

RESIDENT INFORMATION IMPLEMENTATION

PROJECT Lage Nieuwstraat Complex, The Hague

Lage Nieuwstraat 316 to 628



PASMAN 

Sterk in onderhoud.
Slim in verduurzaming.



Introduction

VVE Lage Nieuwstraat has commissioned Pasman to the residential complex where you live improve.

The work we are carrying out will affect your daily life. During the work, employees will be present in and around your home and the residential complex. We ask you to clear some space so that we can carry out the work properly.

You may experience some inconvenience during the work in and around your home. We do our best to keep this inconvenience to a minimum and to ensure the work proceeds as smoothly as possible.

We believe it is important that you are fully informed about what will happen. You can read all information about the work in this information booklet.

Approximately 3 weeks before the start of the work, you will receive a schedule. This states when we will start working at your location. Important information about the work will be shared with you via posters in the central entrance.

What are we going to do?

We are going to improve your home and the residential complex. We will do this by carrying out maintenance and renewing parts of the building. The work consists of exterior and interior work.

We erect scaffolding for the exterior work. We also use a crane and a construction lift. Materials are brought in via the interior galleries and passed through the home to the location where they are needed.

Installing scaffolding

To carry out the work safely and properly, we are erecting scaffolding at the front and rear of the complex.

We are erecting the scaffolding in three phases. As a result, an underpass will always remain available.

Bicycles can always be taken outside via the storage corridors during the works.



Phase 1: approximately 8 weeks

Phase 2: approximately 12 weeks

Phase 3: approximately 8 weeks

When phase 1 is completed, we will move the scaffolding to phase 2. Phase 3 will follow after that.

Parking spaces and garages

Scaffolding is being erected at the front and rear of the building. This scaffolding will be positioned in front of a number of garages. At the rear, the scaffolding also extends partially onto a parking lot.

As a result, you cannot use these parking spaces temporarily.

It is also not possible to drive your car into or out of the relevant garages during this period.

Whether the garage door remains accessible between the scaffolding and the facade depends on the type of garage door. See the image below.

If your garage door hinges within the facade, you can still take small items out of the garage or put them in. If your garage door hinges outside the facade, the door cannot

Open.

Please note! For your safety and that of our employees, we ask you to open the garage alone.

outside our working hours. The working hours are from Monday to Friday between 07:00 and 17:00.



Outdoor work

Renewal of the flat roof

The flat roof is being completely renewed. We are removing the old insulation and roofing and installing new insulation and roofing.

You do not need to be at home for these activities.

During the works, residents of the top floor may experience increased noise nuisance. Residents of the floors below may also be bothered by noise caused by the activities

Replacing and repairing jointing

We are replacing all the pointing on a number of side facades. On other side facades, we are repairing only the damaged sections.

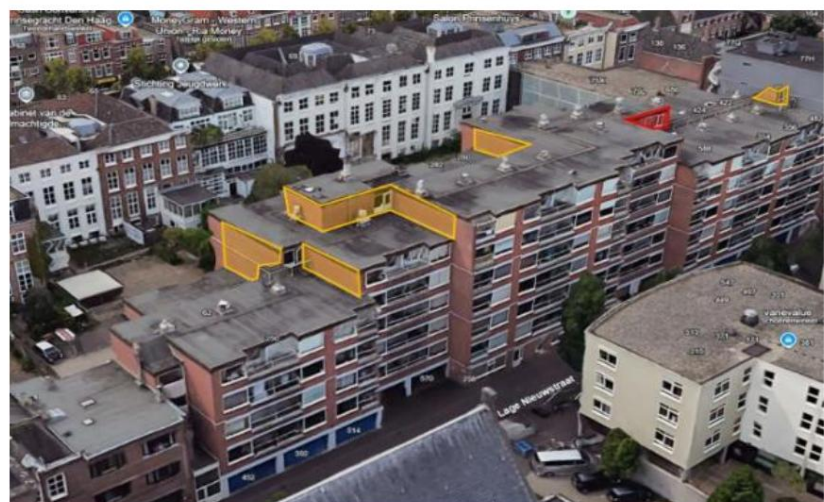
You do not need to be at home for these activities.

Please note: Removing old grout causes a lot of dust and noise. You may experience temporary inconvenience as a result.



 Voegwerk vervangen

 Spot repair



Insulating underpasses

The ceiling of the underpass is being insulated.

The building has two underpasses. During the work, we will close off one underpass at a time. The other underpass will remain open and accessible. Afterwards, we will alternate.

this around.

Pay close attention to other users of the underpass and be mindful of oncoming traffic. Important information regarding closures is communicated via posters in the central entrance.



Activities within

In your home, we are replacing the entire window frame at the rear of the house. Before we can remove the old frame, we must first remove the asbestos. The new frame will be made of synthetic material and fitted with HR+++ glass. The stone wall will remain in place.

We need your cooperation for these works. To work properly and safely, we ask you to make a number of preparations in advance.

What do you need to do in advance?

Inside the home

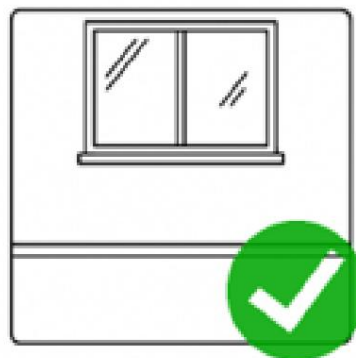
Clear the space around the door frame. We need approximately 1.5 meters of working space. Also clear a 1-meter wide walkway from the front door to the door frame. Many materials will be brought in and removed through the house.

Therefore, remove:

- All furniture and other items within 1.5 meters of the window frame;
- Items on the windowsill;
- Curtains;
- Curtain rails installed less than 10 cm from the window frame;
- Enclosure of radiators and wooden finishes (such as paneling) that sit against the window frame;
- Structures attached to the frame or leaning against it;
- All pipes running through the window frame, for example from an air conditioner.
- Awnings and bird deterrents.

Please cover all other items outside the 1.5-meter zone and the 1-meter-wide walkway properly.

The work will cause dust nuisance. You cannot hold us liable for damage to property that cannot be demonstrably proven to have been caused by the work.



Outside the home

We also need approximately 1.5 meters of workspace outside the home.

Therefore, remove:

- All furniture and other items on the balcony;
- Decking, artificial grass, and other floor coverings on the balcony;
- Sun protection;
- Bird deterrent.

This allows us to carry out the work safely and properly.



Asbestos removal

There is asbestos in the windowsill and in the sealant around the glass. Before we can install a new frame, this asbestos must be removed in accordance with strict safety regulations.

Therefore, we first place a temporary wooden wall approximately 1.5 meters from the window frame. (see red line).

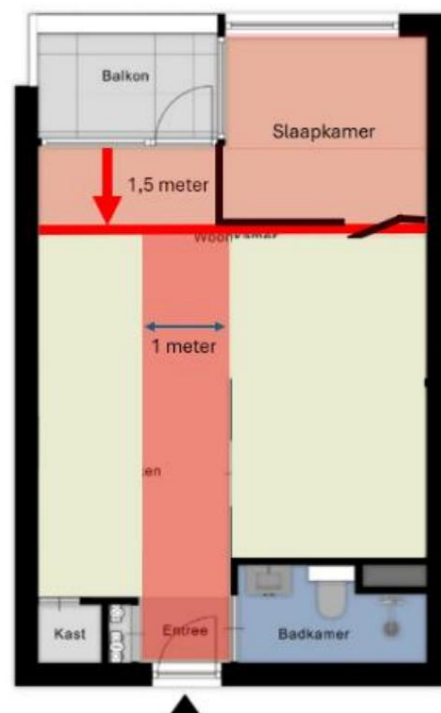
House with standard layout

You must completely clear the space between the window frame and the temporary wall. Move items 1.5 meters from the frame and ensure a 1-meter wide walkway to the front door. Also clear the windowsill and remove the curtains.



House with extra bedroom

Does your home have an extra bedroom next to the window frame? If so, you must completely clear both this bedroom and the space between the window frame and the temporary wall. Move all items to another room. Also clear the window sills and remove the curtains.



Asbestos removal

There is asbestos in the windowsill and in the sealant around the glass. Before we can install a new frame, this asbestos must be removed in accordance with strict safety regulations.

Therefore, we first place a temporary wooden wall approximately 1.5 meters from the window frame. (see red line).

Important!

You must not be present in the home during the removal of the asbestos. This is important for your safety and health.

The asbestos removal takes one working day. You must therefore stay elsewhere between 07:00 and 17:00.

At the end of this workday, the home will be inspected and released. You can then use your home again.

Please note that no daylight enters the home through the temporary wooden wall.

The temporary wall will remain in place until the new frame is installed. Therefore, the wall is being removed. Is the frame being installed on Monday? Then the wall will remain in place for the entire weekend.

We ask you to keep the area as clear as possible, as the new window frame will be installed the following day.

Installing the new window frame

On the second day, we install the new plastic frame and the new HR+++ glass.

Please note! Do you have curtains attached to the current window frame? If so, you cannot reinstall them in the same way. You must not drill into the new plastic frames. If you drill into the frame anyway, the warranty will be voided.



Additional information

Radiators

The original radiator on the low stone wall will be retained.

Do you have an extra radiator attached to the wooden panel under the window? If so, we will place it back on its legs after the work is completed.

The radiator is secured to the existing floor finish.



Kitchen unit

Is there a kitchen unit within 1.5 meters of the window frame?

We will then discuss what is needed with you. We have already mapped out this situation during the technical survey.

Wall on window frame

Do you have a wall that abuts the door frame, for example in a bedroom?

This wall is then partially shortened to accommodate the new frame. After the work is completed, we close the wall again with finishing strips.

The new section of the wall will be delivered **ready for painting**. You can then finish it yourself in the desired color.

Sun protection

Did you install exterior sun protection yourself?

This will not be reinstalled after the renovation. Would you like to keep the sun protection? If so, please remove it yourself before the work begins.

If the sun blinds have not been removed, Pasman will remove and dispose of them.

Bird deterrent

Have you installed bird deterrents?

Remove these before the work begins. After the work is completed, new bird deterrents will be installed on all apartments by the Owners' Association using tensioned wire or, if possible, netting. It is not intended for you to install new bird deterrents yourself, as a solid and uniform solution is provided and also because drilling into the frames is prohibited.

Radiator conversion

Do you have a cover around the radiator?

Then it must be temporarily removed. We ask you to do this yourself.

If you do not do this yourself, our craftsmen will carefully remove the enclosure. However, we cannot guarantee that no damage will occur. Any repair costs will be the responsibility of the resident.

Paneling

Have you installed wainscoting against the window frame?

We advise you to remove the paneling yourself over a width of approximately 15 cm.

If you do not do this, our craftsmen will carefully remove the paneling. Please bear in mind that the paneling usually cannot be reused afterwards. We will then dispose of it. Any costs for repairing or replacing the paneling will be at your own expense.

Curtain rails

Curtain rails attached to the ceiling and hanging within 10 cm of the window frame must be temporarily removed.

After installing the new frame, you can put it back in place.

Balcony floor

Do you have decking, artificial grass, or other floor covering on your balcony?

Remove these before the work begins, so that we can work safely.

Activities

A few days before the start of the work, there is a kick-off meeting. The site manager will visit you. He will check if your home is ready for the work, and you can ask any remaining questions.

During the works The works

will cause noise and dust nuisance. We are doing everything we can to keep the nuisance caused by the works to a minimum.

Furthermore, we mark out a walking route where we will be working and cover it in your home. The walking route will be cleared of construction materials at the end of the day.

After the work

After the work is completed, we will remove the foil and leave the walkway clean. Please note, it may not be as clean as if you were to clean it yourself!

Recognizability of tradespeople

You can recognize our Pasman employees and construction partners by clothing with the Pasman logo or the company they work for.

They can also always identify themselves.



Pasman Construction Partners

The construction partners listed below are carrying out work in and around your home:

Name of organization	Activities
	Contractor and painting work
	Pointing and masonry work, cleaning work Erecting and removing scaffolding
	Work on window frames for the front and rear facades Wood repairs and sealing of cracks, replacement of rainwater drainage
	Replacing facade window frames
	Installing insulation through passages
	Asbestos removal
	Scaffolding

Other Construction Partners

The construction partners listed below do not work on behalf of Pasman. For questions regarding insulation work, electrical work, and work related to mechanical ventilation, please contact them directly.

Name of organization	Activities
 PLUIMERS ISOLATIE	Insulation work Info@pluimers.nl +31 548 516225
	Preparation of the home's electrical system for mechanical ventilation installation Installing solar panels Dismantling and reassembling light fixtures in storage rooms info@hinfelaar.nl 088 - 3668833
AS Installation Technology	Installing MV system Installing new roof ventilators maintenance@as-installatietechnik.nl 070 3040859

What does this mean for you?

You may experience some inconvenience during the work. Below you can read what this means for you.

Noise nuisance

There may be noise nuisance during the work. This includes drilling, sawing, chopping, and other construction activities.

We carry out these activities as much as possible during our working hours from **07:00 to 17:00**.

Accessibility of the complex

During the works, some parts of the complex may be temporarily less accessible. This can happen, for example, when scaffolding is being erected.

Safety

We ask you to follow the instructions of our staff.

Also pay extra attention to the safety of children and local residents around the construction site. Do you see an unsafe situation, such as loose materials? Report this immediately to the site manager.

What do we expect from you?

To carry out the work properly and safely, we request your cooperation.

Access to your home

If work is being carried out in your home, the home must be accessible to our tradespeople.

We therefore ask you to be present yourself or to have someone present on your behalf to grant access to the property. If this is not possible, please hand over a key to the caretaker so that he can open the door for you.

Store your personal and valuables securely. You are responsible for your own belongings.

The contractor regularly checks whether the property is left tidy after the work.

Clear work areas

Before we start the work, we ask you to clear the work areas.

On pages 7 and 8 of this information booklet, you can see where you need to make space.

We protect the work areas and walkways with covering material.

In any case, please take into account:

Where	What do we ask of you?
Living room, bedrooms	Clear 1.5 meters of space in front of the windows. Make Clear the windowsills and remove the curtains.
Hallway/Entrance	Clear a 1-meter wide walkway.
Balcony	Clear your balcony completely. Have you installed sun blinds, bird deterrents, or decorations yourself and do you wish to keep them? If so, please remove them before the work begins. Nothing may be attached to the new frames.

Personal belongings

We advise you to store valuable, fragile, and electronic items in a safe place or to cover them properly.

We do our best to prevent damage. Nevertheless, it is better to take precautionary measures.
to take.

We are not liable for the loss or theft of your belongings.

Pets

You are responsible for your pets during the work in your home.

We advise you to keep your pet elsewhere during the work. This is more comfortable for your pet and for our professionals.

A construction site in the area

To carry out the work, we need space for a site office, material storage, and waste containers.

Below you can read what is temporarily changing in the vicinity of your home.

Fewer parking spaces available

During the works, fewer parking spaces are temporarily available in the neighborhood. We have requested permission from the municipality to use these parking spaces.

Noise nuisance

During the work, you may hear noise from, for example, drilling, sawing, and chipping. We try to minimize the nuisance as much as possible.

Scaffolding around the building

During the works, temporary scaffolding will be erected at the front and rear of the residential complex.

Storage of materials

Temporary parking spaces around the complex are being used for:

- storage of building materials;
- waste containers;
- the construction site office.

The construction site office is used as a workspace for the tradespeople. The waste containers ensure that the work area remains clean and safe.

On the map below, you can see which parking spaces we are using temporarily.



Level of nuisance and planning

Outdoor work:

Where	When	Level of nuisance
Installing scaffolding	The schedule will follow within 3 weeks.	
Facade work	The schedule will follow within 3 weeks.	
Roofing work	The schedule will follow within 3 weeks.	

Internal work:

Where	When	Level of nuisance
Remove window frames and Asbestos removal*	The schedule will follow within 3 weeks.	
Plastic window frames with Install HR+++ glass	The schedule will follow within 3 weeks.	

We are removing asbestos, therefore you cannot stay at home between 07:00 and 17:00 on this day.

What should you do in the event of damage?

Do you have damage that may have been caused by the work? If so, please report it as soon as possible.

Report damage

We ask you to report damage to the project manager within 48 hours.

Do this in writing via WhatsApp or email. Include: your name; your address; your contact details and a clear description of the damage.

Assessment of the damage

We are investigating whether the damage was caused by the work.

You will receive written notification regarding this within two weeks.

If the damage was caused by the work

Has it been established that the damage is the result of the work? Then: we will repair the damage, or you will receive compensation.

Any compensation will be determined based on the current market value of the damaged part.

If the damage was not caused by the works: Is the damage not the direct result of the works? Then you are not entitled to repair or compensation from the project.

You can then report the damage to your own contents insurance.

Missing items

Are you missing items from your home? Then file a report with the police.



Dit boekje is een uitgave van Pasman BV, Harteveltweg 2E,
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