

ANNEX 1 : Renovation Specifications 2021

GENERAL

- **The property must be renovated in its entirety** (walls, ceilings, floors) with new and good quality furniture, equipment and household appliances and reduce the energy consumption.
- The overall quality must be of such as to satisfy the "Meublé de Tourisme" classification criterias.
- The apartment must be rated "Meublé de Tourisme" (**not free of charge**).
- Safety: The electricity installation must comply with French legal standards (**a certificate of conformity is obligatory**) and any bunk beds must have a safety notice.
- The apartment **must be let** through a real estate agency listed in Tignes or from private individual to private.
- **Please note:** A visit by a member of our team is obligatory before the start of any work!

CHRONOLOGICAL STEPS

1. Initial contact with the Tignes Property Owner's Department
2. Visit of your apartment (free and without obligation):
 - Presentation of the work requirements
 - Reminder of the contract terms and conditions
3. Signing of the contract (commune-Propriétaire or STGM-Propriétaire)
4. Start of the renovation work:
 - By a renovation company of your choice **or**
 - By yourself
5. Completion of the renovation before the month of December
6. Visit of your apartment in order to:
 - Verify that the renovation specifications have been respected.
 - To rate your apartment in "Meublé de Tourisme" classification.
 - Copies of the nominative invoices must be given to TIGNES DEVELOPPEMENT.
 - The electrical certificate of conformity must also be given to TIGNES DEVELOPPEMENT.
 - The bank statements must be given to TIGNES DEVELOPPEMENT.
7. Payment of the subsidy.

SUBVENTION

- **Subsidy amount available :**
 - **200 € per m² for the first 20 m² then 100 € per extra m²** (within a limit of 10 000 € maximum per apartment)
- **Minimum Investment of :**
 - **8 000 € net** if the owner undertakes the work himself/herself
 - **12 000 € net** if the owner uses a renovation company of his/her choice
- **A contract is signed** between the « Mairie » or the « STGM » according to the type of contract (property rented privately or through an estate agency)
- **Payment of the subsidy** only after:
 - The renovation work has been completed and signed off by TIGNES DEVELOPPEMENT.
 - Presentation of the Tignes "Meublé de Tourisme "certificate as provided by TIGNES DEVELOPPEMENT.
 - Mandatory membership in the owners programme.
 - Presentation of the deed of property (to be provided with the grant application).
 - Presentation of the contract between the owner and the Tignes registered estate agency of his/her choice (this only applies to properties rented via an estate agency).
 - The electrical certificate of conformity signed by a professional has been submitted.
 - Copies of the nominative invoices have been provided in order to show the total expenditure of the renovation work.
 - Once a « RIB » (bank details) has been given.

THE OCCUPATION AGREEMENT

- **STGM - Propriétaires « Private Renters » contract :**
 - Your apartment must be rented a minimum of **81 weeks** over a maximum period of **9 years**.
 - Your apartment won't be rented through an estate agency as long as the contract won't be finished.
- **Commune - Propriétaires « Estate Agency » contract :**
 - Your apartment must be managed by a real estate professional (an estate agency in Tignes) for **9 years** and you must justify a minimum of **9 weeks** of rental per year.
 - The owners must stay with an estate agency throughout the duration of the contract (9 years) but he/she may change agency if he/she so desires.
- In both cases the occupation must be of a « touristic » nature and must not exceed 4 consecutive weeks by the same person. **Consequently, seasonal or yearly rentals are not permitted.**
- Terms and conditions apply in the event of the sale of the property (please refer to the contract).

GENERAL SPECIFICATIONS

A renovation request will only become valid upon agreement by Tignes Développement Property Owner's Department.

WOODWORK

- Original wood paneling must be replaced by a more recent paneling or removed.
- Doors, windows and bay windows: Sanded down and varnished or repainted (if not replaced).
- Wooden stairs must be sanded down and varnished.
- Replace door handles on existing doors.
- Replace skirting boards by new ones which could be used as electrical baseboards and/or low- and ultra-low voltage.
- Replace the existing doors (and door frames) by new ones.

ELECTRICITY

- Work must be undertaken by a registered electrician and installed according to the current French legislation.
- **A certificate of conformity by a registered electrician must be provided.**
- Replace electrical equipment: sockets, switches, lighting supply and household electrical appliances.
- Install television and telephone (internet) sockets.
- Heating: new low energy consumption systems (panel heaters, electric convectors, electric radiators, inertia electric heating) – Compulsory if the heating does not depend from the co-ownership.
- One smoke detector (two if the property has more than 3 rooms).

PLUMBING

- Must be brought up to current standards.
- Any piping must be hidden.

PAINTWORK

- Any walls or ceilings which are not covered (by wood, tiling, plaster, furniture etc.) must be painted with washable paint.
- Cupboards (including shelving), skirting boards, interior woodwork, etc. should be painted (if not new).

FURNITURE AND FURNISHINGS

- **All furniture must be replaced by new and quality furniture:** Resistant and adapted to an intensive use and according to the number of beds. Colour and style must be uniform (no mix of wood and/or PVC).
- All fabrics must be new and modern.

- The decoration should be done sympathetically using matching fabrics (colours and motifs should be the same for the curtains, sofa covers, bedspreads, table cloths etc.).
- Cupboard space must be adapted to the size of the apartment.

FLOORS

- Flooring must be replaced by a new heavy duty, quality and easy to clean flooring (carpet, laminated wood flooring or with tiling).

ENVIRONMENT

- All lightings must be low economy Light bulbs (LED lamps).
- Setting up waste sorting out (recycling bin).
- Display of recycling information and location of the containers.

PROVISIONS ROOM BY ROOM

ENTRANCE AND LIVING ROOM

- Verify the security of the front door: Solidity, locks etc.
- Double thickness curtains (or a fabric that is double thickness) which completely block out the light.
- Flooring must be replaced by a heavy duty one (by wood, laminated or with tiling flooring with a sound insulation).

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KITCHEN

- Replace the existing kitchen cabinets with new, install a stratified work surface, a stainless-steel sink and mixer taps equipped with a mousseur spray.
- **Replace existing household appliances with new:** dishwasher, fridge, combination oven (micro-wave + grill) or micro-wave and traditional oven, extractor fan.
- Replace the existing hobs with 4 vitroceramic hobs (or 2 if less than 4 beds).
- Easy cleaning tiling between the upper + lower cabinets as well as on the sides.
- Replace or clean the ventilation grills.
- Replacement of the existing flooring with tiling on the ground (carpet is forbidden).

SLEEPING ARRANGEMENTS (Cabins and/or Bedroom)

- One lighting point per bed (either a wall-light or a lamp on a bedside table) or storage shelf for bunk beds.
- Furniture should be new and harmonious in style and colour.
 - Single beds: 80 cm (90 cm recommended)
 - Double beds : 140 cm
 - Bunk beds must comply to current legislation

- Double thickness curtains (or a fabric that is double thickness) which completely block out the light

BATHROOM

- A bath and/or shower equipped with shower and mixer tap in a column or shower unit, with a tiled skirting board with an economic handheld shower.
- Install a new washbasin unit with a mixer tap equipped with a mousseur spray.
- Floor tiling to be installed.
- Bathroom cabinet equipped with low voltage overhead spotlights and a power socket with earth wiring.
- Wall tiling to be installed on all the walls or at least round the bath and washbasin.
- Replace all accessories: towel rack, hooks/pegs etc.
- Replace the ventilation grills.
- If bath = Install a fixed or sliding shower screen.
- Drying rack: ACOVA brand or similar.
- False ceiling to allow for integrated, low voltage, spot lights.

TOILETS

- Replace the existing toilet by a suspended toilet with double flush system such as GEBERIT or similar.
- Replace the existing accessories : toilet seat, toilet paper holder, toilet brush etc.
- Replace the ventilation grills.
- Tiling on the floor and to at least mid-height on the walls.

Name: _____

First Name: _____

Apartment: _____

N°: _____

Type of contract wanted:
(Tick the contract)

- Estate agency **or**
 Private renter

Date: _____

Signature preceded by « Read and approved »: