

Hamn Panorama

Description of deliverables

Hamn
I SENJA

GENERALLY:

The buildings are built according to the Plan & Building Law ("Plan & Bygningsloven"). The requirements according to TEK17 applies.

FOUNDATION

The apartments are built on wooden beams on concrete foundations.

ALTERNATIVE DELIVERABLES/ADD-ONS:

On request, an optional list will be provided where the buyers of the apartment can make upgrades (price changes will apply), e.g. solid wood floor, heat pump, sauna, and the like).

POWER SUPPLY

Each apartment will have its own subscription for electricity.

In the fuse cabinet for each apartment, space will be allocated for mounting the termination point for fiber cable and switch. There will be a separate outlet in the fuse cabinet for power to the router/switch. From the fuse cabinet, TP-cables are mounted to the living room for TV, as well as cables for the internet to outlets for wireless router (fiber access is supplied by separate supplier for those who order fiber connection). Wireless router / switch is not included in the delivery.

FIRE ALARM SYSTEM

Serial-connected smoke / fire alarms are provided for the entire plant, with a common fire control for the entire field.

POWER OUTLET / ELECTRICAL EQUIPMENT

- El-box for counter top lighting
- El-box for kitchen fan
- Outlet dishwasher
- Outlet fridge
- Outlet cooker
- Outlet for hot water heater
- Ceiling lights in kitchen
- Outlet ceiling lights in living room (light fixture provided on request/extra)
- Ceiling lights in hallway / corridor
- Ceiling lights in bedrooms
- Outlet for bedside lamps in bedrooms
- Exterior lighting on each veranda/terrace
- Panel heaters in each room
- Outlets for washer / dryer in bathroom
- Power outlets on the front veranda

- Power outlet for any heat pump (heat pump is extra - on request)
- Power outlet for villa ventilation in outside storage room
- Number of outlets in general in accordance with normal housing standard

WATER SUPPLY

A water pipe has been established from the municipal water supply pipe (jointly with neighbouring property).

Heating cables is mounted on the outside water pipes to each house, for anti-frost security.

BATHROOM

Bathrooms come with complete bathroom fittings, including following:

- Vanity bench with washbasin
- Basin mixer
- Mirror
- Mirror Lights
- Wall-hung toilet
- Shower door/walls
- Shower mixer and shower head
- Water extraction and drain for washing machine.

Bathroom fittings and washbasins are delivered as normal housing quality. The bathrooms have floor heating cables with thermostat control.

VENTILATION WITH HEAT RECOVERY

Ventilation with heat recovery is installed for each apartment. Ventilation units are installed in outside storage room, and ventilation pipes are mounted in the suspended ceiling in the corridor and bathroom.

SURFACES / MATERIALS

In general, the walls and ceilings are made with plasterboard or fermacell that is plastered and painted.

Bathroom walls and floors are tiled.

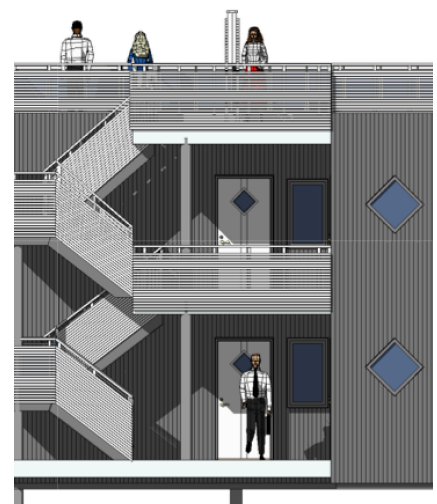
Floors are made of laminate of good quality.

Terraces are made with impregnated wood.

Handrails in the front will have glass panels, with uprights and handrails of impregnated wood. Other railings are made of impregnated wood. Uninsulated outside storage room will have chipboard flooring or impregnated wood.



For additional info,
look up:
www.hamn.no



Entrance facade

Hamn Panorama

Sales declaration

Hamn
I SENJA

APARTMENT	TYPE	ORDER. NR.
HP1	HP	HP1-1
HP2	HP	HP1-2
HP3	HP	HP2-1
HP4	HP	HP2-2

See location in separate illustration.

ORDER NUMBER

The assigned order number can be changed before contract signing.

THE DEVELOPER

IKO Bygg AS, Hamnveien 1145, 9385 Skaland.

SALES SETTLEMENT

Codex Advokat Tromsø AS.

PROPERTY DESIGNATIONS

Hamn Panorama: Gnr 17 bnr. 87 in Berg municipality

GETTING THERE

Car / bus between Finnsnes and Hamn i Senja takes approx. 45 min. Senja is connected to the mainland by the Gisund Bridge, from Finnsnes to Silsand. Ferry connections: Car ferry from Andenes to Senja, arriving in Gryllefjord (10 minutes from Hamn). The ferry service between Tromsø and Senja from Brensholmen to Botnhamn takes 45 minutes (usually operated during summer, but is planned to be all-year). Driving between Botnhamn and Hamn takes about 45 min.

AIRPORTS, EXPRESS BOAT, ETC

Bardufoss Airport is the nearest airport and is located about 90 km from Hamn i Senja. Bardufoss provides several daily departures to/from Oslo Airport. Driving from Tromsø airport to Hamn in Senja takes approx. 3 hours by car. Fast ferry from Tromsø to Finnsnes takes approx 1 hour, departing 2-3 times a day. Hurtigruten calls Finnsnes daily, both north and south.

PLOT

Each apartment represents an ideal share of jointly owned land (17/87 in Berg Municipality). The plot is 1058 m² and is divided into 6 shares. The new hotel building to the east is closer to the plot than 4 meters. However, there is more than 8 meters distance between the hotel building to the east of Hamn Panorama and the new hotel building. In addition, house 1 in the western part of the plot is located closer to an existing buildings than 8 meters. However, the existing building is planned to be demolished within 2-3 years. Otherwise, it will be at least 8 meters from the buildings at Hamn Panorama to any new surrounding buildings to the west.

ZONING PLAN AND PERMITS

The project is part of an existing zoning plan, which has been approved. A building permit have been granted for the development.

TIMEFRAME

First house with 2 apartments completed in summer 2019. Completion of the next 2 apartments is based on the progress in the sales process, but planned start for building the house is second half 2019. Reservations are made for the sale of the minimum quantity for each construction step before start-up.

CONTENT AND DELIEVRABLES

All areas listed in the prospectus are preliminary; minor deviations / changes can take place within completion.

STANDARD

The apartments are delivered ready to move in, except the kitchen, which is based on extra order process by the buyer.

HEATING

Electric heating. Optional heat pump. Ventilation with heat recovery.

All apartments come with a steel pipe over the ceiling as standard. Fireplace can be ordered as extra.

ROAD, WATER, DRAINAGE

Private internal roads connected to public roads. Rights to use the roads have been granted over gnr / bnr 17/3. Water supply from municipal waterworks, and distributed in private distribution networks. Drainage is connected to a private facility. Each section is obliged to participate with a proportionate cost sharing for maintenance and operation of common road / parking, sewerage and water supply respectively.

PARKING

Each apartment has 1 parking space on the site.

TAX VALUE

Not settled yet, as this is new construction..

COMMON EXPENSES

A separate condominium has been established for Hamn Panorama, and the condominium jointly organizes matters such as water connection, participation in common sewerage systems, snow clearing, and maintenance of a common access road and parking space, insurance of common facilities, etc. Water connection and sewerage system are organized jointly with neighbour plot. Cost sharing for this is calculated proportionally according to the area-factor for the total area of use (BRA) associated with the plant.

Maintenance of a common road from the public road to Hamn Panorama will also be calculated proportionately according to the area factor for the total area associated with the access. Total common expenses for each apartment is estimated to be approximately NOK 20.000 each year (included insurance for the building).

OFFICIALLY REGISTERED LIENS/EASEMENT

Monetary liabilities/liens will be deleted by the seller for each section before the transfer of the deed to the

buyer. Older/historical easements may follow the sections.

TIME FOR TAKEOVER

Will be agreed for each section with the buyer.

WARRANTY

Units under planning and up to completion are sold according to the "Bustadoppføringsloven" (housing construction act) for private buyers. Completed units, as well as sales to businesses, are sold in accordance with the "Avhendingsloven".

REVIEW

By agreement with the seller..

PAYMENT CONDITIONS

No later than 7 days after acceptance of the purchase offer, NOK 150,000 must be paid in advance, the remaining part of the purchase price and costs will be paid upon taking over the apartment. The buyer must document financing.

CONTRACT

Contract templates for the purchase of the apartment will be made available, which also contains articles of association for the condominium, as well as agreements related to management, operation, maintenance, rental etc. The buyer is asked to familiarize himself with these documents.

PRICE ADJUSTMENTS

After the purchase agreement is signed, the purchase price is fixed. Seller reserves the right to change the price of unsold units without notice.

TRANSACTION COSTS

In addition to the purchase price, the stamp fee is 2.5% of the plot value (possibly of purchase price if the contract is concluded after completion). Land registration of bond, mortgage bonds, etc. will apply in accordance with the any any time applicable prices from the Norwegian Authority.

ORGANIZATION

The project is organized into the following entities:

- Development company (IKO Bygg AS)
- Hamn Panorama
- Senja Reiseliv AS, operation of Hotel Hamn i Senja

BUSINESS ACTIVITY, HIRE

Hamn Panorama is sold for private use for leisure purposes. It is not permitted to conduct a commercial property rental on the property, and this is included as a clause in a contract template. This restriction may be set aside through a written agreement with the tourism facility in Hamn i Senja, if such use is permitted in accordance with the current zoning plan. A framework agreement has been signed between the condominium Hamn Panorama and the hotel in Hamn in Senja for letting through the hotel, for the section owners who are interested in such letting (assuming need / commitment from the hotel).