



Kiem 2050

Second competition relating to marketing affordable housing

Rules

1. General introduction

KIEM 2050 S.à.r.l., a company founded by Immobil & Prefalux, is selling residential units on the Plateau de Kirchberg, in the Kiem district (the "**Kiem2050 Project**").

These properties will be sold on future completion ("VEFA") under a 99-year lease and leasehold with effect from 15 June 2023, i.e., until 14 June 2122.

The homes will be allocated to buyers through a selection competition open to anyone who complies with the specified **procedure** (see item 2) as well as the **application and purchase conditions** (see item 6) and who agrees to comply with the **occupancy conditions** (see item 7). **A first competition ran from Monday the 25th of March until Friday the 26th of April. This present Rules here concerns the second competition.**

Candidates registered during the first competition do NOT need to send a new application during this second competition. Their application is under analyze. Candidates from the first competition will be granted a priority over candidates from the second competition. Hence, a second draw will be organized for the candidates of the second competition, after the draw for the candidates of the first competition. The candidates of the second competition will be offered to choose their housing, with due respect to their order following the draw, out of the housing left unreserved by the candidates of the first competition.

2. Procedure

Each interested person who meets the conditions of purchase and ownership must send their application by registered post with acknowledgement of receipt (physical deposit of the application file directly at the bailiffs' office will not be accepted), comprising the **documents to submit** (see item 3), to the **judicial officer** (see item 4) within the **time period** (see item 5).

The bailiff assesses the completeness of the submitted documents. If necessary, an additional time period may be granted once of a maximum of fifteen (15) days, from the date on which the request for additional time was made, for the faulty and/or incomplete documents to be sent provided that the basic file has been submitted by the deadline.

The bailiff assesses whether each complete application is eligible, based on the **application and acquisition conditions** (see item 6).

After the first draw regarding the first competition, the bailiff will then draw randomly from the complete and eligible applications of this second competition to assign a queue number to each application.

Applications are sorted into a number of lists, in the order in which they are drawn, according to the type of accommodation required and/or their status ("internal mobility", retired, one-bedroom, two-bedroom, three-bedroom, four-bedroom), as indicated on the **form** (see item 3).

After having met every candidate from the first competition, candidates from this second competition will be invited to a **reservation meeting** with the developers with two weeks' notice, in accordance with their queue number. Attendance at this meeting is mandatory. If a candidate does not attend, they will lose their position in the queue and they will be moved to the end of the list. It is possible to appoint another person to represent you at the reservation meeting.

At the meeting:

- Either the applicant wishes to reserve one of the available homes of the type specified on the application form. In this case, the applicant will sign a reservation contract with the developers for the property in question. To confirm their reservation, applicants must then pay a security deposit of 2% of the price of the property within two (2) weeks.

If this sum is not paid within this period:

- o the developers may consider the reservation contract to be terminated;
- o the developers may then offer the property for sale to the next candidates in the queue
- o the defaulting candidate will therefore lose their position in the queue and may be moved to the end of the list.

Given the short timescale, it is advisable to contact one (or more) lending institutions in advance to determine the best possible financing solution.

- Or the applicant does not wish to reserve a property from those still available
In this case, the candidate will lose their position in the queue and may be moved to the end of the list.

Once 114 valid reservation contracts for the Kiem2050 Project have been concluded, a notarial deed of transfer of the long-term lease and leasehold rights and of property sale on future completion, in accordance with the reservation contract, will be signed with each future buyer who has signed a reservation contract (which entails payment for the share of land).

Construction will then begin, with a maximum duration of thirty-six (36) months, except in the event of force majeure and for legitimate reasons.

3. List of documents to submit

- A fully completed, dated and signed form along with the relevant attachments requested by the form, including the following documents:
:
 - o On the applicant's identity: a valid identity document, economic beneficiaries form and consent form for the transmission of personal data,
 - o On the requirement to have paid employment in the wider Luxembourg City area:
 - Employment contract
 - Statement from the employer
 - ...
 - o On the requirement to have no prior (direct or indirect) (co-)ownership of an immovable property (building or land) that could be used for housing, globally:
 - Declaration of non-ownership (only for properties in Luxembourg)
 - Sworn statement on the non-ownership clause
 - o On the number of dependents:
 - Extended residence certificate showing household composition
 - or for countries which do not issue this type of certificate (in particular, France), sworn statement and an energy bill.
 - o On retirement / reduced mobility
 - o On Internal Mobility
 - Change to the composition of the household
 - Date of purchase of first affordable home

Official documents must reflect the applicant or applicants' current circumstances and must not be older than three (3) months.

4. Address to send documents to

Office of Carlos Calvo, Bailiffs
65, rue d'Eich
L-1461 Luxembourg

5. Document submission date

From Saturday 27 April 2024 to Friday 24 May 2024 (the date on which the file is received by the bailiff as noted on the delivery note is decisive).

6. Conditions of application and purchase

The conditions of application and purchase are as follows:

- Only **one application** is permitted **per couple/household** (married couples or those in a civil union, people currently residing together, etc.).
 - Be a **natural person** (or natural persons).
 - Be:
 - o Employed in **paid employment** in the **wider Luxembourg City area** (Annex 1), and purchasing at least 50% of the home,
- OR
- o **Retired and living** in the specified area.

- **Not be (co-)owner, respectively beneficial owner**, directly or indirectly (for example through one or more real estate investment company) of a building, **residence and/or land on which a residence could be constructed**, either in Luxembourg or abroad, when submitting the application for the purchase of a home or when signing the notarial deed.

As an exception, if this condition is not met, the applicant must undertake to do everything in their power to transfer their right(s) to the said building(s), residence(s) or land within six (6) months of the date on which the keys to the Kiem2050 Project residence are handed over.

- Comply with the **capacity restrictions to purchase certain property types**:
 - o One bedroom: no restrictions
 - o Two bedrooms: no restrictions
 - o Three bedrooms: at least one person / one dependent child
 - o Four bedrooms: at least one person / one dependent child

For further details, see the document "Terms and conditions of sale".

7. Occupancy conditions

The occupancy conditions are as follows:

- **Actual, personal, primary and permanent occupation of the purchased property** (i.e., no renting, non-occupation or rent-free use).
- **The Fund retains a pre-emptive right** if the owner wishes to sell throughout the term of the long-term lease and leasehold rights, at the defined **pre-emptive price**, equivalent to the residual value of the property, taking

into account changes in the value of money, obsolescence and the reduced length of the lease, but not changes in the property market.

- **No alterations may be made to the external facade** of the building (and associated structures) without the agreement of the Fund.
- **No significant alterations may be made to the inside** of the building and apartments without the agreement of the Fund.

For more details, see the document *General terms and conditions for applications, sale and occupancy of Affordable Housing*.

8. Information and communication methods

Further information is available on the website: <https://www.kiem2050.lu/>

Fonds Kirchberg will send an initial letter to the applicants, in particular regarding the eligibility of their application. This letter will include the email address(es) that will be used for all further communications relating to the call for applications.

No information, for example relating to eligibility, the draw, the allocation of queue numbers, etc., will be communicated by the bailiff.

Please address any questions to:

- On the call for applications, the rules, the sale and occupancy conditions, long-term lease and leasehold rights, etc.:
 - Ms Jessica Pillant, Property manager for Fonds Kirchberg
Jessica.pillant@fondskirchberg.lu
- For information on the Kiem 2050 project, the architecture, the construction work, the materials, the specifications, etc.:
 - Developer: Kiem 2050 S.à.r.l
Mr René Bauer
rbauer@prefalux.lu

9. Language

All documents will be drafted in French. English translation are provided for information purpose only. In the event of any discrepancies or any other contradictions between the French and English versions of the documentation, the French version shall prevail.