

New year and newsletter. We hope everyone has had a nice holiday and a good start to the new year. Here comes the latest news about Etaget.

### **Information from Forstena on further handling of remaining inspection remarks**

Forstena is in the process of compiling all corrected and remaining inspection remarks and will continue to do so in the coming weeks. For inspection remarks that remain, Forstena will conduct a dialogue with the concerned regarding what will be the next step.

Here are some notes concerning the inspection:

- Faulty transitional lists on the floor noted at inspection is something that the responsible contractor has not accepted as a guarantee error. Now Tobin Properties has chosen to hire a new contractor to correct the problem that has occurred in several apartments. The decision was taken recently and therefore, actions has yet to be taken.
- Floor failure occurs in some apartments and is also something that the responsible contractor does not view as a guarantee error. An investigation into the causes of the problem and the measures necessary to solve the issue has started and is being led by Anton at Forstena on behalf of Tobin Properties. More information will be sent out shortly.
- Snickerifabriken did not attend February 3-4<sup>th</sup> and their remarks remain to be attended. Snickerifabriken is discontinuing its operations, but has agreed to try to correct the noted warranty errors. The work will be carried out at a later stage and information will be sent to all concerned.

The two-year inspection of plumbing and electricity is planned in late spring. More information about the inspection will be coming shortly.

### **Energy declaration**

Energy declaration means that a building's energy use is mapped and

documented. In Sweden, according to Swedish law, all buildings (with certain exceptions) must be energy declared.

Tobin Properties has undertaken to make an energy declaration this year. We currently do not know exactly when it will be completed but the information we have is that it is planned to be done before the summer. As soon as we have more information, we will let you know.

A good classification in the declaration is to strive for and the association will have better knowledge of the current energy consumption and can then plan for more efficient use. A good classification can also mean better interest rates on mortgages.

### **Mandatory ventilation inspection - OVK**

A mandatory ventilation inspection will be carried out in March 2020. It is a functional inspection carried out by ventilation systems in Swedish buildings according to, inter alia, the Planning and Building Act (2010: 900).

The check is performed by a certified function controller and returns at regular intervals. The control will require access to all apartments, which means that the apartment locks must be in service mode. More information about dates and times will be sent out later.

### **Environmental rooms**

There are now three containers for glass and it seems to have become better order in the room in general. It would be nice if we could all continue to help fold cardboard boxes so everything can fit in the containers.

### **Hawaii Poké**

The renovation of the restaurant is underway according to plan. Reopening will be in March.

### **Fabege**

We have now received the code for the passage so we can use it 24/7.

We and Fabege are keen on keeping a high level of security and want to avoid getting overnighters on the premises. Please be careful during

evenings not let unknown people in after you, please make sure the door closes properly after you.

Code = 1337

The neighboring property, which lies next to the 64, is owned by Fabege and is empty today. They are awaiting a new permit to demolish the property and build modern offices. We have an ongoing dialogue with their contact person and have emphasized the need to fix the wall towards the yard, among other things.

### **Glazing of balconies**

The building permit for glazing the balconies facing Nordenflychtsvägen, is now final since the appeal date has passed.

Lumon will come here with their show car on Sunday 2 February at 14-15 and on Tuesday 4 February at 19-20. Please take the opportunity to get information and ask questions if you are interested, Lumon will continue to offer a discounted price for us in Etaget

### **General meeting**

The Annual General Meeting for all members will be held on May 26. Notice and more information will be sent out later.

### **Etaget i februari**

*Tor, Janne, Jaqueline, Fredrik och Claes  
Styrelsen*