

Anngunn Marie Gullbrå

Fra: Anngunn Marie Gullbrå <anngunn.gullbra@alver.kommune.no>
Sendt: tirsdag 11. april 2023 09:02
Til: Annbjørg Lyssand
Emne: Sv: Klage til kart og oppmålingsavdelinga

Hei igjen, og vel overstått påske.

Som eg har prøvd å forklara, er BRA alt areal innanfor omsluttande ytterveggar- altså total lengde * total breidde, utan noko fråtrekk. Det er nok nokre m2, som er gøymt i innerveggane i leiligheita di.

Eg har brukt arealoversikta som utbygger har oppgitt for desse leiligheitene til registrering i matrikkelen og så har eg brukt byggeteikningane, til å måla og kontrollera desse. Det kan vera vanskeleg å få heilt nøyaktige mål ved å måla på desse skanna teikningane av så stort bygg.

For å komma heilt til bunns i dette vert det kanskje nødvendig med måling på staden. Dette vil i så fall eventuelt avdelinga som tek seg av klagebehandlinga utføra.

Med helsing

Anngunn Marie Gullbrå | Avdelingsingeniør Kart og Oppmåling

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Fra: Annbjørg Lyssand <annbjorg.lyssand@gmail.com>
Sendt: tirsdag 4. april 2023 16:26
Til: Anngunn Marie Gullbrå <anngunn.gullbra@alver.kommune.no>
Emne: Re: Klage til kart og oppmålingsavdelinga

Hei igjen,

Takk for videresending. Om arealet på hvert innvendig rom i leiligheten legges sammen så kommer en ikke høyere enn 80 kvm. Jeg vil selvfølgelig betale det reglene sier, men er jo interessert i å vite hvor de siste 5 kvm har gjemt seg 😊.

Med vennlig hilsen
Annbjørg Lyssand

tir. 4. apr. 2023 kl. 13:59 skrev Anngunn Marie Gullbrå <anngunn.gullbra@alver.kommune.no>:
Hei igjen

Til orientering.

Då eg ikkje får dine påstandar til å stemma med byggeteikningar i saka er det oppretta ei klagesak her Sak 23/2825, til avdeling for miljø og tilsyn.

Innsendt salsoppgava under er lagt til saka.

Ved måling på byggeteikningane finn me at leiligheita er ca $8,2\text{m} \cdot 10,4\text{ m} = 85,3\text{ m}^2$ (som sagt skal alt areal innanfor ytterveggane teljast med i BRA). I arealoversikta i byggesaka er denne leiligheita oppgitt til å vera 85,8 m².

Eg ser det framleis slik at det berre er leiligheita som er oppgitt til 85 m² i prislista under, og at sportsboda i kjellaren på 5m² kjem i tillegg. P-rom er oppgitt til 79 m². Dette er også utan innvendig bod.

Mvh

Anngunn Marie Gullbrå

Fra: Annbjørg Lyssand <annbjorg.lyssand@gmail.com>

Sendt: tirsdag 4. april 2023 09:18

Til: Anngunn Marie Gullbrå <anngunn.gullbra@alver.kommune.no>

Emne: Re: Klage til kart og oppmålingsavdelinga

Hei,

Legger ved tegning av leilighet, som viser at den innvendig er som målene i prislisten, 79 kvm.



Plassering inventar er orienterende

18 av 48

SALG

LØYPETONA HUS 2

Leilighetsplan - SALG

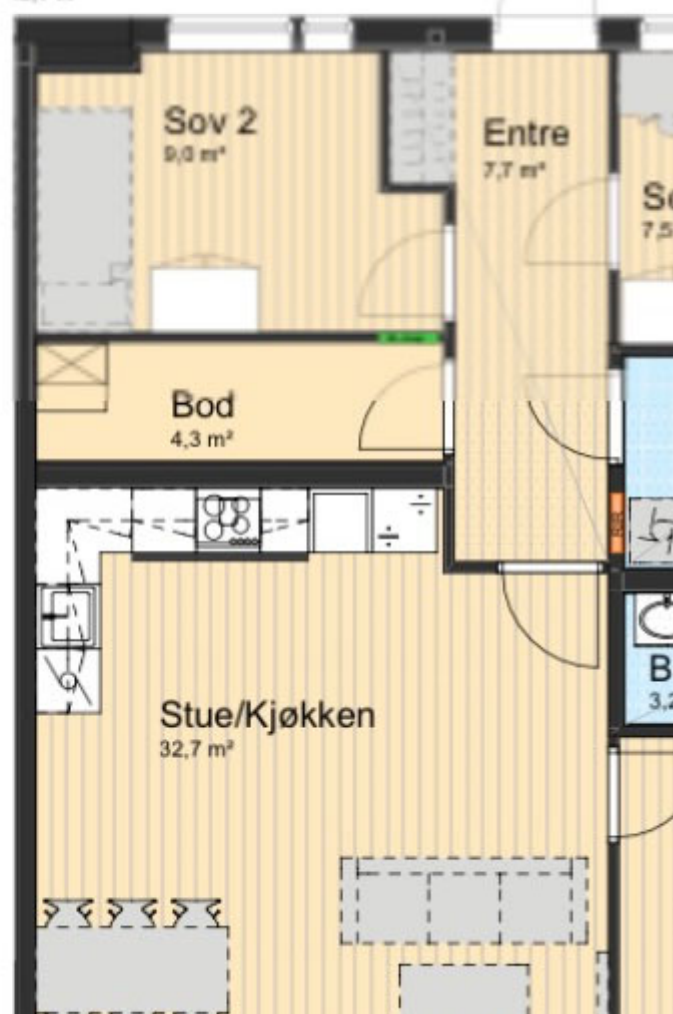
Seksjonsnr. : 2320

Leilighetsnr. : -

Leilighetstype : EI

BRA : 85,5 m²

ivalgang
15,1 m²



3 av 48

Prisliste

Løypetona Trinn 3-2

| Eiendom | BRA m ² | P-rom m ² | Antall soverom | Salgspris | Omkos |
|---------|--------------------|----------------------|----------------|-----------|-------|
| Lø2102 | 59 | 54 | 2 | | |
| Lø2103* | 59 | 54 | 2 | 2 990 000 | 4 5 |
| Lø2205 | 59 | 54 | 2 | 2 990 000 | 4 5 |
| Lø2206 | 54 | 51 | 1 | | |
| Lø2208* | 85 | 80 | 3 | 3 990 000 | 6 1 |
| Lø2209 | 85 | 79 | 3 | 3 990 000 | 6 1 |
| Lø2210 | 75 | 71 | 2 | | |
| Lø2211 | 75 | 71 | 2 | 3 390 000 | 5 5 |
| Lø2212 | 76 | 71 | 2 | 3 390 000 | 5 5 |
| Lø2318 | 54 | 51 | 1 | 2 650 000 | 4 3 |

Jeg legger også ved prislisten fra salgsoppgaven, min leilighet er nr 2320, som viser areal inkludert bod i garasjeanlegg, 85 kvm.

Med vennlig hilsen
Annbjørge Lyssand

man. 3. apr. 2023 kl. 12:34 skrev Anngunn Marie Gullbrå <anngunn.gullbra@alver.kommune.no>:

Til registrering av Klagesak.

Klager vert oppmoda om å senda inn omtala salsprospekt.

Med helsing

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Fra: Annbjørg Lyssand <annbjorg.lyssand@gmail.com>
Sendt: mandag 3. april 2023 13:25
Til: Anngunn Marie Gullbrå <anngunn.gullbra@alver.kommune.no>
Emne: Re: Klage til kart og oppmålingsavdelinga

Hei,
Takk for mail.

Det jeg har vanskelig for å forstå er hvordan BRA for dere blir 90kvm. Etter tegninger så måler leiligheten 80 kvm innvendig. Utbygger oppgir i salgsprospekt BRA til 85, som er inklusiv utvendig bod.

Jeg ønsker derfor dette registrert som en klage.

Med vennlig hilsen
Annbjørge Lyssand

man. 3. apr. 2023 kl. 12:15 skrev Anngunn Marie Gullbrå <anngunn.gullbra@alver.kommune.no>:

Hei

Viser til spm om gjennomgang av BRA for din seksjon nr 20 i eigarseksjonssameiget gbnr 323/616.

BRA (bruksareal) er alt areal innanfor omsluttande (ytter)veggar. Dette betyr at alle innerveggar, trapper, sjakter, piper mm tel med i dette arealet. BRA vert altså bestemt ved lengste heile innvendige breidde av leiligheita * lengste heile innvendige lengde av leiligheita- utan fråtrekk.

For din seksjon nr 20 er BRA i matrikkelen registrert til 90, 8 m2, tilsvarende som for seksjon 19, som er dei 2 leilighetene som er like store i denne etasjen.

I arealoversikta frå utbyggar er desse 2 bueiningane TYPE E-3, 4-rom og har oppgitt BRA på 85,8 m2. Areal på utebod/er skal også reknast med i BRA for brukseininga i matrikkelen. Det er difor lagt til 5 m2 bodareal (som ligg i garasjeplane i bygget), og totalt BRA vert då 90,8m2 for din eigarseksjon.

Brøken for din eigarseksjon er fastsatt ca ut i frå størrelsen på sjølve leiligheita, og er i ditt tilfelle 855/30977, noko som viser til leiligheit på 85,5m2 (85,8 i arealoversikta). (til orientering så vert areal på 90 m2 også rekna som over 90m2).

Dersom du framleis meiner registrert BRA er feil for din leiligheit må du senda inn ny klage som må behandlast som ei klagesak i kommunen.

Med helsing

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Fra: Postmottak Alver <post@alver.kommune.no>

Sendt: fredag 31. mars 2023 12:43

Til: Anngunn Marie Gullbrå <anngunn.gullbra@alver.kommune.no>

Emne: VS: Klage til kart og oppmålingsavdelinga

Hei

Svarer du ut på dette her eller vil du ha ei sak på det ??

Mvh

Lilli Ann Dyrkolbotn | konsulent dokumentsenteret

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