

# Information brochure Planned Maintenance Complex Sloten X- XI

20-11-2024



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*Client*



*Supervision*



*Manager*

## 1. Introduction

### 1.1. Introduction

Dear resident,

We will soon start maintaining your residential complex. We will explain how this all works in this brochure.

Commissioned by Bouwinvest and on behalf of your manager MVGM, we, GeelRonitz Bouwgroep from Beverwijk, will be carrying out planned maintenance work on the complex in which you live. In this information brochure we will inform you about the work.

Make sure to save this brochure and feel free to contact your regular contact person of the property manager or fill out the contact form on our residents login if anything is unclear. The contact details can be found on the last page of this brochure.

*For sustainability reasons, we do not print this brochure for everyone as standard. We thank you for your understanding. Would you still like to receive it physically? Please let us know.*

### 1.2. Who is GeelRonitz

Who are we?

**GeelRonitz** builds, maintains, renovates, restores and paints for **clients** in the business market. We work with a **smile** on our face and with love for the profession. And where we do not shy away from making buildings **more sustainable**, **we propose just as happy** to finish a front door or fix a leak. **We do it all!**

We do our work **carefully** and with **attention**. Because we believe that is **how it should be**. And because we **enjoy it**. What we do, **we do well**. And promises? We simply keep them. Which is only natural to us.

**We love it!**

Kind regards,  
GeelRonitz maintenance team

## 2. What's going to happen?

### 2.1. What work is being carried out?

We will carry out the following activities.

#### Maintenance work

- Local repair of masonry and mortar joints
- Checking for defects in existing roofing and rainwater drains

#### Painting work

- Exterior painting of houses and sheds
- Wood rot repair
- Replacing expansion joints

#### CV and MV installation work

- Replacing central heating boiler including thermostat
- Radiators equipped with dynamic radiator valves
- Adjusting the installation
  
- Replacing MV installation
- Installing and adjusting extraction rosettes
- Cleaning of existing MV channels

### 2.2. Who is working?

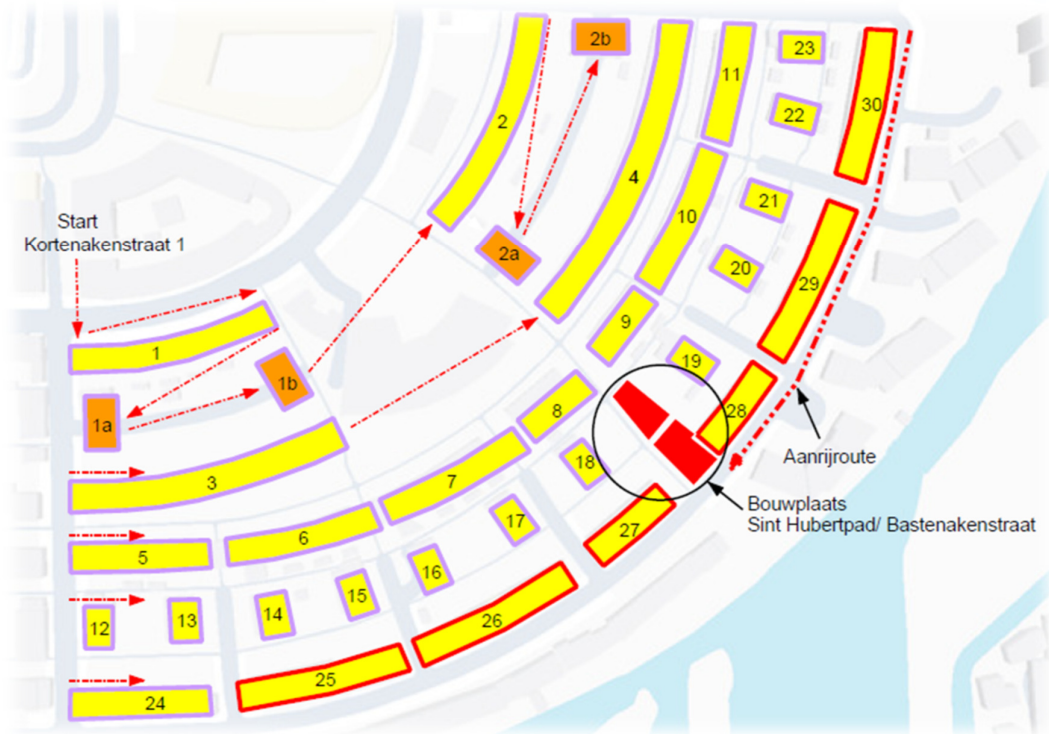
We work together with various regular suppliers for the work.



We also work with skilled and friendly professionals.

Together with these parties, GeelRonitz has a good maintenance team ready to complete this project successfully and to your satisfaction.

### 3. Planning and routing



#### 3.1. Planning and routing of the work

The work will start on **Monday 3 March 2025 (week 10)** from **Block 1 - Kortenenstraat 1** and will follow the indicated route (red arrows). The overall planning is a guideline; you will receive the final execution date for the work on the outer shell of your block and for the installation of the central heating boiler and mechanical ventilation in your home by letter prior to the start. During public holidays and vacations, the work will be halted and the construction site layout will remain unchanged. The full planning is available in the residents' portal, where changes will be updated. We advise you to check the portal regularly.

#### 3.2. Unforeseen circumstances

Work may be halted, for example due to weather conditions that make execution impossible. The safety and health of you and our employees are paramount at all times. We will continue the work on the next working day as soon as the weather permits.

### 3.3. Amenities and facilities

During the work we will place a canteen, chemical toilet and containers in the area. The image above shows the location of the permanent construction site facilities .



Figure 1: Example of a canteen storage shed



Figure 2: Example of a canteen wagon

### 3.4. Scaffolding/ aerial work platform

The complex will be completely scaffolded per phase. The scaffolding will move like a 'train' with the work. The work on the gables will be carried out with our hybrid aerial platform.



Figure 3: example of facade scaffolding platform



Figure 4: Example of an aerial work platform

### 3.5. Parking facilities

During the project, parking spaces in the district will be occupied. A work area will be cordoned off per phase, and it is possible that parking spaces will be temporarily unavailable. Disabled parking spaces will of course be respected. The spaces will be cordoned off in time with pylons or tape, and we ask for your understanding if parking is temporarily limited in the area.

## 4. What do we expect from you?

Our employees need space to work. We kindly request that you cooperate with the following before and during the work.

### 4.1. Loading, unloading and aerial work platform activities

We ask you to pay close attention when hoisting activities are in progress and to follow the instructions of our employees. The crane locations are always cordoned off with tape to keep you and other passers-by at a distance.

### 4.2. Scaffolding work

In order to be able to place scaffolding at both the front and back of your home, we ask you to clear the first 2 meters from the facade, roof terrace and balcony of obstacles. Any fixed properties attached to the facade (e.g. a satellite dish, roller shutters, screens or sunshades) must be removed before starting work. You can do this together with family members, friends or neighbors if you are unable to do this yourself. If that is not an option, we ask you to contact your regular contact person of the property manager or to use the contact form on our residents' login for a suitable solution.

### 4.3. Painting work

Our painter will contact you regarding opening the windows/doors to paint the internal rebates. We kindly request your cooperation in this.

### 4.4. Ventilation grilles

When we carry out work on your home and apartment block, we recommend that you keep the ventilation grilles and windows closed.

We cannot prevent dust from coming in. Therefore, think about your laundry and/or garden furniture in the garden or balcony.

*Thank you in advance for your cooperation!*



## 5. Frequently Asked Questions

### 5.1. Frequently Asked Questions

#### What working agreements has Bouwinvest / MVGM made with us?

- Our employees are polite and take your needs into account;
- Our work will not start before 7:30 am and there will be no noise pollution before 8:00 am;
- Our employees do not turn on the radio at high volume;
- Our employees do not smoke near your home;
- You will recognize our employees by their work clothes with our company logos;
- Our employees can identify themselves.

#### Is it necessary to be at home during the work?

- You do not have to stay at home during general maintenance work.
- You will be informed by letter prior to the installation of the new central heating boiler and mechanical ventilation.

#### How long will the work take?

The work for the entire project will take approximately 34 weeks. This depends on the weather conditions and may therefore take longer.

#### Where can I go with a question or possible complaint about the work?

During the work, you can contact the foremen on the project for any questions or complaints. If they are not present (anymore), you can contact us via the contact details on the last page of this brochure.

#### What happens when the work is completed?

When the work is completed, we will deliver the completed work with the Construction Guidance Advisory Group (BBA).



## 6. Contact details

### 6.1. Resident login

GeelRonitz provides a residents' portal where you can find all relevant and up-to-date project information and where you can ask all your questions.

For our residents portal, go to:

Website: [www.geelronitz.nl/bewonerslogin/](http://www.geelronitz.nl/bewonerslogin/)

Login code: **P220837**

*The residents portal will be available approximately 4 weeks prior to the start date.*

### 6.2. What to do in case of an emergency?

In case of emergencies or calamities outside our working hours (i.e. in the evenings or at the weekend), GeelRonitz can be reached 24/7 via the fault number: **0251 22 51 22** (selection menu) and you will be connected to an employee on duty.

*The emergency number is intended exclusively for disruptions related to the project. Incorrect use may lead to additional costs.*

### 6.3. What to do in case of complaints or damage?

Even with the best measures, damage can occur during work. You can report any damage to your property to us in writing within 24 hours via:

GeelRonitz Bouwgroep Groep BV

Tav Project P220837

Gooiland 55

1948 RD Beverwijk

*GeelRonitz, Bouwinvest and MVGM are not liable for damage caused by failure to follow our instructions or by failure to vacate or remove your belongings in a timely manner and/or carelessness on your part.*

Wij  ervan!