INFORMATION ABOUT YOUR NEW APARTMENT OR STUDIO - TAC LIVING
WHAT YOU NEED TO KNOW ABOUT YOUR NEW HOME

This brochure contains important information about your new home and your move. Please read it carefully.
Topics include:

- Suitable flooring and appliances for your home.
- Utility connections you need to arrange yourself.
- The finishing of the apartment.
- Things to consider in a newly built home.
- How we will organize the moving process together.

Your new home is gas-free and energy-efficient:

- The roof and exterior walls are well insulated.
- There is no gas connection.
- Everything runs on electricity, including cooking.
- The entire home has underfloor heating.
- The ventilation system provides fresh air and also helps heat the home.

These systems work together. Therefore, it is important to choose flooring and appliances that are compatible with them. This will ensure comfort and energy efficiency.

Important parking information
There are no parking spaces around the building. It is also not possible to apply for a parking permit. Only paid parking in the surrounding area is available, including for visitors.

ESSENTIAL ITEMS FOR YOUR NEW HOME

Flooring
You must choose and install your own flooring.
The flooring must be suitable for underfloor heating and cooling. A thin floor covering with good heat conductivity, such as PVC flooring, is recommended.
You must also install skirting boards yourself.

Walls, Ceilings, Doors and Frames

- The ceilings are finished with spray plaster and require no further work.
- The walls are ready for wallpaper or paint.
- If you want to paint the walls, they must first be smoothed.
- Doors and frames have already been painted.
- Exterior window frames are made of aluminum and do not require painting.

Kitchen
The kitchen includes:

- A kitchen unit with an extended countertop.
- Three base cabinets.
- Three wall cabinets.
- Wall tiles between the cabinets.

You may cut an opening in the extended countertop for your cooktop.

Electric Cooking
The apartment has no gas connection.
A Perilex connection (2 x 230 volts) is available for electric cooking. You can connect a cooktop with a maximum capacity of 7,200 watts.
If you currently cook with gas, you may need new cookware suitable for an electric cooktop.

Extractor Hood
You must provide your own extractor hood.
Choose a recirculation extractor hood that filters cooking fumes and returns clean air to the kitchen.
Please note:

- Do not drill a hole through the exterior wall for ventilation.
- Do not connect the extractor hood to the ventilation duct system, as this will affect the building ventilation.

Dishwasher
A dishwasher can be installed.
The kitchen sink cabinet already contains:

- A water connection.
- A drain connection.
- A dedicated electrical connection.

The electrical conduit is already installed. You only need to have a cable installed through it.

Refrigerator
You can choose your own refrigerator.
Before purchasing, check the available space in the kitchen to ensure it fits properly.

Bathroom and Toilet
The bathroom and toilet have tiled floors and walls.
The upper wall sections are finished with spray plaster, so no wallpapering or painting is needed.

Washing Machine and Dryer
In most apartments, the washing machine and dryer connections are located in the technical room.
You are allowed to stack the appliances.
In some apartments, the connections are located in the bathroom.
Only the following dryers are permitted:

- Condenser dryers.
- Heat pump dryers.

A shared laundry facility is also available on the fourth floor of the building and can be used for a fee.

IMPORTANT INFORMATION FOR FLOORING SUPPLIERS

- The flooring must be suitable for underfloor heating and cooling.
- The combined thermal resistance (Rc value) of the flooring and underlay may not exceed 0.05 m²K/W.
- The concrete floor is finished with an anhydrite screed floor. Ask your flooring supplier whether sanding is required before installation.
- Additional sound insulation is not necessary because insulation is already built into the floor.
- For hard flooring such as laminate or PVC: leave a small gap between the floor and walls to reduce noise transmission.
- Ventilation gaps of approximately 3 cm are located beneath the doors. The total floor thickness, including underlay, must not exceed 1.5 cm to ensure good ventilation.

SHOPPING CHECKLIST
Required:

- Flooring and skirting boards.
- Wallpaper and/or paint.
- Electric cooktop.
- Suitable cookware for electric cooking (if needed).

- Refrigerator.
- Recirculation extractor hood.

Optional:

- Washing machine.
- Condenser or heat pump dryer.
- Dishwasher.

UTILITIES YOU MUST ARRANGE YOURSELF

Electricity

The home has no gas connection.
You must arrange your own contract with an electricity supplier.

Water

Water is supplied by Brabant Water.
Please report your move through their website and provide the water meter reading on the day you receive your keys.

Internet, Television and Telephone

The meter cupboard contains:

- A fiber optic connection.
- A coax connection.

You must arrange your own subscription for internet, television and optionally telephone services.

Underfloor Heating and Cooling

The installation in the technical room is owned by Eteck.
You must arrange a separate contract with Eteck for heating and cooling.
Please note that floor cooling only lowers the temperature by a few degrees and is not comparable to air conditioning.

LIVING IN A NEWLY BUILT HOME

Energy-Efficient Living

Underfloor heating and mechanical ventilation work together as one system.
For optimal comfort and energy efficiency, keep the indoor temperature around 20°C whenever possible.

Small Cracks

New buildings need time to settle.
Small cracks may appear, especially where different materials meet. These are normal and do not affect safety or quality.
Recommendations:

- Use wallpaper instead of plaster finishes during the first year.
- Repair small cracks with filler.
- Maintain a stable indoor temperature of around 20°C.

Construction Moisture

New homes contain residual moisture from concrete, plaster and paint.
To help the home dry out:

- Ventilate regularly.
- Keep ventilation grilles open.
- Maintain a consistent temperature of about 20°C.

BICYCLE STORAGE AND WASTE DISPOSAL

Bicycle Storage

A secure shared bicycle storage area is located on the first floor.
Charging points for electric bicycles are available.
A small monthly fee applies if you want access to a charging point.

Waste Disposal

Underground waste containers are located near the building.
You will receive a waste card when collecting your keys.
The card:

- Opens the underground containers.
- Provides access to Eindhoven recycling centers.

The waste card belongs to the apartment and must remain there if you move out.

FURNISH YOUR APARTMENT THE WAY YOU WANT

You are free to decorate and furnish your apartment to suit your own taste. You do not need permission from Woonbedrijf for the following changes:

- Applying wallpaper.
- Painting walls.
- Installing floor coverings.
- Hanging items on the walls.

If you move out in the future and end your tenancy, Woonbedrijf will check whether these changes have been carried out safely and properly.

Would you like to make larger changes to your apartment?

If you would like to make more substantial alterations to your apartment, you must first request written permission from Woonbedrijf. This helps prevent problems if you move out at a later date.
You can submit your request once you have received the keys to your new home and signed your tenancy agreement. Please do not start any work until you have received written approval.
If you need advice, Woonbedrijf can also provide technical and building-related guidance.

Please note: this is not allowed

- Drilling holes through the exterior facade for installing air conditioners
- Installing cameras, satellite dishes, shutters, or awnings.
- Enclosing balconies with glass walls or other structures.
- Attaching items to the exterior wooden or aluminum facade cladding.

Good to know: External sun screens are permitted. On the sun-facing side of the building, preparations have already been made to make the installation of sun shading easy. Empty conduits have been installed from the façade to the utility cupboard (meter cabinet). The installer can easily pull the cables through these conduits.

GUIDELINES FOR MOVING INTO TAC LIVING

TAC Living is located in the heart of Eindhoven city center. As a result, there is limited space around the building, and only a small number of temporary parking spaces are available for moving.

In January, residents of nearly 250 apartments and studios will be moving into and furnishing their new homes. To ensure that everyone has enough time and space to move into their new home and carry out any work, we have put clear arrangements in place. This gives everyone a fair opportunity to use the available parking spaces.
Of course, you are also welcome to move in or carry out work outside these time slots. However, you will not be able to use the temporary parking spaces.

Reserving a parking space for your move

- Approximately 8 temporary parking spaces are available.
- You can reserve time slots through Woonbedrijf's online reservation system.
- You will receive an email with instructions on how to use the Woonbedrijf system. The email will also explain when reservations open, how many time slots you can reserve, and include a link to the reservation system.

Please note: Reserving a time slot is mandatory. You can only use a temporary parking space at the building if you have a reservation.
You should also reserve time for contractors, movers, or flooring suppliers. In practice, you, the people helping you, and any companies you hire may only park at the building if a time slot has been reserved in advance.

Important Rules

- Parking on **Ventoselaan** is not permitted.
- After unloading your belongings and once your reserved time slot has ended, you must move your vehicle to another location, such as a nearby parking garage. Any parking fees are at your own expense.
- Traffic marshals will be on site. Please follow their instructions at all times.
- You will also receive further information from Woonbedrijf, including instructions and useful tips for your move.

CONTACT

Stichting Woonbedrijf SWS.Hhvl
P.O. Box 280
5600 AG Eindhoven
Telephone: 040 243 43 43
Woonwinkel address: Wal 2, Eindhoven
Opening hours: Monday to Friday, 09:00 - 17:00
Questions? Please email: tacliving@woonbedrijf.com

Please note that this translation was generated using AI and may contain errors. This leaflet has been prepared with care. No rights can be derived from its contents.