



HSB – där möjligheterna bor

20/01/2023

BRF VÄDUREN, HANINGE



INFORMATION TO TENANTS PRIOR TO THE EXTRAORDINARY GENERAL MEETING ON THE BOARD'S PROPOSAL FOR MEASURES RELATING TO WATER AND SEWAGE PIPES, WETROOMS, ETC.

You are welcome to attend an **information meeting** and an **Open House** where you can ask our consultants questions about the replacement of trunking.

Information meeting 1: Monday, 6 February 2023, at 18.30 for residents of: Oxens gata 249-254 and Oxens gata 257-262.

Location and address: Bio Cosmopolite, Brandbergens centrum.

Information meeting 2: Tuesday, 14 February 2023, at 18.30 for residents of: Oxens gata 246-248 and Oxens gata 263-266.

Location and address: Bio Cosmopolite, Brandbergens centrum.

Information meeting 3: Tuesday, 21 February 2023, at 18.30 for residents of: Vädurens gata 201-220.

Location and address: Bio Cosmopolite, Brandbergens centrum.

Information meeting 4: Tuesday, 07 March 2023, at 18.30 for residents of: Vädurens gata 221-234.

Location and address: Bio Cosmopolite, Brandbergens centrum.



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**Information meeting 5: Tuesday, 14 March 2023, at 18.30 for residents of:
Fiskarnas gata 154-180 and Vattumannens gata 124-153.**

Location and address: Bio Cosmopolite, Brandbergens centrum.

**Information meeting 6: Tuesday, 21 March 2023, at 18.30 for residents of:
Stenbockens gata 101-121.**

Location and address: Bio Cosmopolite, Brandbergens centrum.

You are welcome to attend any of the other information meetings if you are unable to attend your information meeting.

Project management Open House/question time:

Thursday, 30 March 2023, 16.00 – 20.00

Tuesday, 4 April 2023, 16.00 – 20.00

Thursday, 20 April 2023, 16.00 – 20.00

Location and address: Association premises, Vädurens gata 224.

After the information meetings and the Open House, you will be invited to an **Extraordinary General Meeting (2 May 2023)**. A separate notice to attend and proxy form will be sent out no earlier than six and no later than two weeks before the meeting.

An English version will be available on the website, Engelsk version kommer att finnas på hemsidan. www.vaduren.se

Board/HSB Projekt (Consultant)



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CONCERNING THE RENOVATION OF TRUNKING AND BATH AND SHOWER ROOMS

Our properties are now about 55 years old, and the ageing of the pipe trunking is clearly visible.

Problems with damage caused by leaking, worn-out pipes and unions for cold and hot water have resulted in a need for action.

The Board has been discussing and planning the necessary measures for some time, and has therefore made a decision that replacement of the trunking with associated wetroom renovation should take place. This decision is justified by the fact that the association has suffered a number of instances of water damage due to leaking water pipes and the fact that the trunking has reached the end of its technical service life. Original waterproofing in wetrooms, as well as hot water circulation pipes pose a major risk of increasing water damage. The association's costs due to water damage increase year on year. The Board has been actively working for some time to find the best and most economically justifiable long-term solution for the association and its members in order to remedy the shortcomings.

Since the autumn of 2021, the Board has engaged HSB with a view to investigating the status of trunking and wetrooms with proposals for action. The report that follows is based on that investigation.

Why do we need to do something?

The review has shown that there are problems that need to be addressed. There are not just problems with soil trunking and water pipes, but also with their implementation in bathrooms and waterproofing that has now reached the end of its technical service life. HSB has presented the current situation to the Board at a number of meetings held in the spring/autumn.

Problems that have emerged during the investigation:

- Hot water circulation pipes are likely to create water damage from the top floors, with the risk of multiple floors being affected. This is due to velocity corrosion in bends (thinner material).
- Automatic heat vents at the top of shafts are increasingly starting to leak due to rusting.
- Solder joints on the tapwater system are cracking and letting go, which can cause extensive water damage.
- Waterproofing in unrenovated bathrooms (wetrooms) will cause water damage in a number of apartments/on several floors.
- Inadequate pipe penetrations in the shower zone may result in moisture damage to the wall.
- Original drains have reached the end of their technical service life.
- Inadequate pipe insulation in pipe trunking.



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- Long running times (kitchen/bathroom) as hot water circulation is not commissioned in low-rise buildings.
- Increasing costs due to water damage, according to statistics.
- The tapwater system has a limited remaining service life.

We have also checked the electrical installations and found the following:

- Main lines, fuse panels and meter panels are 3-phase with TN-C systems (4-wire).
- Distribution boards in apartments have been replaced and have miniature circuit breakers and include individual metering and billing (ind metering), which means that the consumption of domestic electricity is measured and billed at apartment level.
- Wetrooms/kitchens have earthed installations, other rooms have unearthed sockets.

DECISION DATA

The measures implemented will ensure that the risk of water damage is minimised for a long time and that the bathrooms will continue to comply with current industry regulations for wetrooms. It is important to achieve a solution sustainable in the long term that also helps to increase in the value of our properties going forward.

It is important for the work to be carried out in such a way that individual tenant-owners can influence the standard and design of their bathrooms and shower rooms as much as possible by choosing individual options. The work will involve disruption: that is unavoidable. But it should be carried out in such a way as to limit intrusions in the apartments and cause as little disruption as possible during the construction period.

To obtain data for a decision on appropriate measures, schedule and costs, the Board commissioned HSB to survey the existing situation and present various options and their consequences, both technical and financial, for the association and its members.

HSB has extensive experience of assisting tenant-owner associations with investigations and implementation of trunking replacement work. Apartments and public areas were inspected during the investigation.

The current condition of soil trunking and water pipes has been investigated.

- Existing building plans have been studied.
- A number of different apartments have been inspected.
- Visible trunking and pipe runs in basements/crawl spaces grounds have been inspected.
- Review of previous videos of soil pipes.
- Bathroom surfaces have been inspected.



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Working on the basis of this survey, the consultants have made assessments of various alternative solutions to remedy the existing problems, as well as the economic consequences, as a basis for the association’s decision. The economic assessments are based on the experience of a large number of similar projects involving other tenant-owner associations.

WHAT ARE THE PROBLEMS?

Bathrooms and shower rooms

Many of the bathrooms and shower rooms have not been refurbished since they were built. This means that the waterproofing has reached the end of its technical service life. The design of the bathrooms has shortcomings, with pipe penetrations and holes in showers/baths where a lot of water is flushed. The slatted floors are not watertight and often have no overflow pipes, which means that any leaks can spread to other floors before being detected.

Our opinion today is that a large proportion of the bathrooms are in need of action.

	
<p><i>Damaged waterproofing, risk of moisture penetration.</i></p>	<p><i>Pipe penetrations in shower.</i></p>



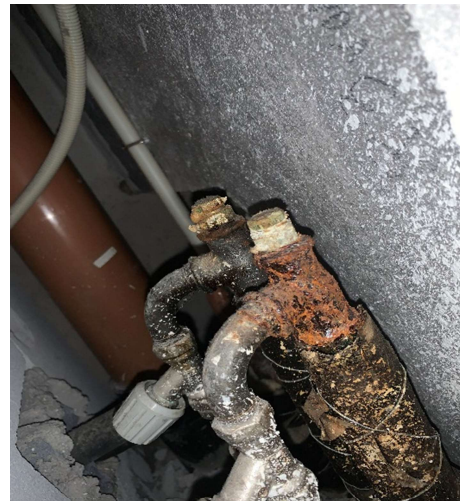
High step into bathroom.



Leaky penetration in shower.



Leaky penetration in shower.



Automatic vent has corrosion damage.

Sewage system

The inventory revealed that the trunking dates back to the year of origin. The soil trunking is made of plastic (PE), and it is starting to approach the end of its technical service life. The drain pipes for the lower floors are made of cast iron, and some pipes have already been replaced due to rusting/cracking.

There is a high risk of further leakage unless the pipes are replaced.

Some renovated bathrooms and shower rooms have newer plastic drains, but the horizontal drain pipe has not been replaced with vertical trunking.

Pre-1991 floor drains are not approved for connection to new waterproofing.



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Both soil trunking and pipes in the bathroom floors have to be repaired to prevent damage and leakage. Relining them would not address problems and defects with waterproofing (e.g. sealing in the transition between drain and plastic mat), water pipes and inappropriate pipe penetrations.

The trunking in the main pipe is generally poorly clamped (attached).



Poor insulation and clamping



Drain pipe replaced because of leakage

Tapwater pipes

The hot and cold water pipes are made of copper. The service life of these pipes is coming to an end, as confirmed by the increasing number of instances of water damage that have occurred within the association. If the water pipes are not repaired at the same time as the soil trunking and bathrooms, the risk of leakage will increase over time, resulting in major water damage.

Whether relining the tapwater pipes could be an appropriate method has also been investigated. The water pipes carry drinking water, the thing we need most, and the Board does not want to risk affecting the quality of the water. The precautionary principle should therefore apply, and the safety of relining these pipes in terms of health effects is not clear. Moreover, the method is not particularly tried and tested.



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Heating system

The heating system is a one-pipe system, there are older valves in the trunking. There are automatic air bleeder screws on the top floor, leakage from the air bleeder screw has occurred and must be addressed when replacing the trunking. Radiators in bathrooms will be removed. This applies to all bathrooms and shower rooms that do not have need heating, i.e. are not located against an external wall or have windows.

An investigation is in progress into the possibility of replacing the entire heating system with two-pipe systems that are more reliable and efficient. If this replacement takes place, visible heating trunking will be installed in living rooms, bedrooms and kitchens and new radiators will be fitted.

All bathrooms will be equipped with electric underfloor heating as standard. An optional electric towel dryer will be available for bathrooms.

Power supply

The main lines from the basement to the distribution board are made up of recessed conduits and are designed for TN-C systems. 4-wire connections and the electric supply mains date back to when the buildings were constructed.

Electric wiring in apartments mostly dates back to when the buildings were constructed and is unearthed, except in kitchens and bathrooms.

The distribution board in the hall has been replaced and has miniature circuit breakers.

A new power supply for lighting and wall sockets in a new bathroom cabinet will be installed in bathrooms when replacing the trunking. A new lighting fixture will be installed in the ceiling, and a new double light switch will be fitted.

A new ceiling light and a new lighting globe above a new mirror will be installed in shower rooms.

A separate power socket will be fitted at the switch (lamp button).

HOW WILL WE MAKE DECISIONS ON REPLACEMENT OF THE TRUNKING?

The Board's decisions:

The Board is responsible for deciding on day-to-day management and maintenance relating to factors such as the building's drainage and water pipes. Decisions on what can be done inside the apartments are made by the members, collectively and individually.



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The Board has made a decision to replace soil trunking and water pipes. The Board proposes to renovate the bathrooms and shower rooms and recondition kitchens in connection with this.

Trunking replacement and bathroom renovation will provide the safest solution for members. The benefits of implementing the measures collectively are primarily that all apartments will be brought up to a standard that meets industry regulations for safe water installation, and that the risks of water damage will be minimised for a long time.

The general meeting of the association will consider the following:

- The meeting must approve the *changes* to the apartments resulting from the replacement of trunking. These are listed below (in brief, renovation of bathrooms and shower rooms to a basic standard, possible restoration of [word missing]). For the decision to be valid, the consent of all members is required, or alternatively a two-thirds majority at the meeting and the ex-post consent of members who are not present at the general meeting of the association. Members who do not attend the general meeting must therefore give their consent afterwards. A consent form will be distributed.
- The decision will be made by the Rent Tribunal for anyone who has not given their consent. (See also Chapter 9, Section 16, first paragraph 2 and Chapter 9, Section 17 of the Tenant-Ownership Act.)
- The general meeting must also decide that the association *may assume the member's responsibility for maintenance during the contract period* for the measures in the apartments as set out below. A simple majority is required for the decision to be valid.

What will it cost?

The total cost of the replacing the trunking, including wetroom renovation and works in public areas, has been estimated at approximately SEK 320 million including VAT, project management, inspection and regulatory costs. The cost must be viewed in the light of the fact that it is an investment that will be depreciated over 50 years.

Funding and impact on the charge

Together with HSB Stockholm, the Board has compiled a 10-year forecast in which we look at how our finances will develop, partly when replacing the trunking, partly taking into account other presumed cost increases and rising interest rates.



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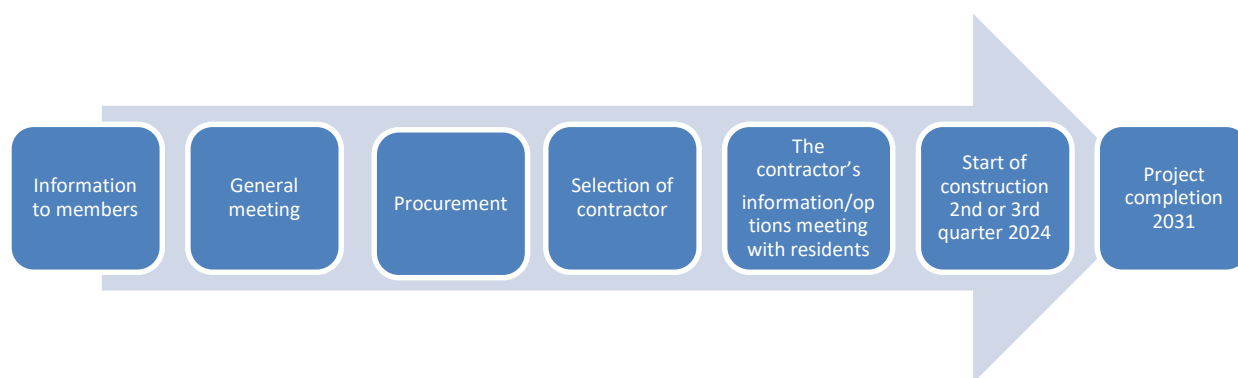
Replacing the trunking means new loans, which will affect the association in the form of higher interest expenses. To compensate for these increased interest expenses, the annual charge will be increased continuously during the period of execution.

As replacement of the trunking and other investments will continue over a period of several years, it is not possible to say today exactly the total amount by which it will be necessary to increase the charge as this is very much influenced by interest rate movements. In simple terms, this means that if interest rates continue to rise slightly and remain at these levels for the next decade, the charge will need to be increased continuously throughout the period while the trunking is being replaced. However, the same increases in the charge will not be required if interest rates fall and return to previous levels.

It is the Board's aim to avoid sudden increases in the charge, and so the Board will continue to work together with HSB to maintain a long-term approach to planning the finances. The Board will provide regular information about the financial situation while the trunking is being replaced.

The association has received what is known as a loan approval to secure the funding, and HSB Stockholm is helping us to procure the new loans at the best possible interest rate, as well as offering advice on the choice of term for each loan.

More information and timings



When will construction start?

More detailed planning and design work will begin when the general meeting has approved the Board's proposal.

The Board expects that to be able to procure a contractor at the end of 2023. Work is expected to start in the second or third quarter of 2024 at the earliest. Contact will be made with members for planning and information well in advance of the work starting.



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The construction work is expected to take about 7 years. A more detailed schedule will be developed together with the contractor hired. We will provide plenty of notice of when your stairwell will be repaired well before construction commences. Information will then be provided on an ongoing basis throughout the construction period.

Support during implementation

Work within the apartments is estimated to take about 7 to 10 weeks. Water and drainage will be available in the stairwells during that time. Temporary showers and toilets will be available in the courtyard or basement. You can have access to a special dry toilet (temporary toilet) if you are unable to access the temporary toilets and shower rooms for medical reasons. This is optional for others.

Day rooms will be arranged at the association's premises at Vädurens gata 224.

All handling of temporary toilets will be dealt with by the HSB member consultant.

What will happen in your apartment

The basic standard proposed to be covered by the decision of the Board and the general meeting of the association is presented below. The costs for the basic standard are included in the total cost of the entire project. Each member has the opportunity to adapt the design to their wishes via what are known as options, if these are technically feasible and in accordance with current industry regulations. There will also be a limited number of options within the basic standard.

Any tenant-owners wishing to change or supplement the basic standard must also have the opportunity to select options, for an additional cost. The tenant-owner will buy the options directly from the contractor, at prices set out in option lists or quoted. Prices for the most common options will be included during the procurement procedure.

If you decide not to include a product, this is known as "opting out". If you choose to refit a product or purchase something of your own, you will be credited with a set value for the product you have opted out of, and this credit can be used for options purchased via the contractor. You can only use the credited value of the product that you are opting out of/refitting when you select an option via the contractor. However, there will be no cash settlement if no option is chosen.

A suitability assessment will be performed if a request is made for refitting of mixer taps and porcelain, taking into account quality and workmanship as well as age.

The design we present here is one that we think most people will be happy with. Our ambition is for bathrooms and shower rooms to be sustainable in the long term and of a functional and modern standard that is of good quality.



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The bathrooms and shower rooms will be refurbished with new waterproofing, tiles and floor tiles. New toilets, sinks and bathtubs or shower doors, as well as mixer taps, will be installed.

The kitchens will be restored after replacement of the trunking. The association will not pay for new kitchen cabinets, therefore, but these may be ordered separately if desired. The basic design and optional features in terms of make and colour will be detailed well in advance of the start of construction.

Individual hot water metering will also be installed in all apartments in accordance with current government requirements. This means that every apartment will be metered and charged separately for its hot water consumption.

Common to bathrooms

All bathrooms are being completely renovated. Water, sewage and electricity installations, surfaces and floor fill will be removed. In most cases, the new trunking will be placed in the existing position,

i.e. the kitchen trunking in high-rise buildings will be replaced from the outside in the stairwell shaft. The trunking in bathrooms will be opened and replaced inside from the bathroom or the kitchen side. In low-rise buildings, the trunking will be replaced from the bathroom side.

The floor will be adjusted to reduce the height difference between the hall and the wetroom: floor height may vary slightly as the new fall of the drop towards the drain will vary.

The room will be cleared to remove any moisture. A new wetroom will be built from scratch, with new pipes for tapwater and drainage, as well as new waterproofing, wall and floor coverings. Pipes within the space will be laid in such a way as to minimise the risk of future water damage. All measures are compliant with the construction industry's requirements for construction that is resistant to water damage. Electricity cables, switches and sockets will be replaced with new, earthed ones.

Drains will be suspended in the underlying floor above a new plaster ceiling, or in a lining at the point where the wall meets the ceiling.

The restoration reported and to be funded by the association relates to the bathrooms and shower rooms in their original size. The additional cost of restoring the waterproofing and surfaces in extended bathrooms and shower rooms will be borne by the tenant-owner themselves (the additional cost of restoring the extended part).



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Bathroom, basic standard

<u>Part</u>	<u>Measure</u>
Flooring	<p>Floor tiles 10x10 cm, available in 5 different colours. Different materials/sizes/colours are available as an option.</p> <p>Grey grout as standard, other colour optional.</p> <p>New thresholds will be height-adjusted to floor level.</p>
Wall	<p>White tiles 20x30 or 20x40 cm up to the ceiling, gloss or matt. Different materials/sizes/colours or other finishes are available as an option.</p> <p>Grey grout as standard, other colour optional.</p> <p>Joinery, inside door frame will be painted and linings replaced.</p> <p>Replacement or painting of the bathroom door is available as an option.</p>
Ceiling	<p>A new plaster ceiling will be painted white. Spotlights are available as an option.</p>
Plumbing, heating and sanitation	<p>Curved glass shower doors between bathtub and shower enclosures are optional.</p> <p>Thermostatically controlled mixer tap with shower unit.</p> <p>Floor drain placement will be adapted to suit both bathtub and shower.</p> <p>Floor-standing toilet with soft seat.</p> <p>White porcelain washbasin with one-handle mixer and bottom valve.</p> <p>Washbasin cabinet (vanity unit) optional.</p> <p>Washing machine preparation will be carried out in all apartments. The existing washer/dryer will be reconnected if it is installed professionally.</p> <p>Chrome-plated, surface-mounted water pipes to thermostatic mixer, washbasin and toilet. No pipe outlets at floor in location for shower/bath. In these cases, pipes will be laid at the point where the wall meets the ceiling.</p> <p>New ventilation units will be mounted on the wall or ceiling.</p>
Electricity	<p>New recessed, earthed installation.</p> <p>Thermostatically controlled underfloor heating.</p> <p>Lighting and power sockets in bathroom cabinets where possible, otherwise wall sockets will be placed by the switch by the door. In the bathrooms, the lighting will also be complemented by a ceiling light.</p> <p>Preparation for washing machine and tumble dryer will be carried out in all apartments.</p> <p>The existing washer and dryer will be refitted if they are installed professionally.</p> <p>Step model towel rail available as an option.</p>
Other	<p>New wooden bathroom cabinet with mirror doors and lighting frame.</p> <p>New towel hooks (4+2 hooks) and toilet roll holder.</p> <p>Existing fittings replacing standard products will be refitted free of charge where possible. Delivery and installation of other furnishings (cabinets, fittings, etc.) available as an option.</p>



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Shower room, basic standard

<u>Part</u>	<u>Measure</u>
Flooring	<p>Floor tiles 10x10 cm, available in 5 different colours. Different materials/sizes/colours are available as an option.</p> <p>Grey grout as standard, other colour optional.</p> <p>New thresholds will be height-adjusted to floor level.</p>
Wall	<p>White tiles 20x30 or 20x40 cm up to the ceiling, gloss or matt. Different materials/sizes/colours or other finishes are available as an option.</p> <p>Grey grout as standard, other colour optional.</p> <p>Joinery, inside door frame will be painted and linings replaced.</p> <p>Replacement or painting of the bathroom door is available as an option.</p>
Ceiling	<p>A new plaster ceiling will be painted white. Spotlights are available as an option.</p>
Plumbing, heating and sanitation	<p>Thermostatically controlled shower mixer with shower unit.</p> <p>Curtain rod at shower area.</p> <p>White porcelain floor-standing toilet.</p> <p>White porcelain washbasin with one-handle mixer and bottom valve.</p> <p>Washbasin cabinet (vanity unit) optional.</p> <p>Chrome-plated, surface-mounted water pipes to thermostatic mixer, washbasin and toilet. No pipe outlets at floor at location for shower/bath. In these cases, pipes will be laid at the point where the wall meets the ceiling.</p> <p>Existing ventilation units will be refitted on the wall or ceiling.</p> <p>Shower enclosures are available as an option.</p>
Electricity	<p>New recessed, earthed installation.</p> <p>Thermostatically controlled underfloor heating available as an option (included in the bathroom).</p> <p>New light fitting in the ceiling (ceiling light), spotlights available as an option.</p> <p>Lighting globe above mirror.</p> <p>Wall socket by the switch by the door.</p>
Other	<p>New mirror above washbasin.</p> <p>New towel hooks (4+2 hooks) and toilet roll holder.</p> <p>Delivery and installation of other furnishings (cabinets, fittings, etc.) available as an option.</p>



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Kitchen

In kitchens, only necessary work will be done to replace water and drainage.

If necessary, kitchen fittings to be dismantled and reassembled to the necessary extent. The trunking to which the kitchens are currently connected will be removed or blocked and left in the wall. The kitchens will be connected to the bathroom trunking when the trunking is replaced.

New water pipes and drain pipes will be laid to the sink, and sink cabinets will be fitted with a new, watertight bottom. New mixer tap with shut-off valve for dishwasher. New water trap. The existing dishwasher will be refitted if it is installed professionally.

Dismantled kitchen fittings will be refitted. Reservation for retrofitted worktops made of stone or equivalent materials – in this case, the resident is responsible for any additional cost of removal and refitting.

Our aim is to be able to save the tiles over the sink as far as possible. If the existing tile surface cannot be restored/repared, new white tiles 15x15 cm will be offered as standard. Different materials/sizes/colours are available as an option.

Hall

New electrical wiring will be run from the distribution board the bathrooms and shower rooms in existing conduits. The cable will be surface-mounted if it is not possible to lay the wiring in existing conduits.

Other items in apartments

Apartments that still have unearthed electrical installations will be offered rewiring to an earthed system with new switches and earthed wall and light sockets as an option.

Other spaces in the building

Water pipes and drain pipes in the basement and crawl space and in public areas will be repaired.

In other areas, these will be restored after the replacement of the trunking.

Drawing of my bathroom

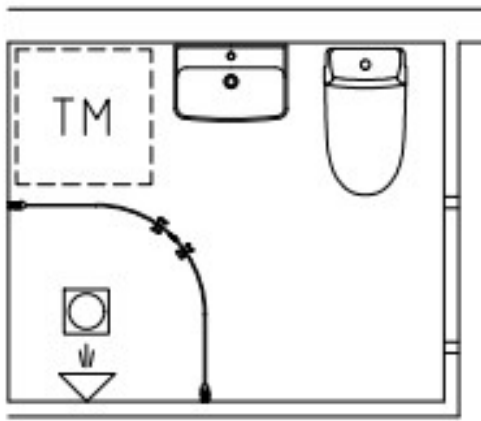
The following type drawings show the new bathrooms according to the proposed “basic standard”. The drawings are not to scale.



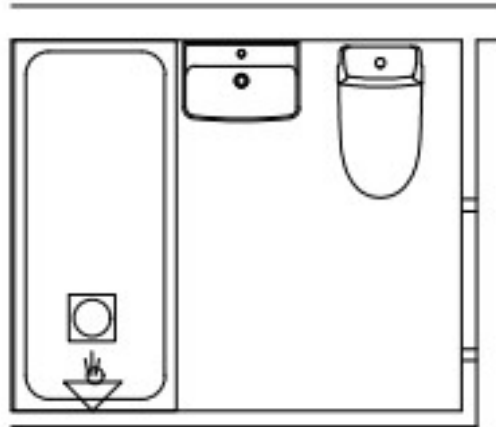
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Apartment type 1, shower or bath option

Type 1, shower



Type 1, bath



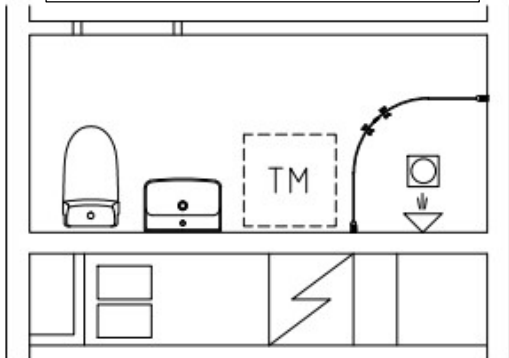
There will be room for a washing machine (WM) if shower doors are selected, but there will be no room for a WM if a bathtub is selected. Reversed drawings are available for most types, not shown.

Apartment type 2, kitchen

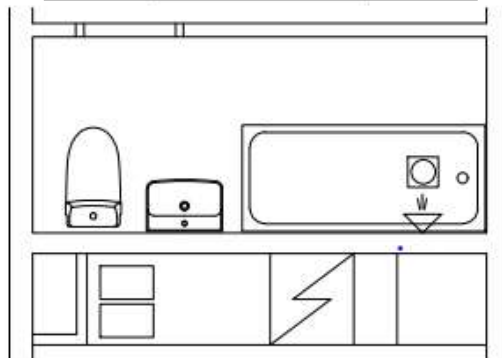
Drawing not shown as wiring is connected to the existing trunking and is hidden. No visible changes.

Apartment type 3, shower or bath option

Type 3, shower/kitchen



Type 3, bath/kitchen

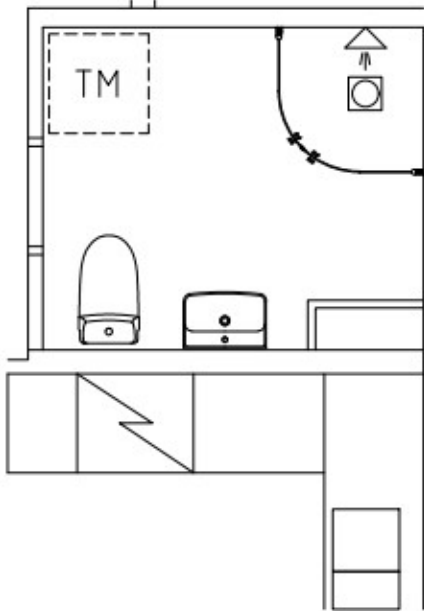




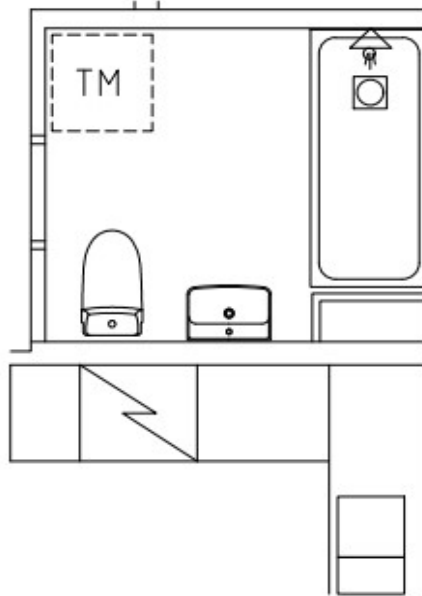
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Apartment type 4, shower or bath option

Type 4s, shower/kitchen

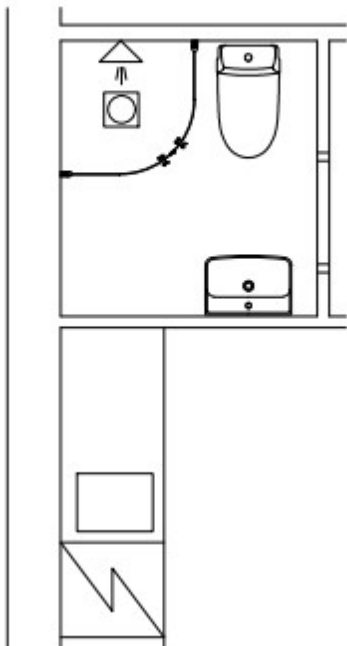


Type 4s, bath/kitchen

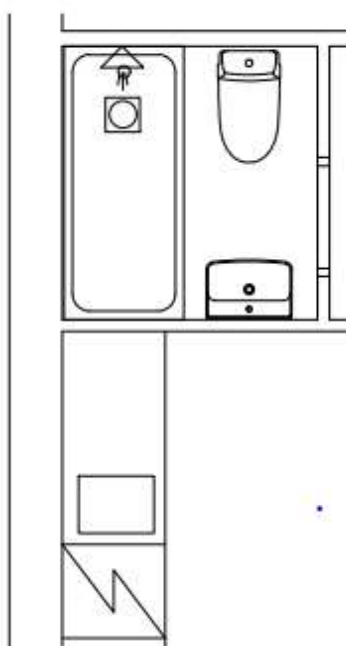


Apartment type 5, shower or bath option

Type 5, shower/kitchen



Type 5, bath/kitchen

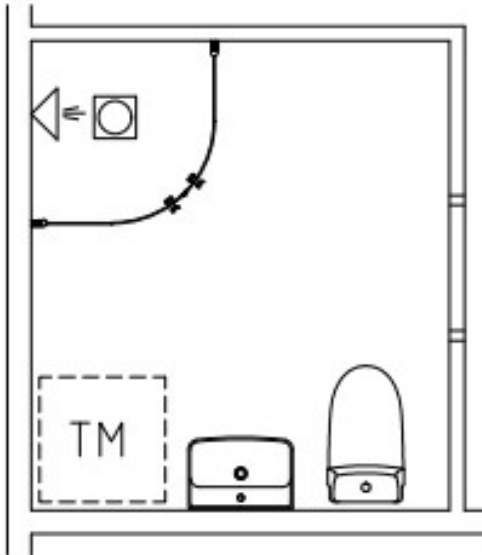




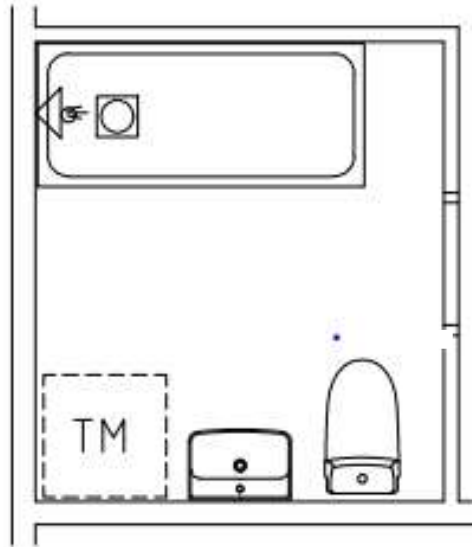
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Apartment type 6, shower or bath option

Type 6, shower/kitchen

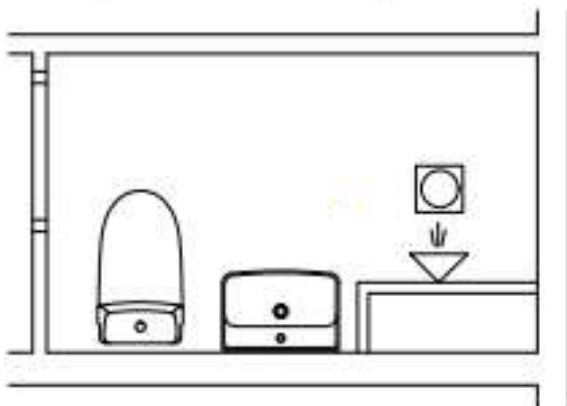


Type 6, bath/kitchen



Apartment type 7, separate shower room

Type 7, shower

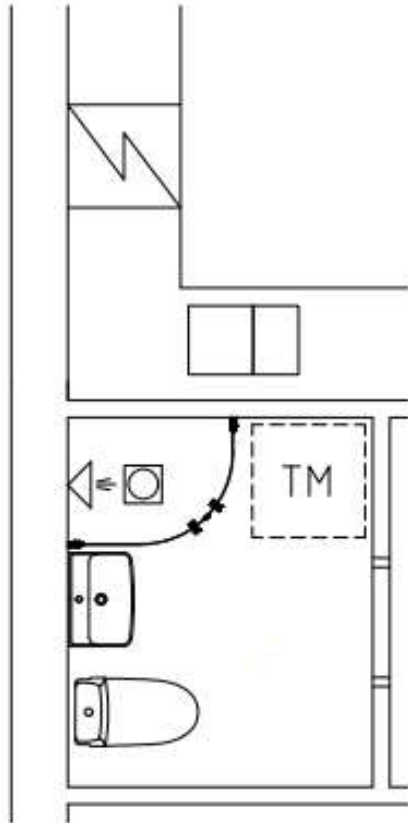




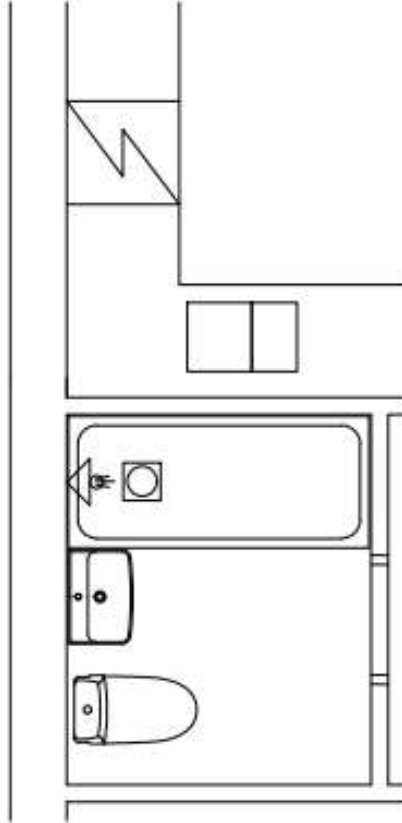
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Apartment type 8, shower or bath option

Type 8, shower/ kitchen



Type 8, bath/ kitchen





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FREQUENTLY ASKED QUESTIONS BEFORE REPLACEMENT OF TRUNKING

How long will I be without water and drainage?

Expect the job to take about 7 to 10 weeks for bathrooms and shower rooms. Kitchens will be unavailable for short periods only.

I have recently had my bathroom renovated, can I get compensation for that?

Unfortunately, there is no legal way for a tenant-owner association to provide compensation to individual members: this would mean that your neighbours would have to help pay for it.

Do you really need to redo a newly renovated bathroom?

The waterproofing will be affected when the water pipes and drains are replaced, so the waterproofing of the entire bathroom has to be redone. New equipment can often be reused and refitted following a suitability assessment.

Will you be making a racket all day long?

Expect some banging during the first week in your own apartment. There will be less banging and drilling after that. However, there will be banging in other adjacent apartments, as well as the rest of the building, for a long time. So there will be disruption during the day, but to varying degrees depending on where work is taking place.

Can I stay in my apartment while the renovation work is going on?

Yes, the renovation is based on the principle of people remaining in their apartments. As a resident, this will of course be a tough period. The association will make sure there is water and drainage in the stairwells, and that toilets and showers are available in the basement or in a trailer in the courtyard. Portable toilets will be provided for anyone who is unable to access temporary toilets/showers.

Is there someone I can consult if I have any questions before and during the renovation?

You should contact your member consultant if you have any questions. The member consultant will attend the information meetings and will be on hand throughout the renovation period. The member consultant will be happy to visit you at home to talk about the situation from your perspective.

Asbestos?! Could I be in danger?

If asbestos is present, it will be removed in accordance with some very strict safety rules and will not pose a health risk. Inconvenience and risk will be kept to a minimum by doing this work together with a certified contractor.



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How will the value of my apartment be affected?

According to estate agents, the fact that our association has not renovated its trunking is known. This affects the value of the apartments. Conversely, the value will be affected positively when the standard is improved in bathrooms and shower rooms.

I would like my bathroom to be renovated according to my wishes. Is this possible?

The Board will use a contractor that can cope with a variety of individual requests in terms of design.

Is it possible to have a different layout in the bathroom to the one proposed by the association?

Yes, if your requests are technically feasible and in accordance with the applicable industry rules. Any additional costs will be dealt with as optional extras and paid for by the individual member.

Will work be ongoing in my apartment during the Christmas and summer holidays?

No. No work will be carried out in the apartments during these times. Apartments in progress will be completed before the Christmas and summer holidays.

In which stairwell will the replacement of trunking start?

We do not know at the moment. This will be decided together with the contractor, who will be appointed after the meeting. Information will be provided to members as soon as a schedule has been established, and well in advance of the start of construction.

Will there be a display area where we can see the new products being installed?

Yes, a display area will be organised well in advance of the start of construction.

Can I buy my own equipment such as tiles and floor tiles for my bathroom?

The contractor will decide that. This is because of warranties that the contractor will have to provide and the schedule that the contractor has to follow. Most contractors prefer to make their own purchases so as to ensure that the materials are available at the right time and in the right quantity when the work is to be done.

What will happen if damp is found in the floor or walls when the old bathroom is removed?

The room will be decontaminated and dried out. If the damage is extensive, this may affect the completion time in the apartment concerned. The other apartments in the phase in question can usually be completed on schedule.

Will a priced list of popular options be produced?

Yes.



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Will it be possible to apply for tax deductions for expenses incurred by home renovation if we choose optional extras?

Yes. More information on how to do this will be provided well in advance of the start of construction. Terms and conditions for tax deductions for expenses incurred by home renovation are available to view at www.skatteverket.se.

We have already had our bathrooms adapted to make them accessible to people with disabilities. What will happen in our bathrooms?

Existing equipment will be refitted at no extra cost following a suitability assessment. Lowered thresholds will also be restored.

I would like to make other changes at the same time. Can I?

Other changes to the apartment may be made before the trunking is replaced, or when the replacement work is complete. The contractor cannot take other trades into account because of the responsibility for the measures associated with the trunking replacement, and for sticking to the schedule.

What should we do with our home insurance during the replacement of the trunking?

It is always a good idea to get in touch with your insurance company to check that your policy is valid. The contractor will also take out insurance for the contract.

What will happen if any possessions are lost during construction?

The contractors used are seasoned experts and proven reliable. However, everyone can help reduce the risk by not leaving valuables lying around. In HSB's experience, it is very rare for things to go missing during replacement of trunking.

Who should I consult if I have any more questions?

Until the general meeting of the association, you can send your questions to the Board by email: styrelsen@vaduren.se

Questions about support before and during the renovation period will be answered by Jannike Norlin, email jannike.norlin@hsb.se, telephone no.: 010 442 15 52, HSB member consultant.

For technical queries, please contact Rickard Hansson, email rickard.hansson@hsb.se telephone no.: 010 442 15 38, HSB project management.

*Best regards,
The Board*