

**Read
more about the
renovation here**

It's soon time for us to renovate your building

Terapivägen 4 A-H, 6 A-D, 8 A-D
Grantorp, Flemingsberg

We answer your questions!

This leaflet responds to the most frequently asked questions about the renovation. Do you have any further questions? Contact our reconstruction team at rot@huge.se

Comfortable homes

since the 1970s - and for the future

As we have previously informed you, we're planning to renovate your building. We expect to start in 2024 in some of the buildings at Terapivägen 4-8. Here you can read more about how the renovation will happen, how you are affected and what options you get to choose.

The colourful buildings at Terapivägen and Diagnosvägen are about 50 years old. Over the years, many tenants have lived their lives here. Showering, dishwashing and laundry

have taken their toll on the buildings' pipes. That's why we are planning for a pipe replacement renovation. We do this so that the buildings will last for many more years - without water damage.

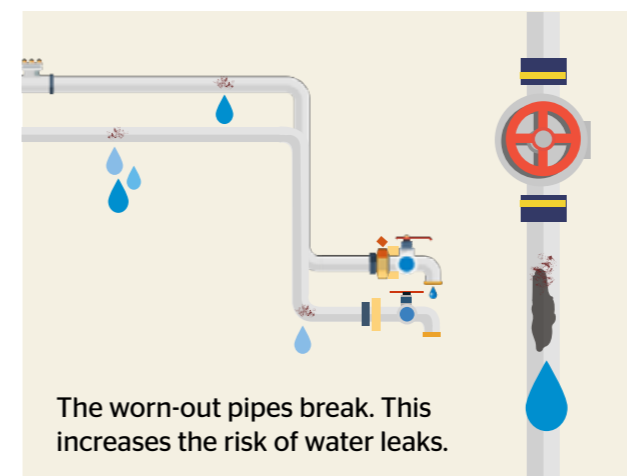


Watch our film about how the pipe replacement works:
huge.se/grantorp

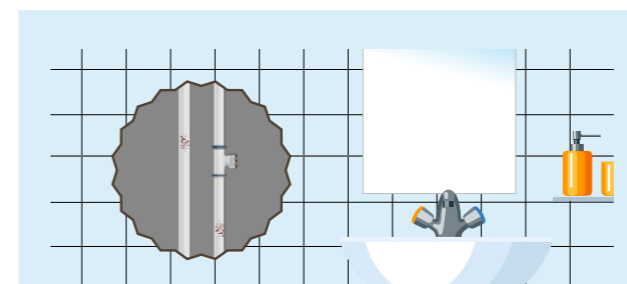
So we need to renovate your building



Showering, dishwashing, laundry and toilet flushing over many years have taken their toll on the building's pipes.

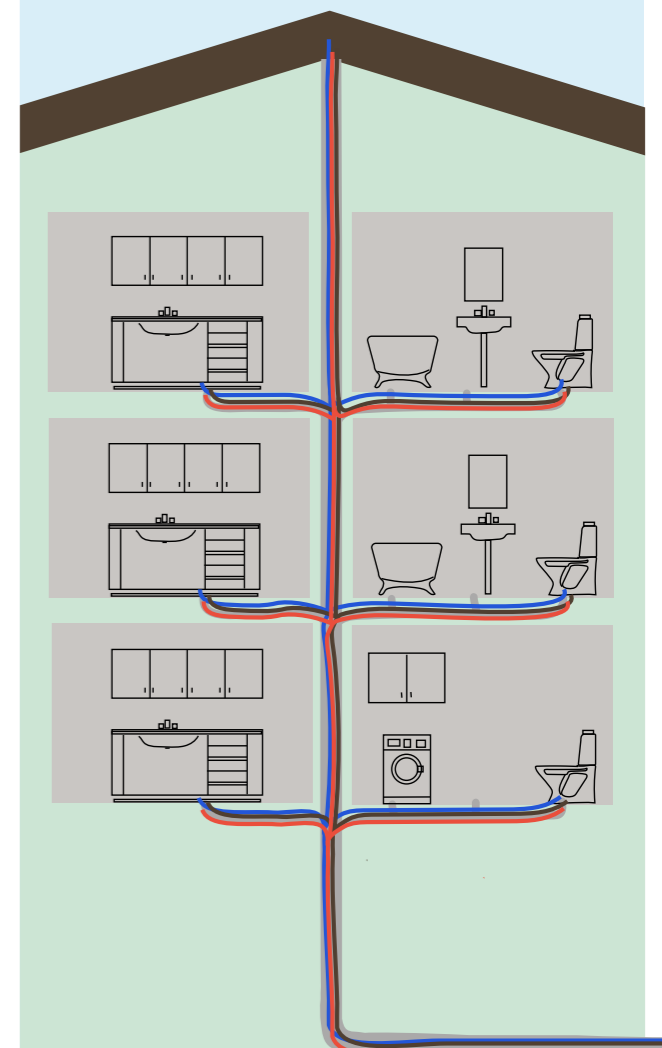
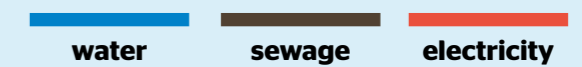


The worn-out pipes break. This increases the risk of water leaks.



We will replace all the pipes. The walls of your bathroom contain water and sewage pipes. We need to tear down the bathroom to access the pipes.

The pipes for water, sewage and electricity run through the entire building and are referred to as trenches.

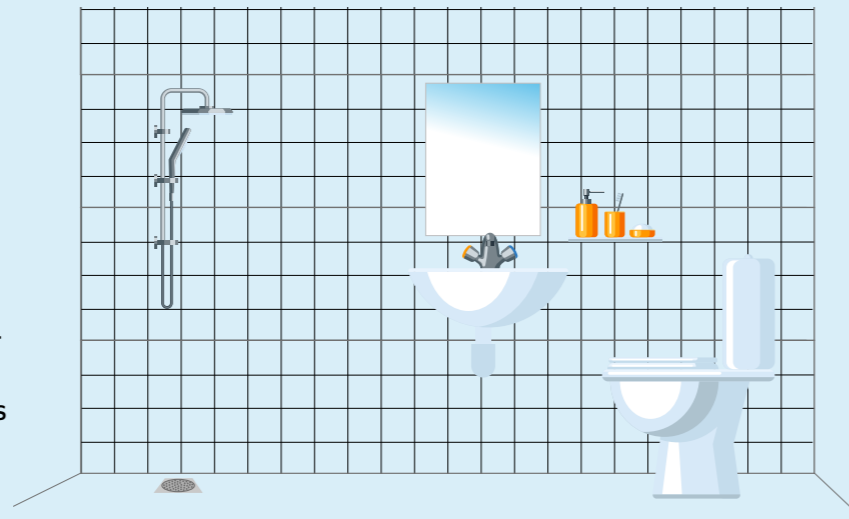


This is what we plan to do during the renovation

Pipes & bathroom

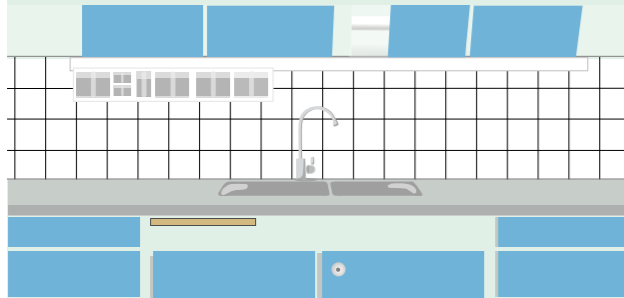
During the renovation, we will replace all water, sewage and electricity pipes (trenches). Both in your apartment and throughout the building.

We will also renovate all bathrooms. We need to in order to access the pipes inside the bathroom walls. And bathrooms are also getting worn out, so they need to be renewed.



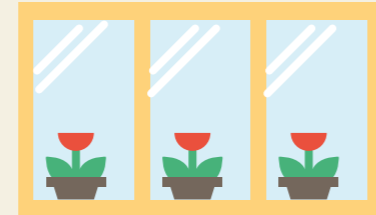
Improvements to your kitchen

We will also make several minor improvements to your kitchen, such as a new tap, a new oven and new tiles. You can also choose a completely new kitchen.



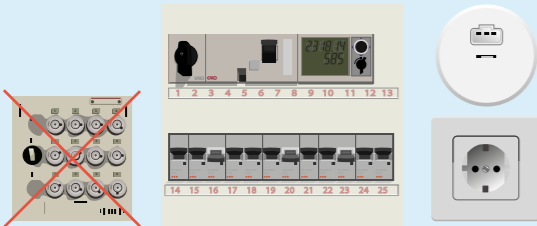
New windows & solar panels on the roof

We are also planning to replace the windows and balcony doors. And we are hoping to be able to put solar panels on the roof - if everything goes according to plan.



Safer electricity & better ventilation

We'll put in a modern electrical system with new electrical outlets - in order to meet new electrical safety requirements. And we'll install new ventilation that will improve the air in your apartment.



More info about what you get in the renovation

On page 12, you will see more precisely the items included in the renovation - and the options you can choose. When everything is done, we won't have to worry about water damage. And as a tenant, you can look forward to a fresh new bathroom, and more.



Choose the level for your apartment

As a tenant, you can choose between basic level and advanced level for the renovation of your apartment.



Basic level

The basic level covers what we need to do to keep the building up to date and nice to live in for the future as well. For example, new pipes and bathrooms.



Advanced level

If you choose the advanced level, you will also get a completely new kitchen. And you can choose to have parquet floors in one or more rooms.

Read more about the different levels

You can read more about what is included in the various levels on page 12.

Check out what it looks like in the real world

Before choosing the level for your apartment, we invite you to our viewing apartment. There you can see what the new bathroom, kitchen, parquet floors, and so on look like.



All of our materials are chosen with consideration for the environment.



BASICLEVEL



BASICLEVEL FLOOR



BASICLEVEL KITCHEN

Your living arrangements during the period when we renovate your apartment

We will be renovating your apartment for about 8-12 weeks. There are several different ways for you to live in the meantime. You make this choice before the renovation begins. We'll give you moving boxes. We will also distribute plastic sheeting that you can use to protect your things.

Stay at another address - own accommodation

Can you arrange another place to live yourself; perhaps with family or friends? You will then receive a 100% rental discount. Here's how it works: You pay rent as usual while we renovate. Once the pipe replacement is complete, you will get back the full rental amount for the days on which we were working on your apartment. The discount is calculated on your rent level before the renovation. You will receive the discount as a deduction on future rent.



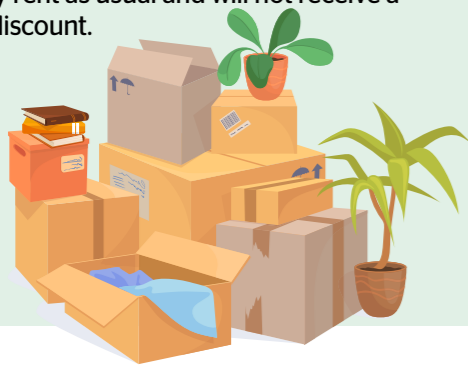
Stay on during the pipe replacement

Would you rather stay on while we renovate? This would give you a 50% rental discount. Here's how it works: You pay rent as usual while we renovate. Once the pipe replacement is complete, you will get back half of the rental amount for the days on which we were working on your apartment. The discount is calculated on your rent level before the renovation. You will receive the discount as a deduction on future rent.



Stay at another address - with Huge's help

Do you have any special reasons for moving out during the renovation? Contact us and we will help you arrange temporary accommodation. We also provide you with help with the move. You pay rent as usual and will not receive a rental discount.



Changing apartment

Do you want to change apartments? Contact us and we will look into the possibilities. You can switch to the same size or smaller, but not to a larger apartment.



If you choose to stay put during the renovation

If you stay on when we renovate, you'll have to live with a lot of construction disruption. It will be dusty and sometimes noisy. Pulling down tiles and walls to get to the piping is noisy work.

This is how we will provide water, toilet, showers, etc.

When we renovate inside your home, we turn off the water in your apartment. You will need to get water from the stairwell. There will also be a dishwashing station. Showers and toilets will be located nearby. And if you want, you can have a dry toilet in your apartment.

Your refrigerator and freezer will be running at all times. When we renovate your kitchen, you can borrow a stove. So you can cook in another room.

How we protect your things and clean up

We protect floors, closets and other items in your apartment. You will also get plastic sheeting to protect your own items. The workers clean up properly after themselves every day. Once the renovation is complete, we will carry out a full clean of the building.

We arrange a quiet place to visit

Sometimes the renovation makes a lot of noise. We will therefore arrange a place where you can go during the day for silence.

The workers use their own electricity source

The workers from our construction companies use their own electricity for all construction machinery. So the renovation does not affect your electricity consumption.

Your security during the construction period

Only workers from our construction companies enter your home. All workers have visible ID06 cards on them.

Thank you for your patience

We understand that the disruption from construction can be a pain. We will do everything we can to avoid disturbances, but it's not possible to avoid certain disruptions. And we do need to do this renovation. So we thank you for your patience!



Good for you to know

ahead of the renovation in your building

How to make suggestions

As a tenant, you know a lot about your building. You may have suggestions for things for us to keep in mind in the planning process. In that case, join the renovation advisory group. Register your interest with the Tenants' Association at our information meeting. You and your neighbours decide who will be part of the advisory group.



It's soon time for the information meeting

You will soon receive an invitation to an information meeting with the Tenants' Association. There, you will get to meet the team working on the renovation. We'll talk about the plans and how everything will be done. And you get to ask us anything you're unsure about. The invitation will be mailed to your home address.

Your rent after the renovation

Once the renovation is complete, your apartment will be of a higher standard, with, for example, a new bathroom. This means that the apartment attains a higher use-value. The use-value determines the rent. So that's why your rent increases after the renovation.

At Huge, we always come to an agreement with the Tenants' Association on the rent. This way, we can be sure that our apartments will have a fair rent, based on the use-value.

On page 12, you can see preliminary rents after the renovation. Because it is early in the planning process, we don't have exact rents as yet.



Preliminary timetable

Our timetable is preliminary, since it is early in the planning process. For the current timetable, see huge.se/grantorp

Initial information	February 2023
Information meetings	in spring 2023
Planning, preparations	2023 - 2024
Renovation start, first building	spring 2024
The entire Terapiv. 4-8 renovation	2024 - 2026

The buildings will be renovated in stages. We will decide later on in which order we are going to renovate the buildings at Terapivägen 4-8. In each apartment, the renovation takes about 8 - 12 weeks.



Submit your consent in good time. Thank you!

We need your consent

Before the renovation, we need your consent. This means that you approve us to enter your apartment and renovate. The consent covers the basic level of the renovation - what is needed in order for the building to maintain the standard required for the future.

You will receive a form for your consent. Please sign it within two months. Do you have questions about the consent? Get in touch with us! We hope that you and your neighbours will submit your consent forms well in advance. This makes it easier for us to continue planning ahead of the renovation. Some people think that the consent is about

the rent levels after the renovation. That's not the case. When you sign the consent form, you only approve what we will do in the renovation, not a new rent. We always negotiate the rent with the Tenants' Association, which represents you and your neighbours.

If you do not submit your consent in time, we will have to send it to the Rent Tribunal. You will then be summoned to a court hearing and need to be able to justify why you do not approve the renovation. The Rent Tribunal will then decide whether what we are planning in the renovation process needs to be done. They do not decide on the rent after renovation.

Choose the level for your apartment

Base level

The basic level covers what is needed in order for the building to last in the future.

KITCHEN

- New white tiles above the sink (which we need to tear down to access the pipes)
- New tap
- New fixed lighting
- New hob
- New oven with a fan function
- New kitchen hood above the stove
- New electrical outlets with timer
- Pre-prepared for dishwasher (where possible)

BATHROOM

- Fully tiled walls
- Floor tiles (choose between two colours)
- New toilet and new sink
- Shower and shower mixer
- Rail for shower curtain
- Bathtubs are removed
- Towel drier
- New lighting
- Bathroom cabinets with mirror, lighting and electrical outlets
- Pre-prepared for washing machine (where possible)

MORE FOR YOUR APARTMENT

- New windows and new balcony door
- New electrical system and new electrical outlets
- New distribution box with residual current devices and media hubs
- All outlets are grounded (you may need to change plugs on ceiling lamps and some electrical equipment)

ENTIRE BUILDING

- Improved ventilation
- New pipes for water, sewage and electricity
- Renovation of stairwells
- Safety doors (where they are not already in place)
- Postboxes (we'll remove old letterboxes in doors)

PRELIMINARY RENTS - BASIC LEVEL

Studio room and kitchenette, 24 sqm	3,822 SEK
Studio room and kitchen, 46 sqm	5,591 SEK
1 bedroom and kitchenette, 39 sqm	5,166 SEK
1 bedroom and kitchen, 73 sqm	7,997 SEK
2 bedrooms and kitchen, 68 sqm	7,926 SEK
2 bedrooms and kitchen, 80 sqm	8,776 SEK
3 bedrooms and kitchen, 103 sqm	10,757 SEK

(2023 rent *)

Advanced level

Do you want more than the basic level? With the advanced level, you can choose a completely new kitchen. You can also choose parquet floors in one or more rooms.

NEW KITCHEN

All of the following is included when you choose a new kitchen:

- New cabinets and doors, white tiles above the sink
- New combined fridge/freezer
- New hob (induction)
- New oven with a fan air function
- New kitchen hood above the stove
- New electrical outlets with timer
- New kitchen sink
- New lighting with electrical outlets above the counter
- Pre-prepared for dishwasher (where possible)
- Space for microwave oven (where possible)
- Painting ceilings and walls
- Parquet flooring with new skirting boards
- Waste sorting with three different compartments
- New countertops (choose between three colours)

PRELIMINARY RENTS - ADVANCED LEVEL WITH NEW KITCHEN

Studio room and kitchenette, 24 sqm	4,177 SEK
Studio room and kitchen, 46 sqm	6,099 SEK
1 bedroom and kitchenette, 39 sqm	5,565 SEK
1 bedroom and kitchen, 73 sqm	8,615 SEK
2 bedrooms and kitchen, 68 sqm	8,539 SEK
2 bedrooms and kitchen, 80 sqm	9,454 SEK
4 bedrooms and kitchen, 103 sqm	11,588 SEK

(2023 rent *)

PARQUET FLOORS

You can also choose parquet floors ** in one or more rooms (living room, bedroom, hallway). This also includes an oak threshold and new white skirting boards.

If you choose parquet floors in the hallway, you will also get dark-grey tiles in the entrance to your apartment, where you come in with wet shoes.

COST PARQUET FLOORS

** For parquet floors, you will pay SEK 9/sqm more in rent per month. We measure the surface when the floor is laid.



New bathroom with wall and floor tiles is included in the basic level. You can choose the colour of the floor.

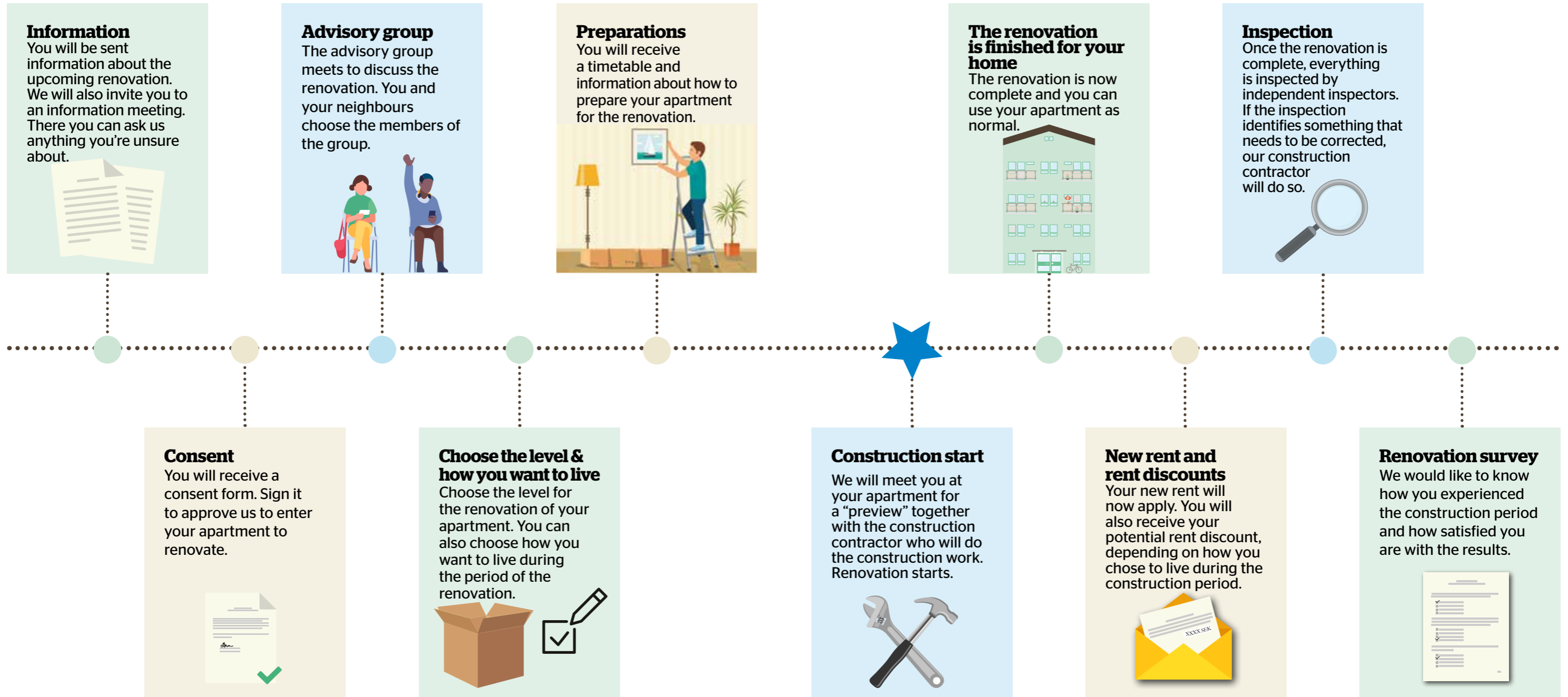


Choose advanced level to get a completely new, modern kitchen. You get to choose the countertop.

Timeline for the renovation

The timeline applies to all of Huge's major renovations. But some steps might be done in a somewhat different order for different renovations. We will keep you informed and let you know in good time what will happen. If you have any questions, get in touch with our reconstruction team.

Here you can see the renovation step by step



We are the team working on the renovation and your accommodation

I will respond to your questions about the renovation. You can best reach me by e-mail, rot@huge.se



Anna Kellander
Reconstruction coordinator
Huge Bostäder AB
E-mail: rot@huge.se
Telephone: +46 (0) 8-502 360 10



Hanna Stegrud
Project manager
Huge Bostäder AB
E-mail: rot@huge.se
Phone: +46 (0) 8-502 360 10

I will lead the planning for the renovation. I will answer construction questions.

I will take care of your building - before and after the renovation



Fatih Özsoy
Property Manager
Huge Bostäder AB
Telephone: +46 (0) 8-502 360 10



Susanne Dahlberg
Popular Movement Developer
Tenants' Association
Telephone: 010-410 19 87
E-mail: susanne.dahlberg@hyresgastforeningen.se

I will respond to questions about the advisory group - and the role of the Tenants' Association.

Got questions about your accommodation?

Our Customer Services will respond to all questions about your housing - those that don't concern the renovation.

info@huge.se | 08-502 360 10