

0. PREAMBLE

This description may be subject to certain changes with a view to improving the design and comfort of the dwellings.

The present specifications / technical description of the project has the objective of providing the general characteristics of the project, along with a list of the technical services (according to the CFC) provided in the calculation of the sale price.

1. GENERAL CONSTRUCTION DESCRIPTION

1.1 Structure

The concrete and wooden framework along with the masonry shall correspond to seismic regulations in force.

1.2 Finishes and equipment

- The accommodation shall benefit from a high quality finish.

2. CALCULATION BASIS

2.1 Permitted floor loads:

Lower level	}	accommodation: 200 kg / m ²
Upper level	}	
Roof timbers	}	

3. DESCRIPTION OF THE WORKS, BY CFC

The present summary has the aim of defining the works and services, which are included in the sale price.

The summary below, with chapters according to the CFC (Construction Charges Code), has the aim of clearly defining the related services, along with drawing the attention of the buyer to any additional costs.

CFC	WORKS	Included	Not included
211.5	Concrete and reinforced concrete	In full, according to the plans	All additional cutting works or supplementary concreting
212.2	Prefabricated elements in concrete	The communicating staircases between the floors	
214	External carpentry and facade	In full in larch	
CFC	WORKS	Included	Not included
221.1	Wooden window frames	In full in larch	Extra feature for other opening system (sliding doors)
221.2	Glass = 1.1 W/m ² K sound	In full	
226.1	Rendering of the facades	In full for surfaces not covered in natural stone	

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226.2	Natural stone	In full according to plan	
228.2	Roller shutters	Wooden roller shutters for the rectangular section windows, according to plans, electrically controlled	
232.3	Electricity distribution within the apartments	According to plan but as minimum. One switch, one lighting point without light fitting and two 220 volt sockets per room	
233	Supply of light fitting	Not included	
235	Telephone installations	1 line in each apartment with 1 additional socket in the bedrooms	
236.5	Television	Principal distribution on site for 6 sockets per chalet	Connections, taxes and contacting of the supplier of any satellite network
237.2	Fire detection	According to requirements of permit (basic installation)	If required by ECA as a function of use of the premises
243	Heat distribution	By convector or heating mat according to plan	
244	Ventilation installation	In order to improve comfort, the apartments shall be ventilated	

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CFC	WORKS	Included	Not included
25	Sanitary installations		
251	Standard facilities	According to attached list STARCK 3 series or similar www.duravit.com	
253	Fire point / extinguishers	According to requirements of permit + fire service	
257	Clothes washing / drying facility basin	In full in the apartment, mid-range, Zug appliances or similar	
258	Fitting out of kitchen	Detailed description to be provided. Layout according to plans of apartments Brand POGGENPOHL . Price per kitchen CHF 37 800.00 incl. all taxes Showroom address: A. Schwestermann SA 3900 Gamsen www.poggenpohl.ch	

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CFC	WORKS	Included	Not included
281.2	Parquet floor coverings	Living room and bedroom Supplied at CHF 100.00 / m2	
281.6	Tiling	Kitchen and sanitary rooms Supplied at CHF 100.00 / m2	
	Wall tile coverings	Sanitary rooms only Supplied at CHF 100.00 / m2	
283.1	Ceiling	All the ceilings shall be provided with a plastered surface including emulsion paint. Apart from roof in larch timber	
284	Fireplaces	2 fireplaces per apartment CHF 25 000.00 for both	
285.1	Internal painting	The wall coverings shall be in Varioflies paint in all rooms	Wooden panelled walls
6	<u>MISCELLANEOUS</u>		
602	Choice of contractors	The buyers must respect the selection of the awarded contractors	
603	Extra feature	All the extra features due to the choices of the customers shall be quoted and confirmed in writing before the execution of the works. A payment on account for the extra features shall be collected during the works and the entirety of the extra features shall be invoiced upon taking possession of the apartment. The architect's firm shall charge 5% of the cost of the extra features for the additional work caused by the modifications and changes (studies, quotations, supervision, breakdowns). Changes to the plans shall be made at tariff B, i.e. the hourly tariff.	

Sierre, 20 November 2006

Annexes to the general description

250	Bathrooms	www.duravit.com
	Washbasin	PHILIPPE STARCK 3 washbasin – 105 x 45 cm - white, in the showers and bathrooms PHILIPPE STARCK 3 washbasin – 55 x 37 cm - white, in the cloakroom WC Monobloc mixer HANSGROHE TALIS S. – chrome INDA towel rail - fixed arm – chrome SCHNEIDER RONPLUS bathroom cabinet - width 60 cm – lighting 14W – double electric socket
	WC	PHILIPPE STARCK 3 wall-mounted pan for flush cistern to be recessed - white GEBERIT SAMBA covering plate, control for partial or complete rinsing PHILIPPE STARCK 3 toilet seat with cover – white RONDO toilet paper holder with chrome cover RONDO spare toilet paper container – chrome
	Shower	KALDEWEI shower tray – white – different dimensions depending on the rooms Shower mixer HANSGROHE TALIS S. – chrome BO bar corner soap tray – chrome KORALLE SUPRA-TOP swing door - height 185 cm – anodised silver - clear glass Rondo towel rail 60 cm – chrome
	Bathtub	PHILIPPE STARCK bathtub – 1800 x 80 mm – in acrylic including sound insulation Bath mixer HANSGROHE TALIS S. – chrome Rondo towel rail 60 cm – chrome
	Laundry facilities	V-ZUG or similar - washing machine: Adora L 1300 to 400 rpm - dryer: Adora TN Air condenser Direct discharge - accessories: vertical mounting fittings

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273	Internal joinery	
	- Thermal entrance doors	<ul style="list-style-type: none"> - applied frame in varnished mahogany - “cadre double battues” [<i>double winged frame?</i>] with 2 rubber seals and Hebgo thresholds on ground - Brunex DB Confort particle board thickness 58 mm clad on 2 laminated faces Perstorp PP 5583 - tribloc lock with 3 point locking - 39 DB sound insulation - spyhole protected with rose - stainless steel handle - larch covering
	Internal doors	<ul style="list-style-type: none"> - frame / false frame / door jamb in painted MDF - frame with 1 rubber seal - Brunex RS particle board thickness 39 mm clad, 2 faces larch - lock with spring handle and key - stainless steel handle
	Cupboards	<ul style="list-style-type: none"> - melamine particle board carcass 800 kg / m3 - cupboard door in particle board 1 face covered in larch panel - invisible / spring-loaded hinges - espagnolette latch - stainless steel handle

N.B.: This description is provisional and shall be adapted depending on the receipt of bids.