

## Technical description

### Project Bella Prins, at Vista Royal Village Bonaire

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The project consists of 1 house in the zoning of Vista Royal Village.  
The construction will be executed by Villa Mar Construction & Real Estate Bonaire.

This technical description forms one whole with the attached drawings

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## **Introduction**

The following applies to the drawings:

1. The perspective drawings give an impression of what the houses will look like..
2. No rights can be derived from the impressions.
3. The dimensions given in the text are approximate. It is possible that the dimensions on the drawing ultimately deviate slightly from the actual dimensions.
4. The dimensions between the walls do not take into account any wall finishes.
5. The furniture, household appliances, cupboards (except for fixed cupboards), and the like indicated on the drawing are for the sole purpose of giving an impression of the available space and do not belong to the delivery of the home.
6. The scale of the site plan on which the plots are indicated is not binding. The final dimensions will be determined by the Land Registry after measurement. A deviation of a few metres is possible.
7. The construction of the adjoining area of the present building plan, the construction of roads and the layout of green areas are derived from the latest data known to us from, among others, the government. Any changes are beyond our responsibility.

## **Additional Notes.**

Any changes due to changed government regulations, utility regulations or ABB rates will be passed on to the buyer.

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1. Levels and measurements

The level -P- from which all heights are measured corresponds to the top of the first floor.

Floor level is indicated on drawing.

The building will be plotted as indicated on the situation drawing.

All measurements are in millimeters unless otherwise stated.

2. Earthworks

The necessary earthworks for foundations and pipes will be carried out.

Water infrastructure, telephone and electrical works.

Foundations, foundations block and sewerage.

Septic tanks and fencing.

Drainage pipes, cables and other types of pipes are placed in a sand bed.

The gardens will be finished with:

diabase, free of debris.

All excavation and backfilling work required for foundations and sewerage/plumbing will be done. The above mentioned work, will be done with diabase

Excess soil will be disposed.

**Landscaping is not Included**

**UPON COMPLETION OF CONSTRUCTION, THE SITE WILL BE CLEANED AND CONSTRUCTION DEBRIS REMOVED. YET THERE IS A CHANCE THAT THE CLIENT MAY OCCASIONALLY ENCOUNTER CONSTRUCTION DEBRIS. IN THIS SPECIFIC CASE THE CLIENT MUST REMOVE AND DISPOSE THESE ITFSELF.**

### **3. Foundation**

The foundation will be a concrete slab foundation and will be carried out according with the actual building standards for slab foundations that are applicable in the Caribbean Netherlands Bonaire.

### **4. Masonry**

All exterior walls will be constructed with 6" solid concrete blocks, and finished on the outside with sand/cement plaster. On top of the last layer of blocks there will be a ring beam in concrete with reinforced steel.

### **5. Roof**

The roof will consist of ordinary clay roof tiles. The wooden supporting structure under the roof tiles will be installed according to the constructor's planning.

### **6. Water supply**

A water pipe infrastructure will be installed to all necessary points, of 'HDPE' (outside infrastructure) and 'Wavin system' (inside infrastructure). Additionally an 80 liter water heater will be installed.

### **7. Sewer system**

The outer sewer will be made of PVC pipe.  
The dirty water sewer will be connected to a septic tank.

### **8. Door and window frames.**

Exterior window frames and doors are made of aluminum, color white. The windows are shutter windows of aluminum. The above indicated aluminum outside frames, windows and doors are of Vermaas quality or equivalent. The interior doors are of HPL and the frames of hardwood, (see appendix doors and windows)

**9. Tiles**

All floor tiles are laid on a 50mm screed. The floor tiles will be of ceramic mat or natural stone mat. The wall tiles will only be installed in the shower cabins up to the ceiling and will be of ceramic mat or natural stone mat. The other walls of the bathrooms or toilet(s) will be painted in an appropriate and neutral color, in consultation with the client.

**10. Bathrooms**

Bathrooms will be provided with:

- Hot and cold water shower faucet, complete with hand shower, shower hose and wall bracket
- Glass shower wall between toilet and shower room

Toilets :

- Bathroom sink with chrome drain, chrome valves and chrome faucet.
- Built-in toilet water tank, white toilet bowl with toilet seat
- Mirror
- Toilet roll holder.
- Towel Holder
- Towel hook.

Work will be done with the brand Grohe or equivalent

**11. Kitchen and washing machine connection**

- The kitchen is included, and will be a modern kitchen with a composite top, including associated island equipped with the following :
  - The back wall of the kitchen will be tiled.
  - A 5 burner induction hob, microwave and electric oven is included, all kitchen appliances are 220V.
  - In agreement with the buyer/client, a water connection and drain will be installed for 1 (one) washing machine, 1 (one) dishwasher, 1 (one) refrigerator.
- For detailed information regarding the kitchen specification and kitchen appliances see attachment

**Dish washer, washing machine and refrigerator is not included**

## 12. Painting

- Indoor painting on smooth finished walls, color "Lynn" off-white and the ceilings will be painted white.
- Exterior painting will be performed in the colors "Vanella Cream" accented with the color tobacco brown. Roof extensions, eaves, siding, etc will be painted in "Urban Taupe".
- All ceilings will be finished with sheetrock, polished and painted white, except for the ceiling in the living room, kitchen and outdoor balcony, where the wooden roof structure will remain in sight and will be painted in the color white.

## 13. Electrical installation

The complete electrical installation will be installed and inspected according to the regulations of WEB Bonaire.

- The installation will consist of an earth leakage switch system.
- The installation will be set up for 110V and 220V.
- All sockets and switches will be built into the walls and finished with a modern white cover plate.

For a detailed impression of the electricity infrastructure see appendix electricity drawing.

## 14. Data and alarm facility

The house is not equipped with a telecommunications / media connection, but the following provisions are already installed:

- Infrastructure for the input in the data box.
- The house will be equipped with empty pipes with a wall box for, data in the following room (s):

living room, and bedrooms.

- The house will be provided with empty pipes and a wall box for all windows and doors for the installation of an alarm system.

**15. Drive and walkway**

The driveway from the boundary fence to the garage and the walkway to the dwelling house will be of gravel, all cost included.

**The additional cost per square meter for concrete driveway and walkway will be US\$ 170,- (one hundred and seventy, United States Dollard) and for a concrete pavers driveway and walkway US\$ 97,- (ninety seven, United States Dollars).**

**16. Fencing**

The boundary between the plots will be of wire mesh/ fence, with a height of 1.50 meters. **The additional cost per square meter to replace the mesh fence by a blocks fence of max. 1.50 m, high is, US \$ 170,- (one hundred and seventy, United States Dollard)** The boundary to the rear and front yards will be constructed of concrete blocks and pillars, with a height of 1.5 meters. The yard boundary at the front of the house will be provided with the necessary fencing (aluminum or iron).  
- The sliding gate and main porch will be of aluminum or iron, included.

**17. Garage door**

The garage will not have a garage door but an electrical connection (220V) is included. **The additional cost for a sandwich garage door with remote control inclusive LED light, is US\$ 815, - (eight hundred and fifteen United States Dollars) per square meter.**  
**Automatic door opener is included**

**18. Delivery**

When the house is handed over, possibly preceded by the so-called preliminary inspection/recording, the defects noted by the client must be recorded on the completion report, to be carried out by the contractor before the official hand over.



Previously mentioned documents, as well as any appendices, belonging to the per ..... Contract concluded for the dwelling with number ..... in the project mentioned on page one of this technical description.

Villa Mar Construction & Real Estate Bonaire  
Location:  
Date:

Buyer:  
Location:  
Date: