

## Questions & Answers

### House

#### What exactly is Cross Laminated Timber (CLT)?

As the name indicates, boards made of Cross-Laminated Timber consist of different layers of wood glued together crosswise (formaldehyde free). Because the wood fibres are cross-linked, the material has a higher strength, stability and stiffness in all directions, which is comparable to reinforced concrete. A brochure from Binderholz for more information is available at the project site.

#### Which parts of the house are made of CLT?

The shell (skeleton) of the house is made of CLT, which in a traditionally built house consists of concrete or sand-lime brick.

#### What kind of wall finish can I apply to CLT?

As standard, the walls and ceiling are delivered without finishing. The wood can be lightly sanded and then stained in any colour, including transparent. The stain counteracts discolouration (yellowing) of the wood.

#### What are the interior walls of the house made of?

The interior walls (light partitions) consist of metal stud. This wall system comprises metal profiles with plasterboard between which insulation is placed.

#### What about the sound insulation of a CLT building system?

The house separating structure is anchorless and decoupled so that contact noise with neighbours is minimal.

#### How is the communal outdoor area maintained?

The communal outdoor area (courtyard) is managed and maintained by the Owners' Association.

### General

#### May the communal courtyard be closed off?

The courtyard must always remain accessible and may not be closed off. Emergency services must always be able to drive onto the courtyard. Such agreements are included in the regulations of the Owners' Association.

#### Where can I dispose of my waste?

At block B at Graslook and at block C at Grasbloem, underground waste containers are placed where green and residual waste can be disposed of.

#### Can I install solar panels on my roof?

In consultation with the buyer's assistant, you can choose to use the entire roof surface for solar panels (20 units, approx. 5,400kWh) or opt for a package of solar panels for consumption by an average 4-person household (16 units, approx. 4,300kWh).

#### What happens if the contractor goes bankrupt?

The contractor has applied for a project guarantee from Woningborg. When the contractor goes bankrupt your house will be completed and you will retain a guarantee on the elements of the house. For the Woningborg general terms and conditions, see the information on the website under sales info

I read something about rent on the cost of the land in the price list. How does it work?

The purchase price consists of 2 parts; purchase price for the land and a contract sum for the construction. You pay rent on the purchase price of the land, from 1 December 2020 until the moment of transfer to the notary.

When will the houses be delivered?

The homes are expected to be completed in the first quarter of 2022.

The sales procedure refers to a duty to occupy. What does that mean?

In order to prevent the houses from being bought by investors or investors, we have included a duty to occupy. This means you are supposed to live in the house you bought and not rent it out. This obligation applies for a period of 3 years after completion of the house.

I have an electric car. Can a charging station be placed?

We are currently in consultation with the utility company and installer to see how we can realise this in a good and practical way. As soon as the solution is available, we will share it.

Can I create a roof terrace?

The roof terrace option is currently being worked out by the architect, after which it will be added to the buyers option list.

Are the reserve candidates placed in order on a list?

If you are not selected, you will be placed on the reserve list. As soon as a house becomes available, a choice is made from this reserve list. There is no order in the list.

Do I have to pay the surplus value if I resell my house within 3 years?

In order to prevent the houses from being bought to make a 'quick' profit, an anti-speculation clause is included in the contracts. If the house is sold within 5 years, the 'profit' must be paid to Kalliste.

How is the RIVM guideline on Corona applied when conducting sales talks?

We offer various options for the sales talks: online, via Teams or Skype or at the estate agent (ERA Focus Eindhoven), where of course a the distance of 1.5m is guaranteed. The choice is yours.

What if I have any further questions?

You are advised to ask questions by email ([eindhoven@kalliste.nl](mailto:eindhoven@kalliste.nl)) or you can of course also call 088 - 100 95 00 and ask for Franc Duijnker.

I have not received an information package. What now?

Call or email us and we will send you an information package free of charge. All information is also available on the site.