

Head office:

ESTATE CARE Sp. z o.o. Zarządzanie Nieruchomościami
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OPTIMA VII Customer Service Office

ul. Jasińskiego 28, 30, 32, 34, 36 in Gdańsk

Branch Office – Gdańsk Jasień, ul. T. Jasińskiego 39/3
80-174 Gdańsk

Property manager:

Mariusz Wasilewski
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No.	Service	Monthly rate (PLN)	Way of calculation in the invoice
I	Management of common real property		
1	Utilities at common parts	1.10	Per m ² of the floor area of the units
2	Cleaning and maintenance of external grounds	1.55	Per m ² of the floor area of the units
3	Technical maintenance of real property	0.81	Per m ² of the floor area of the units
4	Ongoing maintenance	0.49	Per m ² of the floor area of the units
5	Administration	0.75	Per m ² of the floor area of the units
6	Other management costs	0.20	Per m ² of the floor area of the units
7	Storage boxes	14.00 17.00	Per piece up to 5 m ² Per piece over 5 m ²
8	Parking space in the garage hall	50.00	Per parking space in the garage hall (including PLN 8.00 for administration)
9	Repair fund***	0.60***	Per m ² of the floor area of the units
10	Skip removal fee	2.91	
II	Maintenance of individual units		
1	Cold water and waste water collection****	12.59	Per m ³
2	Water heating****	35.10	Per m ³ (1/4 of the price per GJ)
3	Fixed central heating fee – contracted capacity****	1.75	Per m ² of the floor area of the unit
4	Variable central heating fee****	3.20	Per m ² of the floor area of the unit
5	Garbage removal (segregable wastes)	0.88	Per m ² of the floor area of the unit, as per the resolution of the Gdańsk City Council
IV	Maintenance of the common area II (the road and parking spaces)	9.50 7.00	Per unit and parking space within the road
V	Maintenance of the common area III (recreational grounds)	5.80	Per unit
VI	Maintenance of the common area IV (the pond)	6.25	Per unit
VII	Maintenance of the common area V (the parking)	4.00	Per unit

* The rate charged only for the floor area of the unit

** The fee depending on the area of the unit, payable over 6 full months from the acceptance inspection of the unit (the first payment charged in the month of the acceptance inspection of the unit. Paying this fee permits the owner to use skips for the entire period when they are in place

*** Payable after the condominium owners' association established

**** The fee for utilities may change if the supplier changes the price or as a result of the settlement