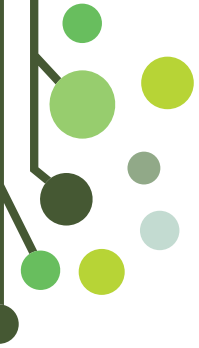


5.1 GARDENS

The gardens are designed in accordance with the specifications of the landscape architects. No modification by the purchaser is allowed.

The work includes levelling the land, creating any relief, applying planting substrates above the underground structures, laying a lawn and planting trees and shrubs reflecting the nature of the soil.





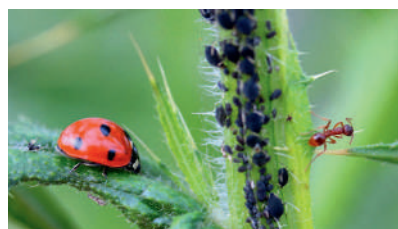
In the gardens, catch basins or inspection chambers may be present, even if they are not shown on the sales plan.

The species of the various trees and shrubs will match the image and scale of the gardens, while respecting the green zones and the Natura 2000 area close to the site. Plants and lawns will benefit from a soil conducive to their development.

For further information on the landscaping of the surrounding area, please refer to the landscaping documentation.

5.2 LETTER BOXES

The roadside letterbox complies with postal service regulations.



6. Note to purchaser



Note for every house purchaser.

6.1 CRACKS, MICROCRACKS AND SETTLING

In fast-track new-build projects, the water used for mixing cement and plaster dries by evaporation. Drying is directly influenced by atmospheric conditions and by the ventilation of the premises, possibly backed by heating. These drying conditions mean that the drying process is never 100% complete when painting or wallpapering. Subsequent drying inevitably causes shrinkage in the volume of the materials (concrete, plaster, wood, screed, etc.). These phenomena are accompanied by what is known as creep in reinforced concrete structures. Indeed, all concrete structures evolve over time until their 20th year.

Movements are highest in the first 3 years. As a result, (micro-)cracks can appear in the first few years, due to material shrinkage and creep. These are therefore in no way detrimental to the building's durability. They can also be seen on the roof between any structural work and the walls, and sometimes on the ceiling between the various elements of reinforced concrete floors. Without being certain that the means described below will completely reduce these movements, it is nevertheless advisable:

- A.** before painting, to open the joints between roof and wall surfaces and fill them with soft joints.
- B.** to apply fibreglass strips in the same places as in item A.
- C.** to generally tape ceilings on slabs.
- D.** to tape the joints between slabs and walls before painting.
- E.** after shrinkage and settling of the screed between the plinth and the floor, to check the elastic joint.
- F.** in the case of parquet flooring, the installation of a counter skirting board or quarter round is recommended.

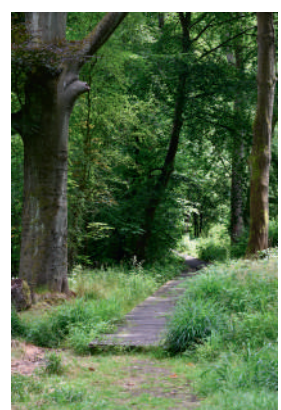
6.2 MAINTENANCE OF SHUT-OFF VALVES

Ensure that shut-off valves (Shell valves) on sanitary appliances are regularly opened and closed, to prevent them from becoming blocked due to scale build-up making it impossible to close them.



6.3 SANITARY FACILITIES

- A. Never unscrew or remove the strainer from a bath or shower to clean it. If necessary, dismantle the tiles to check that the seal between the strainer and the basin has been replaced. Perform a test to check whether drainage is OK.
- B. Never use aggressive products to unblock drains as these can lead to changes in wastepipe materials (instead use a high-pressure systems, plumber's snake or a plungers).
- C. The purchaser's attention is drawn to the presence of pipes embedded in walls and floors. Every precaution should be taken when drilling holes for these vertical or horizontal elements (frames, doors, etc.) to avoid piercing a wastepipe. For door stops, only door stops to be glued to the floor or wall are permitted.
- D. Both the manual for later interventions ("Dossier d'Intervention Ulérieure" DIU) and the as-built drawings are indicative. This manual is handed to the purchaser at the time of provisional acceptance. All modifications to or work on the structure require an on-site inspection, regardless of the information provided.



In the interest of its customers and with the constant aim of improving its constructions, the seller-developer reserves the right to make changes to the data in this prospectus without prior notice.

Drawn up in Brussels, on **23 November 2023**, subject to any subsequent changes in laws and regulations governing construction, as well as town-planning requirements arising from the application of regional or local regulations.

This Technical and Commercial Prospectus has been drawn up by ENGELAND DEVELOPMENT S.A. and its advisors, and approved and adopted by the architects A2RC ARCHITECTS and ESPACE ARCHITECTES.

IMPORTANT NOTE:

If this document is not the one signed by the seller-developer and the architect and appended to the preliminary sales agreement, it constitutes only a provisional version of the Technical and Commercial Prospectus and is provided for information purposes only.

Construction supervision architect
for **ESPACE ARCHITECTES SRL**
Paul-Emile DURANT, Ir Architecte



Design architect
For **A2RC ARCHITECTS**
Ir Architect Gérard Schroeder,



For **the DEVELOPER**

ENGELAND DEVELOPMENT S.A.
Didier Van Ingelgem, Business Manager



Alexander Callewaert
Project Developer



For **THE PURCHASERS**

For **the LAND OWNER**

ENGELAND PROPERTIES S.A.
Didier Van Ingelgem, Business Manager



Valérie Germis,
Real Estate Advisor





La forêt,
votre jardin



LES
PROMENADES
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