



You ask,
we answer!

Frequently asked questions about Brf Alba

How many apartments will Brf Alba have?

In total, there will be 85 apartments. They will be released in two steps and there will be 50 apartments in the first round. Brf Alba is an association (bostadsrättsförening).

When can we move in?

Preliminary access is estimated by the year shift 2023/2024.

What is included in the monthly fee?

The fee includes heating, hot and cold water, fixed fee for the electricity subscription and the add on insurance (bostadsrätts-tillägg). There will be a collective agreement for the electricity and Telia Triple Play. You will be debited for the electricity that you use and SEK 169 per month for the triple play.

Will I have access to extra storage space?

Storage will be placed in the apartment or on the bottom floor in the stairwell or in a separate, nearby building. This is shown on the apartment drawing.

Where will I be able to park my bicycle?

There will be bicycle parking in the backyard and by the entrances. The majority of the bicycle parking spaces will be weather-protected. Brf Alba will also offer 3 electric cargo bikes and 2 electric bicycles. These will be part of the bicycle pool.

Where will I be able to work on my bicycle?

At the entrance between the block A and block B. There will be a bicycle service station where you can carry out the most common tasks such as pumping up and changing tires.

Where will I be able to park my car?

Peab have bought parking spaces in a nearby, covered but open parking garage. Each apartment with 4 to 6 rooms and kitchen has a parking space reserved for it. For the other spaces, it is "first come, first served". Simply tell the real estate agent if you would like a parking space. You register your interest in a parking space at the same time you sign the contract. Closer to the moving in date you will get a heads up from us when its time to sign a parking agreement with Lund's municipal parking company (Lunds kommunala parkeringsbolag).

Will there be a car pool?

The association will also have a car pool. The car pool includes 2 electric cars from Our Green Car. These will be kept in the parking garage. Peab will be paying the start charge, monthly fees and parking charges for these for the first five years.

Will there be a lift?

Yes, it will be possible to reach all floors by lift.

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How will the building be heated?

By district heating.

What sort of ventilation will there be?

There will be an FTX system. In other words, automatic air supply and exhaust air with heat recovery.

Will there be radiators, heating units or heated floors?

There will be water-filled radiators under/in front of the windows. No heated floors.

What sort of windows will there be?

There will be both openable and fixed windows.
3 glass windows.

How high will the ceilings be?

For all ground-floor apartments the ceiling height will around 3.2 m. The top floor for block D the ceiling height is around 3.3 m. For other floors, it is around 2.5 m. You will find the information for the specific apartment on the apartment drawing.

TV, broadband?

Telia is supplying these services for this project. A collective agreement has been signed for Triple Play. This provides broadband (100/100 Mbit/s), broadband telephony and the package named Lagom. The monthly cost of this is SEK 169 and will be debited by the association.

Are there any design options?

We have made it possible for you to influence the design of your home. The options are presented in an interior design brochure and price list. There are no options outside this interior design brochure. If you order options for less than SEK 10,000, the entire sum has to be paid at order. For orders over SEK 10,000, a 50% deposit of the total has to be paid by the "stop time". The remaining 50% is invoiced before moving in.

I would like to redesign my apartment. Is this possible?**Move a wall for example?**

Layouts have been meticulously planned from the very beginning. Unless otherwise stated on the apartment drawing, changes cannot be made.

What sort of kitchens will the apartments have?

The kitchen supplier is Marbodal. We have sketched out four different designs for a modern kitchen to inspire you. You can select any of these or use them as a start for changing one or two things to put your own stamp on your new kitchen. Check the pricelist for the design options.

Will bathrooms be tiled?

Yes, all bathrooms will be fully tiled. Guest WCs will have a tiled floor, painted walls and a tiled splashback above the washbasin.

**Is there a bathtub option?**

No. The bathrooms have shower cubicles/corners. There is no possibility of choosing a bathtub.

What will I be able to do with my outdoor space?

Please refer to the separate right of use agreement drawn up on purchasing your apartment. The outdoor area belongs to association but only you have the right to use it. The association must be asked about any desired changes to the outdoor area.

May I buy more than one apartment?**Can I buy one apartment to one of my children?**

The person who lives in an apartment must be named as the buyer in the contract. If you want to buy an apartment for your child, contact your real estate agent for more information.

Can a juridical person buy an apartment?

Yes, to a certain extent. Please check the information in the associations *stadgar*.

What is the payment plan?

On choosing an apartment, you sign a booking agreement. At the same time, you pay a booking fee of SEK 25,000. If you later decide not to complete the purchase, you get the booking fee back minus an administration charge of SEK 7,000. When the association's costings have been confirmed and approved, you sign a binding contract. At the same time, you pay a SEK 75,000 deposit (SEK 100,000 if you don't have signed a booking agreement).

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Is the association owning the land where the house will be built?

Yes, the association will own the land.

Can I choose spotlights in the roof?

Yes, there is a bathroom option for this. Please see the interior design list. Spotlights below the kitchen cabinets are included.

Can I have floor heating?

No, this is not an option.

Can we move or order extra electricity and/or multimedia outlets?

No, this is not an optional extra.

What will happen with any unsold apartments?

If the association has any unsold apartments after the moving in date, Peab will buy these. The association will not suffer from reduced income.

Is any handyman help offered?

Yes, Peab Bostad offers two hours of handyman help when you move in. We will help with everything from setting up the TV and shelves to fitting picture hooks.

What sort of guarantee is there?

There is a five-year guarantee for all building work and a two-year guarantee for white goods. Two years after approved final inspection, we will also pay for a guarantee inspection. This will be carried out by an independent inspector appointed jointly with the association. We also pay for an "energy declaration" within two years of an approved final inspection.

How do I do to purchase one of the apartments?

Everyone who registers interest through the project's website will be given priority in choosing one apartment before the market opens. At the VIP sales starts, a form can be submitted showing your interest in purchase. After set date for closing the real estate agent will distribute the apartments after the queue list. Your place in the queue is connected to the time and date you registered your interest on the website.

Balcony glazing?

We don't offer that option. If desired, it is something you can arrange yourself (building permission included therein) after moving in and taking the matter up with the association.

What common areas are there in Brf Alba?

Brf Alba have a fantastic courtyard with space for everything from planter boxes, planting beds and play areas to relaxing hammocks, other seating possibilities and a barbecue area. A weather-protected bicycle park and charging points for electric bicycles/cargo bikes are further features. The area also has a separate building where certain apartments will have their storage space. At the entrance between house A and B, there will be a bicycle service station and in house A, there is storage

for strollers and wheelchairs. At the top (5th floor), in house C, there is also a common roof terrace of 87 m². This will have planter boxes, planting bench, a pergola with a seating and two sun loungers.

Household waste/garbage disposal?

In Brunnshög, plans are being made for a surface-efficient and joint waste management in the form of a waste suction system, this in connection to the district's other infrastructure.

The waste collection must be adapted for fast, hygienic and easy waste management with a high degree of automation.

These are located just outside Brf Alba's yard and here you throw all your garbage.

Care of the yard and common areas?

A caretaking service will be procured.

Financial management?

A financial management service will be procured.

Swan Ecolabel/certifying

The homes will be certified according to the eco-label Svanen certifying. This guarantees a green philosophy with a focus on ethics, quality-assured building processes and durability. A Swan-certified home must meet strict energy requirements, which means that your home has reduced climate impact and lower energy use. Swan also requires that the homes receive enough daylight and function-tested ventilation. Building materials and chemical products (everything from insulation and glue to parquet floor and paint) are controlled so that they do not contain any substances that are harmful to the environment or health. The result is homes with reduced environmental impact and where people get a healthy indoor environment.

What is required to buy a home?

When signing a preliminary agreement, you have to show that you have the necessary loans/finance available.

What are the plans for the nearby area?

Most of the local area is completed. Office properties are planned for the area west of Brf Alba. At the moment, there is no schedule for this.

CONTACT

If you have any questions, don't hesitate to ask!
Our real estate agent at Fastighetsbyrån are happy to help.

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