PROJECT AUTHOR

HBS Immobilien AG
Haagerstrasse 80
9473 Gams
Switzerland

ARCHITECT

Max Schroff, Lavin

SALES CONTACT

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1 CONTENTS

2 PROJECT DATA

2.1 "AT A GLANCE"

- ☒ Central (shopping / schools)
- ☒ Sunny location
- ☒ Quiet location
- ☒ Enhanced building insulation
- ☒ Enhanced sound insulation
- ☒ MINERGIE

BUILDING STANDARD	Elevated standard for detached houses
STANDARDS	Based on all valid, relevant legislation, ordinances and stipulations. In addition, all relevant Standards and recommendations of the SIA and Standards and Directives of other specialist associations elaborated by agreement with the SIA.
STRUCTURAL ENGINEERING	The holiday homes are state of the construction and installation art. Preference is given to tried and tested techniques, compliance with the "recognised rules of construction art" is considered self-evident. Simple and economical design, requiring as little maintenance as possible.
LOT NUMBER	96, Wissli, 7132 Vals, Switzerland
LOT AREA	2,906 sq. m, residential zone W3, occupancy code 0.8 +1
NUMBER OF BUILDINGS	14 (3 x Type A and 11 x Type B)
PARKING AREAS	20 underground carpark parking spaces
ARCHITECT	Max E. Schroff, Chasa Vermont Pragliver, 7543 Lavin
BUILDER-OWNER	HBS Immobilien AG, Haagerstrasse 80, 9473 Gams
TIMBER CONSTRUCTION	Schöb AG, Haagerstrasse 80, 9473 Gams

2.2 FACTS AND FIGURES

TYPE A	Living area 98 sq. m (not including interior walls)
	Gross floor area 110.7 sq. m
TYPE B	Living area 69 sq. m (not including interior walls)
	Gross floor area 94.7 sq. m

2.3 CONSTRUCTION PERIOD

Ground-breaking ceremony	Summer 2009
Topping-out ceremony	Autumn 2009
Premises ready to move in	Winter/Spring 2009/10

2.4 HOUSE PRICES

Type A	as of CHF 657,000 / £ 390'000
Type B	as of CHF 552,000 / £ 330'000
Underground carpark	CHF 28,000 / £ 1700
Exterior parking spots	CHF 5,200 / £ 3000

2.5 SITE LOCATION

The Valser Valley owes its wilderness character and diversity to the forces of water. Vals is a Walser-German linguistic enclave at the centre of the Rhaeto-Romanic Val Lumnezia. There are a number of typical Walser courtyard settlements accordingly.

The lot lies at the entrance to the village at the right-hand side of the valley (at the same altitude as Valser Mineralquelle AG). The site is steep and unblockable accordingly. The subsoil is good. The disused Wissli Walser spring is directly adjacent (see photographs at the end)

The bus stop is but a few metres distance from the skiing area.

2.6 DEVELOPMENT

Vals has very good facilities for tourists. It has a skiing area with guaranteed snow extending up to a height of 3,000 metres above sea level. The Valser hot springs of architect Peter Zumthor are of worldwide renown and, of course, are the home of the famous Valser Waters.

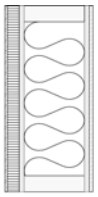
Explore the following web pages:
www.vals.ch
www.therme-vals.ch
www.vals3000.ch

2.7 BUILDING SPECIFICATIONS

TIMBER – TRADITIONAL SWISS CONSTRUCTION

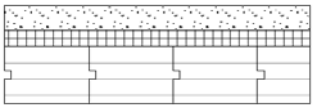
The basic structure is a timber upright structure. It is located on a foundation slab. The insulation thickness is 20 cm consisting of cellulose (Isofloc). A “living board” (derived timber product board) and a gypsum plasterboard slab have been fitted at the works on the upright to protect the interior. A DWD (diffusion-open, wind-tight and rain-tight wood fi-

Minergie verputzt EFH



Wandstärke	**292.5 mm**
Innen	
Gipskarton	12.5 mm
Livingboard	16 mm
Mineralfaserdämmung	200 mm
DWD	16 mm
Inthermo (Weichfaser)	40 mm
Verputz	8 mm
Aussen	
U-Wert	**0.18 W/(m2/K)**

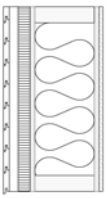
Massivholzdecke Sichtqualität



Bodenstärke	**240 mm**
oben	
Zementunterlagsboden	60 mm
Trittschall	20 mm
Dämmung	20 mm
Massivholzdecke*	140 mm

* von 120 - 200 mm

Minergie Holzschalung



Wandstärke	**334.5 mm**
Innen	
Gipskarton	12.5 mm
Livingboard	16 mm
Mineralfaserdämmung	200 mm
DWD	16 mm
Pavatherm	40 mm
Hinterlüftungslattung	30 mm
Holzschalung	20 mm
Aussen	
U-Wert	**0.18 W/(m2/K)**

breboard) has been secured on the outside (please refer to the wall sections shown for details). Exterior rendering is applied to the outside on Type A and maintenance-free wood formwork comprising spruce (freshly sawn and pre-grayed) is fitted on the outside on Type B. The window casings also comprise spruce but are planed and pre-grayed. The window sills comprise colourless-anodised aluminium with a Duripanel underlay.

The indoor false ceiling is a solid-wood ceiling of fair-faced quality (see detailed view at top). The roof structure consists of insulated timber elements. From the inside, residents will see a solid-timber slab (spruce). The roof is covered with flat Valser tiles of the usual type for the area.

The underground carpark comprises reinforced concrete in accordance with the structural engineer's specifications. Large-area formwork of Type 2 is used. The dividing walls comprise sand-lime brick.

2.8 WALLS

The surfaces of the interior walls are provided with a finely grained, white abraded layer for reasons relating to user friendliness. Alternatively, variable nonwoven fabric, painted, can be applied.

The underground carpark is designed of reinforced concrete with large-area formwork. The ceiling is painted white in the underground carpark.

The walls of the wet cells are provided with ceramic tiles that the buyer may select. Besides the floor area, a total of 10 sq. m of wall tiles at **CHF 60** per sq. m (ceramic tile, pure material price) are planned.

2.9 FLOORS

Buyers may opt between ceramic tiles and/or parquet flooring in the residential units. We have planned **CHF 80** per sq. m as the budget (pure material price of the parquet flooring).

The sun terraces are covered with a larch wood timber decking.

2.10 WINDOWS AND SUNSHADING

The windows comprise wood and metal, with spruce wood painted natural colour on the inside. On the outside, the frames and casements are powder-coated (anthracite). Combination Venetian blinds are planned as sunshading in the two rooms, the wet cells and in the living room. A PSK (parallel sliding and tilting) door leads onto the terrace. The other windows on the terrace are permanently glazed. Otherwise, one casement is equipped as a tilt-and-turn casement.

2.11 HEATING SYSTEM AND ELECTRICAL POWER

Vals gets very low-cost electrical power from various hydroelectric plants. A novel heating system based on radiant heating (like old tiled stoves) is planned in the holiday homes. The heating system can be designed as wall panels or steel ceiling panels. The temperature control which is designed to meet residents' needs allows the room heat to be controlled precisely by thermal radiation. It takes only a short time to heat up the room from 12 °C to 20 °C for example and the heating system is thus very well-suited to holiday homes. The holiday home can be heated up just before use by switching it on remotely using your mobile phone.

The infrared heat is perceived 3 °C higher, thus allowing the room temperature to be set 3 °C lower. This means that energy expenditure is far lower. Individual design is possible with variable colour and structural elements in the range.

The electrical power and heating costs are billed individually per residential unit using electrical meters and heating meters.

There is a chimney system available for a chimney oven. The oven itself is not included in the price.

2.12 PLUMBING

Two wet cells are planned. The buyer has an equipment budget of CHF 12,000 (Type A) and CHF 10,000 (Type B).

2.13 ELECTRICAL WIRING

The electrical wiring is designed in accordance with the existing electrical wiring diagram. All switches and socket outlets feature white covers as per the samples submitted. All electrical wiring is in accordance with the regulations of the SEV. The electrical budget is CHF 18,000.

An unobtrusive path lighting system between the buildings is planned.

2.14 INTERIOR DOORS / APARTMENT ENTRANCE DOORS

The room doors comprise beech (steamed and painted). The building entrance door is reinforced specifically with aluminium inserts to prevent temperature differences. The design itself is determined individually.

A KABA Star system with registration facility, including 5 keys per building unit, is planned as the locking system. One key suffices for the underground carpark, the mailbox and all other public areas.

2.15 KITCHEN FACILITIES

The kitchen can be designed individually. The kitchen budget is CHF 20,000 (Type A) and CHF 11,400 (Type B). Kitchen equipment has been planned by Marlene Eggenberger (www.eggenberger-design.ch).

Figure 1 Kitchen, Type B

Figure 2 Kitchen and living room, Type A

2.16 EXTERIOR FACILITIES

The underground carpark vehicle entrance point has an asphalted surface. The pathways between the buildings are covered with round Valser gravel. The other areas have a sown lawn. The rest of the plants and vegetation will be planned by agreement with the buyers. In general, it will be endeavoured to achieve good integration in the existing village landscape.

2.17 CONVEYANCING COSTS

The costs of conveyancing tax and entry in the land registry of around 1.5 % will be split.

2.18 MAILBOX SYSTEM

A central mailbox system will be positioned at the vehicle entrance to the underground carpark.

2.19 BUILDING CLEANING

Complete final cleaning of all rooms, doors and windows will be carried out after completion of the construction work. The outside area will be left well-swept.

2.20 ARCHITECTURE AND PERSONALISATION

We will help you select the plumbing equipment, kitchen equipment and floor coverings. We will be more than pleased to implement personalised fittings and extensions.

2.21 CONNECTION FEES AND GEOMETERS (DATA ACQUISITION UNITS)

The purchase price includes all connection fees (sewage system, electrical power, water and media). The same applies to geometer costs in accordance with
B a.

Figure 3 Living room, Type B

2.22 SALES PRICES AND BUILDING SIZES

A 1	CHF 667,000	£ 392'000* gross floor area (gfa) 110 sq. m
A 2	CHF 657,000	£ 386'000* gfa 110 sq. m
A 3	CHF 662,000	£ 389'000* gfa 110 sq. m
B 1	CHF 592,000	£ 348'000* gfa 95 sq. m
B 2	CHF 592,000	£ 348'000* gfa 95 sq. m
B 3	CHF 587,000	£ 345'000* gfa 95 sq. m
B 4	CHF 587,000	£ 345'000* gfa 95 sq. m
B 5	CHF 582,000	£ 342'000* gfa 95 sq. m
B 6	CHF 577,000	£ 339'000* gfa 95 sq. m
B 7	CHF 577,000	£ 339'000* gfa 95 sq. m
B 8	CHF 582,000	£ 342'000* gfa 95 sq. m
B 9	CHF 562,000	£ 330'000* gfa 95 sq. m
B10	CHF 552,000	£ 342'000* gfa 95 sq. m
B11	CHF 552,000	£ 342'000* gfa 95 sq. m

Underground carpark CHF 28,000
Exterior parking spots CHF 5,200
*Exchange rate varies from 0.55 to 0.64 £ per CHF.

Figure 4 Position of the buildings

3 PLANS

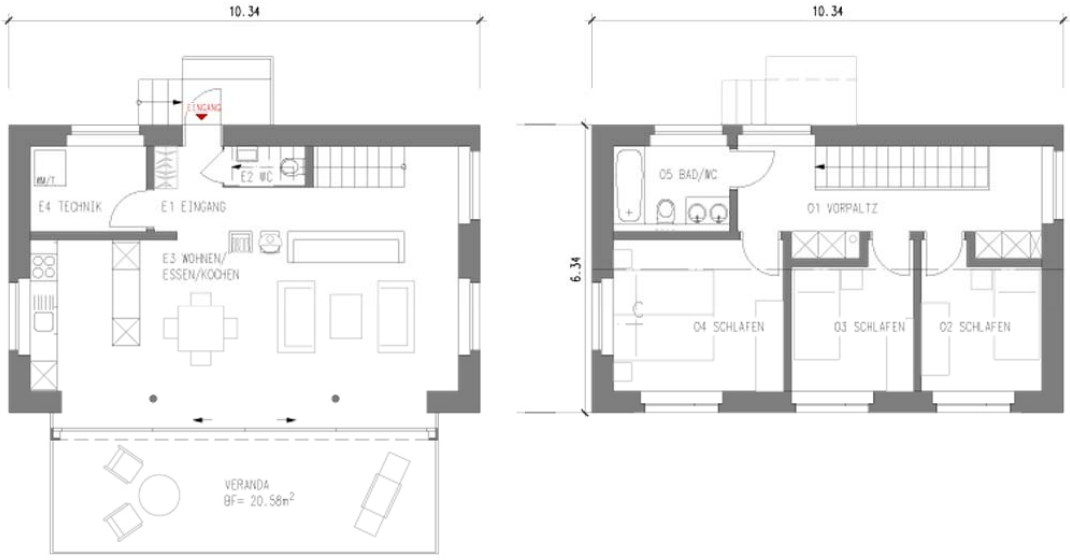


Figure 5 Ground plans, Type A (Wohnen = Living, Schlafen = Beedrooms, Technik = Heating/Washing)

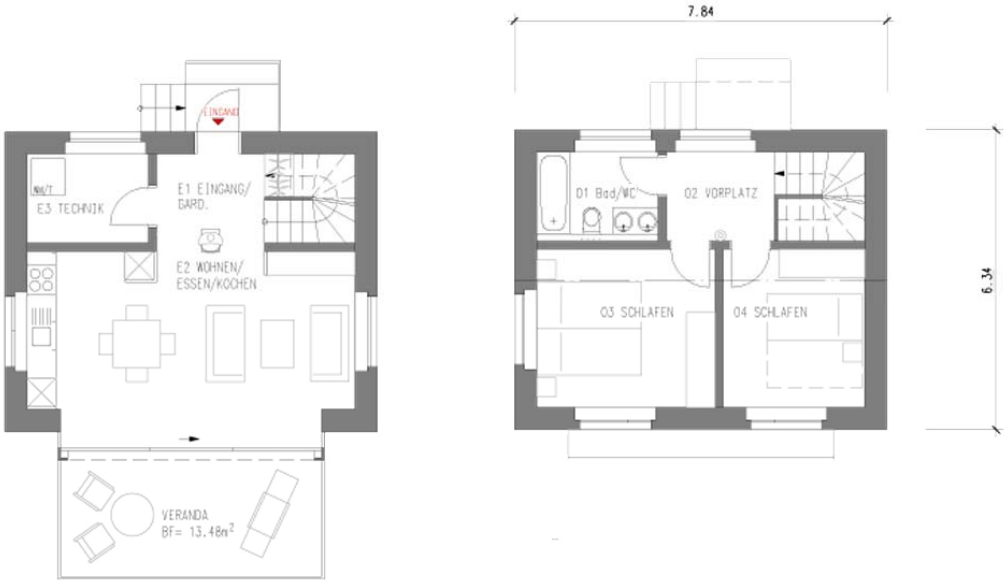


Figure 6 Ground plans, Type B

3.1 KITCHEN PLANS

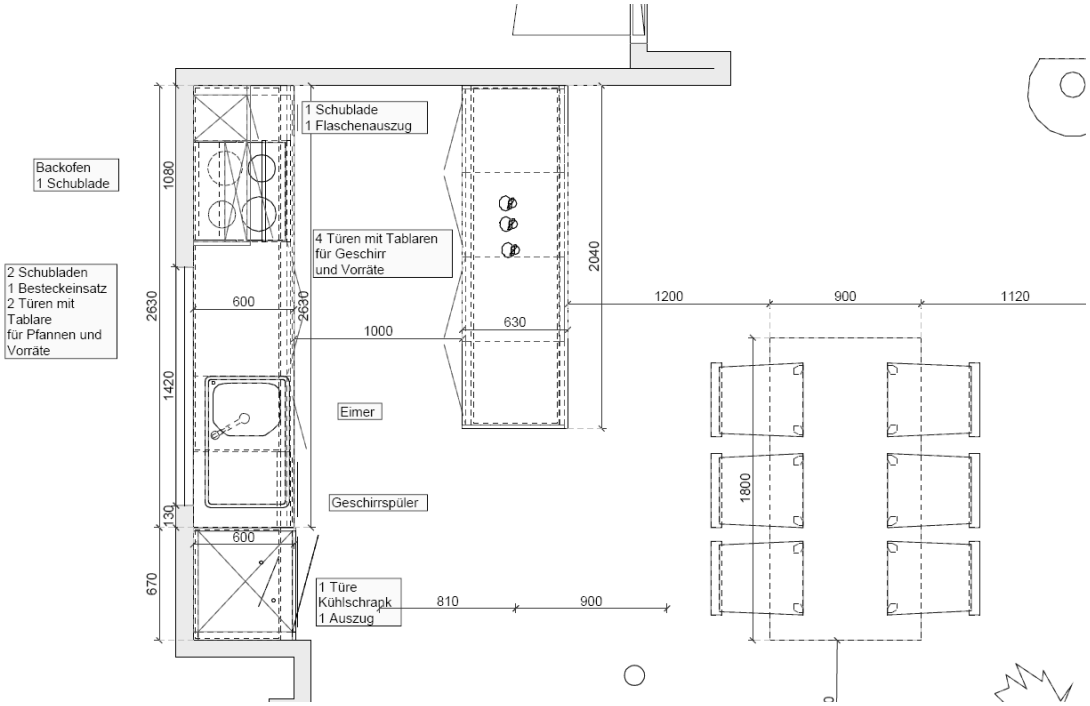


Figure 7 Kitchen, Type A (Kühlschrank=refrigerator, Geschirrspüler = dish washer)

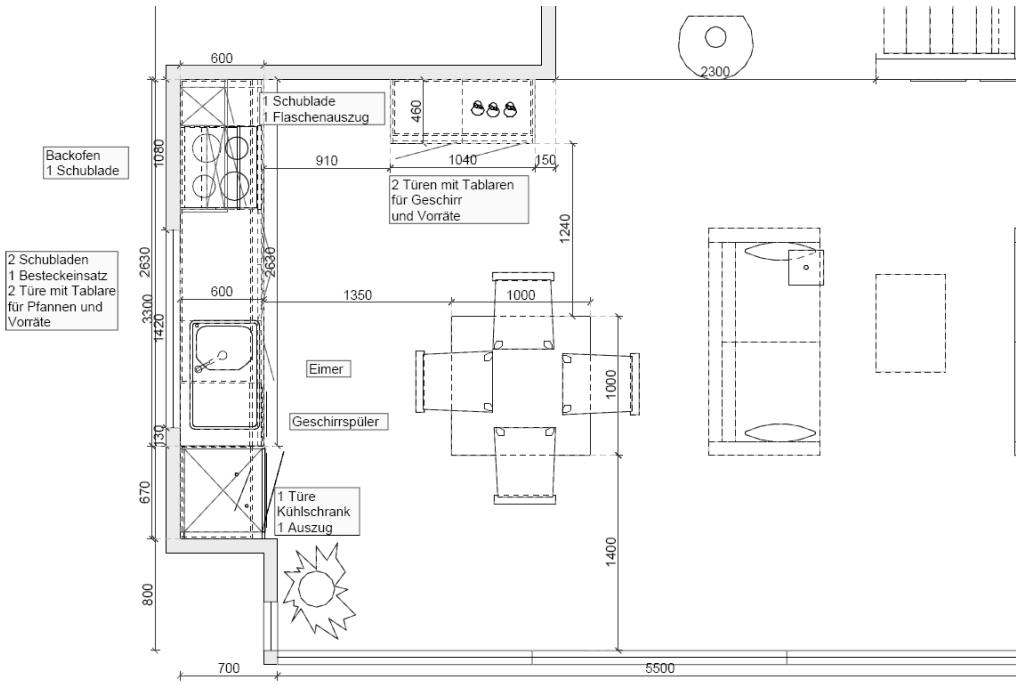


Figure 8 Kitchen, Type B (eggenberger.design)

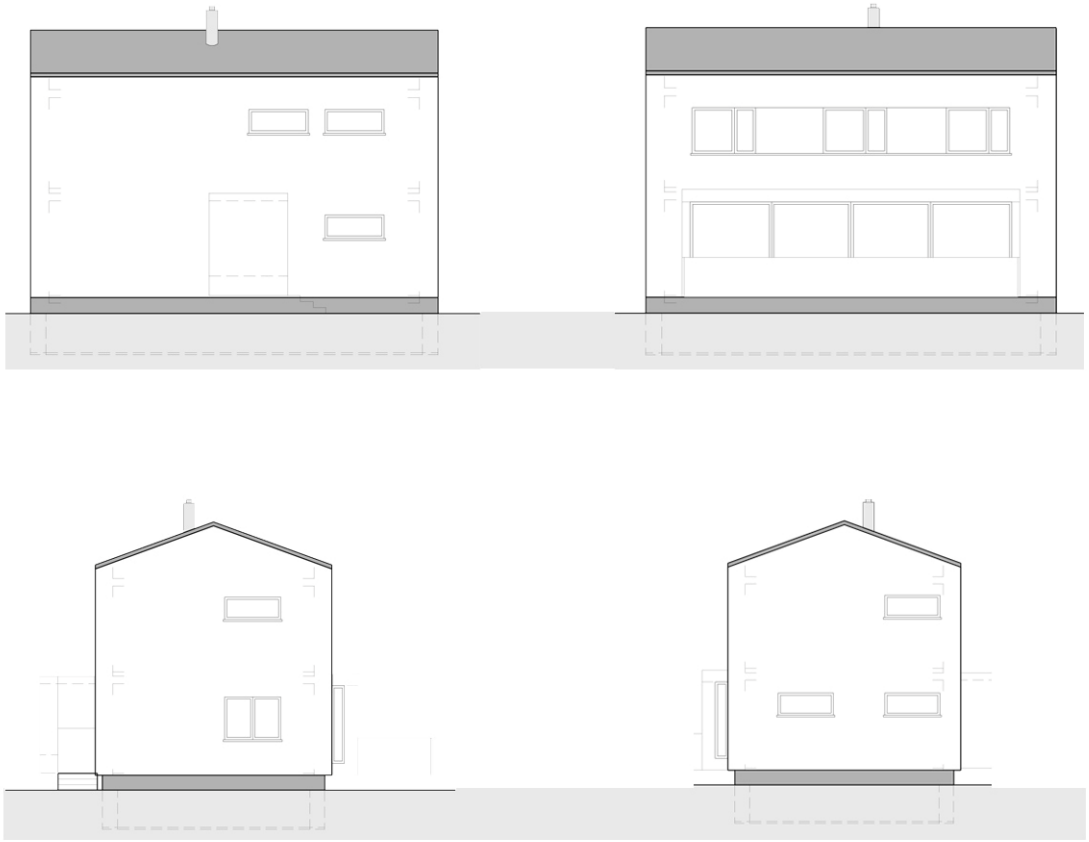


Figure 9 Views, Type A

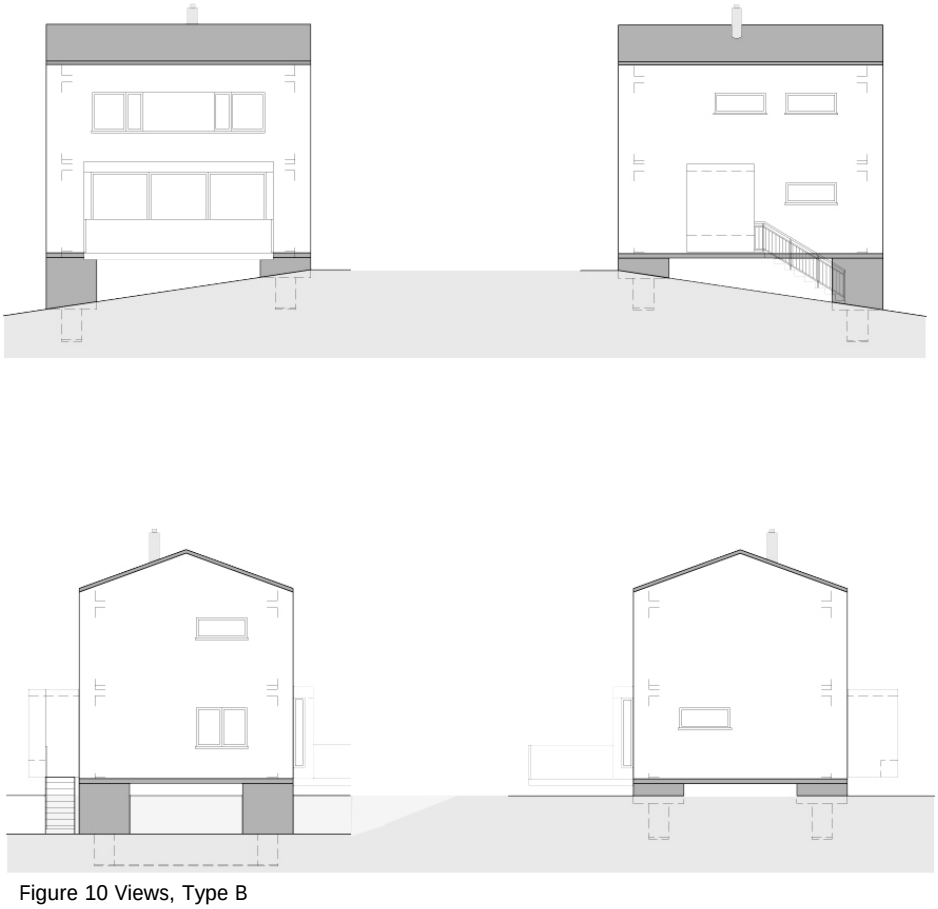


Figure 10 Views, Type B

4 PHOTOGRAPHS

Figure 11 View towards the village

Figure 12 View towards the valley