Brf Fållbänken

ANNEX 8

Decision basis for extra patio low-rise ground floor.

During the 2019 Annual General Meeting, the board of directors BRF Fållbanken presented a proportion of the construction of an extra terrace for apartments located on the ground floor of low-rise buildings.

The proportion was withdrawn by the Board after a long discussion, and that a more concrete decision basis would be presented at the 2020 meeting.

Please note that this decision base only applies to the low-rise buildings in our association.

The Board of Directors has also decided during the year of mandate that the land that the association leases to the building must be leased by the tenant who wishes to set up an extra terrace.

The rent for this area 5.6 X 2.2 m amounts to SEK 400 per month.

A separate lease will be drawn up between the association and the tenant.

The member is responsible for all construction costs.

In order for the building permit of the association, the tenant-owner undertakes to follow the design drawing. Reported in this decision basis.

# Construction blueprint for extra patio low-rise buildings.

1. Highlight the area where the balcony will be built. Size 5600X2200 mm
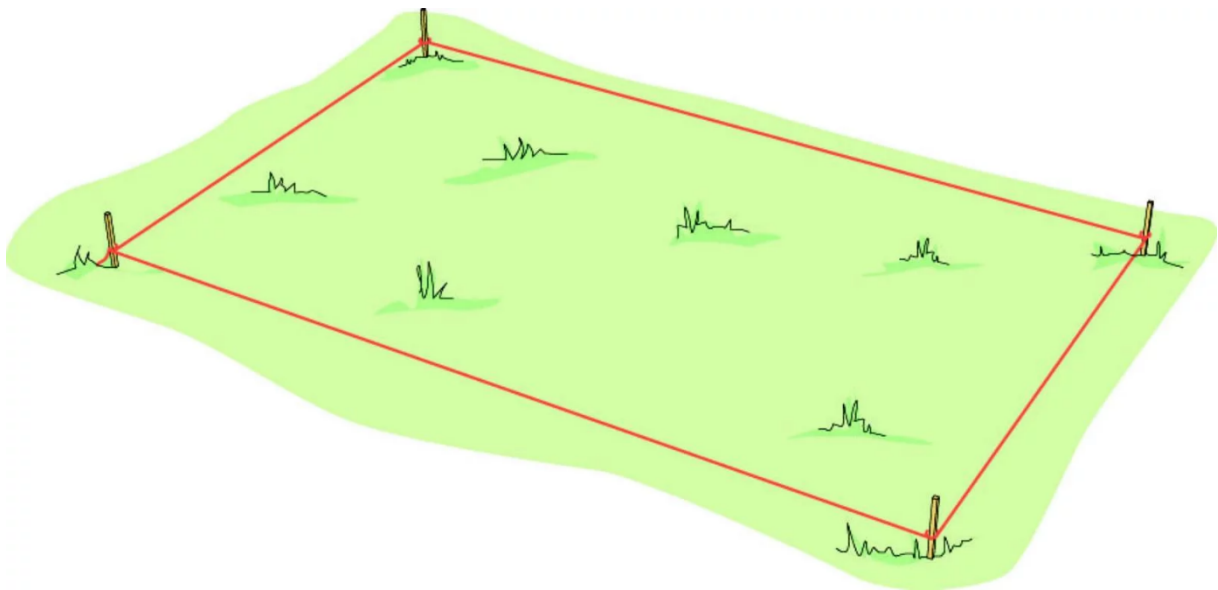
2. Remove all grass in excellent area. Then lay out a nonwoven cloth.
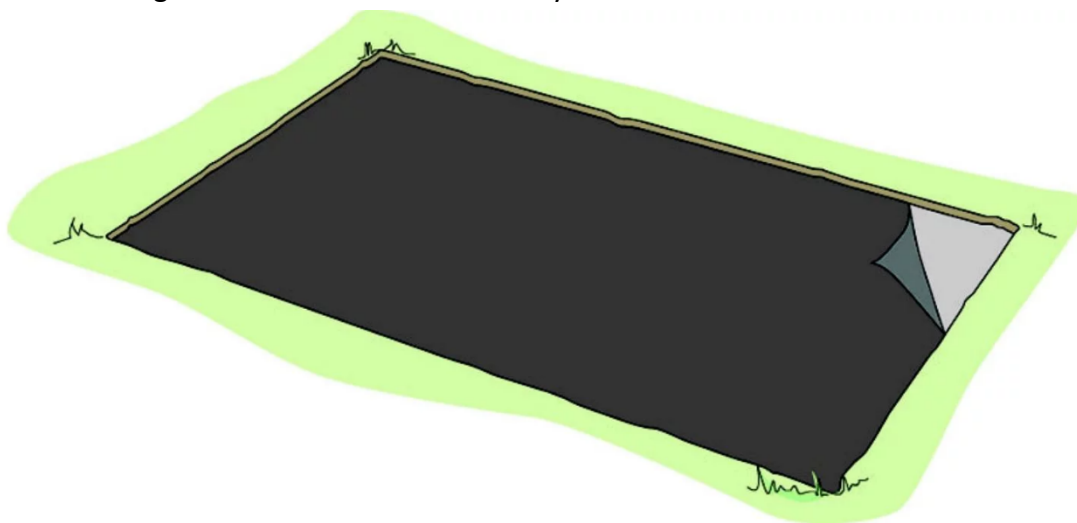
2. Fill with sand on the nonwoven fabric. Straighten the sand evenly over the surface and water for it to settle. Then vibrate further to make the sand mute. Fill with sand if necessary. Use a rule as a straight disk and "peel off" the surface so that it is completely even and to remove excess sand. Check with a long pass that the surface is even
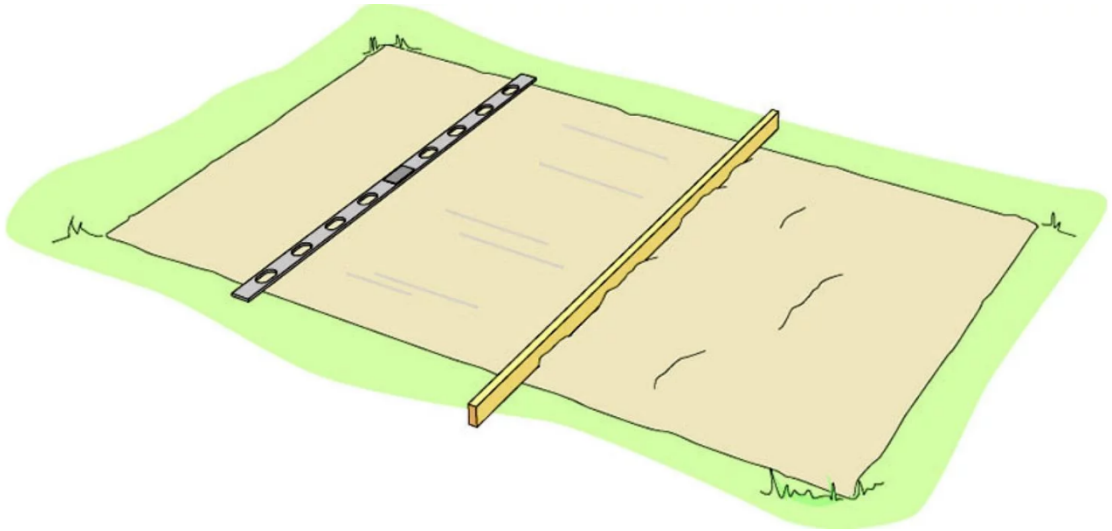
4. Lay out concrete slabs with about two meters distance. On these, the regulatory body should rest. Then the regulations come up a little way from the ground so that air can pass under. Check again that the surface is level by measuring with a spirit level.
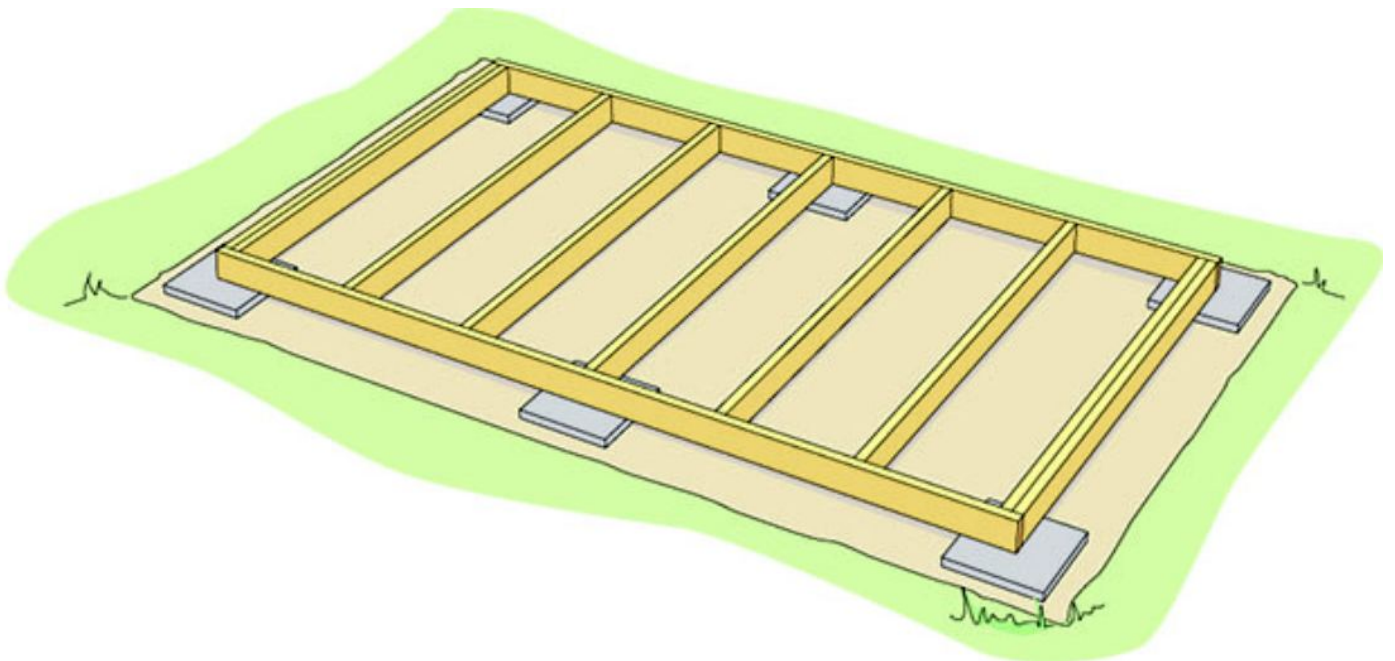
3. Now we give the trolley a nice frame. Screw a frame, with threaded corners, on top and around the frame. Calculate how many boards can fit every few millimeters. If possible, the gaps are adjusted so that no board needs to be split. If the difference is too large, it may be best to cut both edge boards lengthwise to get the pattern symmetrical. Use a three-inch nail as a space between the trolley boards so that there is a bit of movement. The screws should be pulled down into the trolley approximately 1 mm
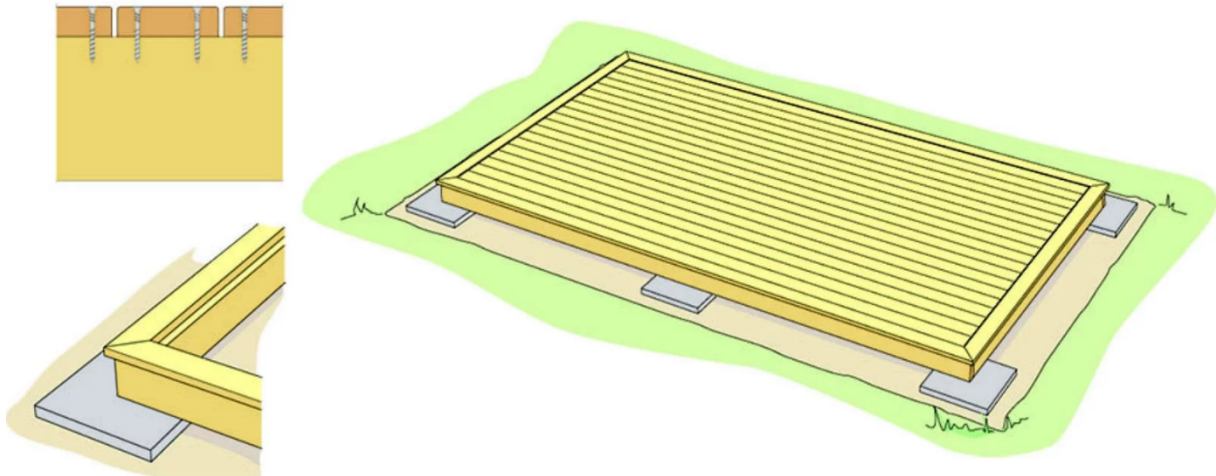
CHOICE OF MATERIAL		
Product / Material	Dimension	Comment
Concrete slabs	40 x 40 cm	
Sand		
Fiber cloth		
Impregnated timber	45 x 145 mm	Latches
Impregnated timber	28 x 12 mm	Decking
Screw	90 mm	Stainless steel screw
Screw	58 mm	Stainless steel screw

BUILDING REQUIREMENTS

The construction must be carried out in a professional manner. Internal building permits must be obtained by the Housing Rights Association before construction is started. As well as inspection will be done by our Property Manager.

If you as a tenant owner do not possess the knowledge, the construction company or other knowledgeable person should be hired.

Please note that it is not allowed to put up any kind of fence or roof on the balcony, just as it is not allowed to plant shrubbery or the like around the patio. Any flower pots should be placed on the balcony.

The land leased for the construction is leased by the association with a lease, and the rental fee will be charged via your monthly fee.

The cost of this extra patio is SEK 400 per month.

Upon the sale of the condominium, this lease will be transferred to the buyer. No compensation for a sale is paid for construction costs from the Tenant Rights Association.

The tenant-owner association has no maintenance obligations regarding this extra patio. This means that the tenant is obliged to maintain regulations and trolleys.

However, the housing association has a continued obligation to perform mowing, including edging around the terrace. However, the tenant-owner is responsible for possible trampling of the trolley after mowing.

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