



BÜYÜKYALI



G O O D L I F E

G U I D E

THE FIRST STEP TO
THE GOOD LIFE IN
BÜYÜKYALI

“Büyükyalı Good Life Booklet”, which will make
your life full of privileges in Büyükyalı easier,
has been prepared for you to help with
everything you wonder.

Wishing that your new life in Büyükyalı
will bring happiness to you and your family..



BÜYÜKYALI
good life.

WELCOME TO BÜYÜKYALI, ISTANBUL'S NEW SEA DISTRICT

Welcome to Istanbul's new sea district, Büyükyalı "good life",
and the world of privileges...

We are pleased to see you among the distinguished members of
the Büyükyalı Family and share with you the superior quality
and living standards of Büyükyalı.

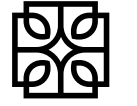
Being constructed with the partnership of Özak GYO, Ziylan
Gayrimenkul, and Yenigün İnşaat and with the assurance of
Emlak Konut, Büyükyalı is a new sea district where green and
blue, past and present meet the dream and reality at the entrance
of the Bosphorus, Kazlıçeşme coast where the historical walls
open to the Bosphorus...

Being a work to be transferred from generation to generation,
Büyükyalı will add value to every moment of your life with its
central location, timeless architecture, rich social life, superior
quality standards, and historical buildings that it has brought to
life.

As Büyükyalı Istanbul, we will continue to stand by you in every
sense in this new era in which you open the doors of a whole
new life, and your quality of life will change completely.

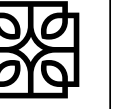
We wish you a happy and peaceful life at Büyükyalı where all the
details have been considered for an unmatched life, and all the
components of "good life" meet in a unique harmony, offering
superior quality, "all-inclusive" comfort.

Sincerely,
Büyükyalı Istanbul



Content

1. About Büyükyalı.....	1	E. Intercom and fingerprint security system	16. Concierge services	29	E. Doors
2. Address.....	3	F. Visitor acceptance-entrance procedure	17. Pets and adoption of pets.....	31	F. Paint
3. Status plan and structure groups	5	G. Helpers of residents procedure	18. The moving process to independent areas	33	G. Floor covering equipment
4. What is a good life assistant?	7	H. Post, cargo, courier, and systems from outside block entrance procedures	19. Renovation and decoration activities	35	H. Bathroom cabinet
5. Usage and subscription process for water, electricity, telephone, internet and television	8	I. Property rental and second-hand sales procedure	20. Technical request notifications	38	I. Sink and toilet
6. Nüfus müdürlüğü, kimlik bildirim muhtarlık ve emniyet bilgileri.....	10	12. Common cost advance payment (dues) procedure	21. DASK and property insurance policy.....	39	J. Shower cabin and bathtub systems
7. Building Complex Management and organization structure	11	13. Büyükyalı Club Services.....	22. Advertisement and publicity services	41	K. Battery and mountings
8. Executive office and services	12	A. Günkapı Büyükyalı Club	23. Technical systems in independent area.....	42	L. Wallpaper
A. Management		B. Adakapı Büyükyalı Club	A. In-flat panel system		M. In-flat sliding door and balcony separators
B. Public Relations		C. Denizkapı Büyükyalı Club	B. Floor heating and hot water usage system		N. In-flat woodworking and windows
C. Planning, analysis, and reporting		D. Sahilkapı Büyükyalı Club	C. Cooling facility		O. Cloakroom and fabric wardrobe
D. Accounting		E. Sahilkapı S Block Büyükyalı Club	D. Electricity facility and lightening system		25. Complex Management Bank Account Details
E. Due to security,		F. Meeting rooms	E. Telephone, TV and internet facility		63
F. Technical		14. Common areas.....	F. Garbage can system		26. Emergency and important telephones.....
G. Landscape		A. Lobbies	G. Water purification system		64
H. Cleaning		B. Lifts	H. Fire system		27. Emergency meeting locations.....
I. Concierge		C. Parking areas	I. Generator feeding system		66
9. Management systems and accounting software	14	D. Fire escape stairway	J. Physical and electronic safety system		
10. Information updates.....	14	E. Landscape areas	K. Carpark system		
11. Büyükyalı security systems and applications.....	15	F. Regulations for additions and usage of assigned areas	L. Ventilation system		
A. Complex safety		15. Common area services.....	M. Sewage systems		
B. Fire safety		A. Welcoming services	N. Lift system		
C. Earthquake safety		B. Technical service	O. Garden irrigation system		
D. Physical safety		C. Cleaning services	P. Exterior wall systems		
		D. Rubbish collection and domestic waste	24. In-flat architecture system and principles of usage of products	49	
		E. Garbage can	A. Kitchen utensils		
		F. Landscape services	B. Kitchen embedded products		
		G. Disinfection services	C. Wood parquet		
			D. Baseboard		

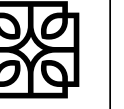


01

Büyükyalı

In Büyükyalı, you will wake up to the day with the smell of iodine, with the view of Prince Islands and the Historic Peninsula, you will become a part of the daily life of the sea, you can meet all your needs with a superior quality within walking distance, you will be in the center of the social life from theater to concert, from exhibition to cinema. A “good life” is waiting for you.

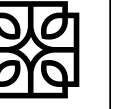




02



Your Address



Status Plan and Structure Groups

Offering a “new generation” living center, Büyükyalı meets your needs with its 4 different living spaces, along with Büyükyalı Boulevard, where you can meet all your needs with a superior quality and service understanding. Büyükyalı consists of 14 blocks and 1,557 independent sections in total.



● Denizkapı

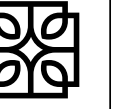
● Furnished by Fendi Casa

● Adakapı

● Sahilkapı

● Günkapı

● Loftlar



What is a good life assistant?

The Good Life Assistant is a life and support guide that guides you through everything, answers all your questions, and produces solutions that you need from the time the keys of your home is delivered. Within this scope;

- A.**
In all processes after receiving your apartment; In order to get information, notify, and forward your requests, you can enter the “Good Life Assistant” menu by calling 0 (212) 416 60 00, emailing iyiyasam@buyukyali.com or via the Büyükyalı mobile phone application. You can also forward your requests to reception staff from the first day you start living in Büyükyalı.
- B.**
You can get support from the Good Life Assistant for any problems you may encounter during daily life in Büyükyalı.
- C.**
All your requests will be recorded, tracked, and resolved as soon as possible.



05

Water, Electricity, Telephone, Internet, Television Usage and Subscription Procedures

Subscription procedures for these services will be done by you, and you have to make an individual contract with the service providers.

A.

Telephone, Internet

Your apartment has a special infrastructure in the electrical panel in the entrance hall for telephone and internet connection. For internet and telephone connection, you can complete your subscription with the companies that provide this service and place your modem device in this panel, then you can benefit from wired or wireless internet / telephone service via special lines drawn to rooms and living areas. All necessary devices and installations will be provided by the contracted companies.

B.

Television Broadcasting

In order to watch television broadcasts, three satellite antenna systems, Digiturk, Hotbird, and Turksat have been installed. Within the scope of individual contracts with companies, you can get services on these three satellites, or you can benefit from Büyükyalı's fixed satellite system consisting of 160 channels. You can access the television broadcasts by using the infrastructure of the television broadcasting system in the hall and kitchen of all rooms of your apartment.

C.

Electricity Subscription

Your apartment's electricity subscription can be made by signing individual contracts with the energy distribution companies serving the region. The subscription request transactions for the apartment you purchased from Büyükyalı have been made by us, and your electricity meter has been installed. Upon receiving your apartment, with the necessary documents, it is necessary that you apply to the relevant regional energy operation management of "CK Enerji Boğaziçi Elektrik" to start an individual subscription on your behalf or on behalf of your tenant. Applications can be made online or in person.

D.

Water Subscription

The domestic water of your apartment is delivered within the central system. Your hot and cold water usage fees will be read from your meters by Büyükyalı Site Management through the sharing company that has the relevant ministry certification and will be billed to you as a consumption fee each month. Since Büyükyalı has a filtering counter system, if you want to sell or rent your flat, you can transfer the obligation of the filter meter to the person by giving information to Büyükyalı Site Management.

You do not need to go to İSKİ for these procedures.

E.

There is no natural gas system in your apartment that requires an individual subscription.

F.

When you rent out your apartment, you should terminate your electricity, telephone, and internet contracts from the relevant

institutions. The tenant needs to subscribe to these agreements in person. Otherwise, you may be responsible for the electricity, telephone and internet expenses during the period you rent.

G.

In all contracts to be signed with institutions, catastrophe insurance (DASK) policy is required. If you rent your home, remember to give your tenant a copy of your DASK policy.





06

Registry Office, Identity Declaration, District Authority (Mukhtarship) and Police Information

A.

Identity Declaration

Identity declaration of the people living in your apartment must be made to Zeytinburnu Registry Office and Büyükyalı Site Management. In case your tenant is present, the owner of the flat is responsible for providing all the information about the tenant and the people who will live in the rented apartment with a photocopy of the lease contract. In the case of tenant and landlord changes, the relevant notification form must be completed and submitted to Büyükyalı Complex Management.

Zeytinburnu Registration Office:

Beşelsiz Mahallesi Prof. Muammer Aksoy Caddesi No: 36 Zeytinburnu 34020 İstanbul (0212) 416 31 34

Kazlıçeşme Mahallesi Muhtarlığı:

Kazlıçeşme Mahallesi 244. Sokak 4/C Zeytinburnu 34020 İstanbul Service is available from 09:00 until 16:00 except Saturday and Sunday. (0212) 582 92 92

Zeytinburnu İlçe Emniyet Müdürlüğü:

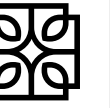
Gökalp Mahallesi Prof. Muammer Aksoy Caddesi No: 75, Zeytinburnu 34020 İstanbul (0212) 547 97 63

B.

Identity Declaration Application As per the regulation on the application of the identity declaration law, you must apply to Zeytinburnu Registry Directorate and make an address statement within 20 working days after moving to your apartment with the certificate you will get from your old district authority (mukhtar). Following this declaration, your registration will automatically be transferred to the Head Office of Kazlıçeşme District (mukhtar).

You do not additionally need to go to a local authority (mukhtar). On the way to the Registry Office, the new owners are required to go with the original title deed, sales contract, flat delivery document, and photocopies or a fixed invoice belonging to the flat, and the tenants must go with a copy of the lease contract.

According to the address registration system, those who do not report the address of the place of residence to the Registry Office within 20 days are subject to a fine by the authorities.



07

Complex Management and organization structure

Toplu Yapı Yönetim Kurulu							
Site Yönetim Müdürlüğü							
Public Relations	Planning and Reporting	Accounting	Security	Technical	Landscape	Cleaning	Concierge

Büyükyalı Complex Management, Public Relations, Planning and Reporting, Accounting, Security, Technical Services, Landscape, Cleaning, and Concierge Services departments were set up in order to meet the needs of Büyükyalı residents and to provide complex management services.





08

Executive Office and Services

Büyükyalı Complex Management will serve in the management offices established under Adakapı J Block. You can contact with the receptionists through phone numbers and e-mail addresses related to the Complex Management

A. Management Services

- i. To take measures for the proper use, protection, maintenance, and repair to manage Büyükyalı
- ii. To collect advance payments on the basis of dues and implementation of the budget within the scope of the budget determined with the general management works of Büyükyalı for security, maintenance, repair, cleaning, technical operation, insurance, spraying, garden maintenance, concierge services and operation of common social areas
- iii. To collect the amounts and pay the bills by reflecting the shared energy expenses of Büyükyalı to the users within the budget
- iv. To accept all payments related to the management of Büyükyalı, payment of debts arising from management, acceptance of declarations

- v. To take measures within Büyükyalı's common area insurance transactions in order to prevent loss of a right

B. Public Relations

The Public Relations Specialist in charge ensures that the requests and notifications submitted by the residents of the complex through various channels (receptionist, mobile application, e-mail, etc.) are recorded, followed, and resolved. The specialist also meets the needs of the new apartment owners who moved to Büyükyalı for the adaptation process and provides the necessary information. The specialist manages the process of informing the residents of any activities within the project.

C. Planning, Analysis, and Reporting

Follows the process of planning and carrying out all the activities and maintenances carried out within the body of Büyükyalı. It ensures the efficient use of resources by analyzing the activities performed.

D. Accounting

Carries out financial control and follow-up of owners' dues, fixture supply expenses as well as energy, maintenance, repair, personnel, and solution partner expenses within the project budget with the implementation of the management program.

E. Security

Manages Büyükyalı's physical and electronic security management by using security personnel, CCTV, and other electronic equipment on a 24/7 basis, under the law no 5188.

F. Technical

Carries out maintenance, repair, and technical operation within the scope of the principles and budget determined in the management plan in order to provide continuous and trouble-free service of the energy, fire, and all technical systems in Büyükyalı communal areas.

G. Landscape

Enables planting and maintenance during the seasons, gardening and pest control activities of Büyükyalı common areas and determines the new plants and trees to be procured.

H. Cleaning

Cleans the common areas of Büyükyalı, ensures the cleaning of walkways and vehicle roads, taking domestic wastes to garbage collection areas with garbage cans and dispatching, the operation of waste procedure within the scope of zero waste procedure.

I. Concierge services

Ensures customer satisfaction and demands in line with individual demands with the realization of reception, doormen (for Denizkapı, Sahilkapı) and concierge services in the lobby areas established for the residents of the complex.



09

Management systems and Accounting Software

All the information and records of the flat owners within Büyükyalı are followed through a digital environment by using complex management software. Both apartment owners and complex management can perform transactions and follow CRM, communication, finance and accounting, reporting, collection, demand, visitor registration, cargo tracking, announcement tracking, and a survey by connecting to the system via computer, tablet, and smartphone.



10

Information Updates

You can contact your Good Life Assistant for quick and hassle-free handling of all transactions such as moving, renting, address transfer, communication, residents, pets, home services aids, and updating your license plate information.

Tel: (0212) 416 60 00 / Email: iyiyasam@buyukyali.com



11

Büyükyalı Security Systems and Applications

A.

Complex safety

Büyükyalı has been constructed with a quality above the earthquake safety level required by legal standards and equipped with high-level security and fire prevention systems. In addition to all the systems, the security of the site is ensured in a superior manner due to the physical security teams with the video intercom system, CCTV system, vehicle license plate recognition system, and block entry systems with special fingerprint recognition passwords.

B.

Fire safety

Digitally installed fire alarm system is monitored instantly by fire panels in the security operation center. The buildings are monitored in accordance with TS EN 54-14 standards according to the relevant articles of the regulation on fire protection of large buildings. The process operates as follows.

i. The alarm coming from the heat and smoke detectors in the floor corridors and apartments falls into the fire panels. After a 3-minute warning signal, the automatic fire scenario gets activated. The sirens in the apartments and the floor corridor go off. At the same time, the voice alarm system is activated and the lower and upper floors are

evacuated with the alarm floor.

ii. Lifts terminate their activities and go down to the ground floor and open their doors.

iii. The smoke extraction fans in the corridors of the relevant floors are activated, and the accumulated fumes in the corridors are rapidly evacuated.

iv. Fire escape staircases are pressurized by fans located on the roofs, thus prevents the passage of smoke. When the system gives an alarm, first the point where the alarm comes from is checked, and the fire is intervened if there is no faulty alarm condition

v. After the fire is extinguished (if there is no damage to the cables and other components used in the system), the system is restarted via the panel or by the computer in the security unit, and the normal operating conditions are restored. The fire detectors in your apartment, which are activated, have a colored protection tape that is not affected by dust during construction. In order for the system to work correctly, we kindly ask you to carefully remove this colored tape when you receive your apartment. Otherwise, the smoke detectors in your apartment will not be able to detect correctly, and there will be problems in case of a possible fire. Also, do not attempt to disassemble these devices and



do not wipe them with a wet cloth.

C.

Earthquake Safety

Büyükyalı has been constructed with a quality above the earthquake safety level required by the legal standards, the structural carrier system is made of reinforced concrete curtain and column, and the foundation system is built with raft foundation. Equipped with earthquake sensors, Büyükyalı has an automatic natural gas shutdown system. The lifts in Büyükyalı stand on the nearest floor in the event of an earthquake and open their doors and prevent them from staying in the lift. Emergency meeting points were identified within the project.

D.

Physical Safety

Life and property safety in Büyükyalı is provided on a 24/7 basis by trained, experienced, appropriately qualified, and a sufficient number of security personnel. Building and living areas security is ensured by security monitoring systems and patrol security. In this context, the main entrances of buildings, the related block surroundings, alternative entrances, parking areas, vehicle entrances, common areas and elevators, cameras placed at sensitive points are monitored and recorded continuously from CCTV security center for 24 hours. The security and first aid trained security officers assigned to the project inspect the transporters during the transportation of the residents and check whether the transported goods are transported safely. The security team is also responsible for the safe evacuation of residents and employees living in the project in case of an emergency.

E.

Intercom and Fingerprint Security System

In Büyükyalı, controlled areas have been created for the garden walls and living areas, and the entrance of the blocks is controlled by 9 separate lobby and receptionists and security officers working in these areas. In the controlled area passages from the lobby and car park floors of the blocks, there is a video intercom system with a personalized encryption system for residents whose fingerprints and fingerprints cannot be read. Personal passwords are given in return for signature and exclusively for the use of the person concerned. Passwords are changed and renewed at certain periods.

F.

Guest Acceptance-Entrance Application

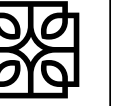
Procedure for the guests coming to the residents of the complex, the application is made within the framework of the rules determined by Büyükyalı Complex Management.

i. Walk-in Guest

The guest is directed by the security officers at the security checkpoints of the main entrances to the block receptions to which the relevant block is connected. The receptionist contacts the resident of the complex through the intercom device and provides information about the guest. Upon approval by the host, the guest will be directed to the apartment concerned.

ii. Guest Arriving by Vehicle

If the guest arrives by car, the vehicle is directed from the entry points to the underground parking entrances. The security guards at this point will share the guest's



information with the relevant block reception or security center. The resident of the complex is contacted and is given information about the guest. Following the approval of the resident, the guest is directed to the guest car park, if there is no place there, the guest is directed to the commercial car park. After parking his/her car, the guest contacts receptionist/ resident via the intercom system at the entrance of the related block lift hall, and enters the block car park lobby and is directed to the independent section. Guests who park their vehicles in the commercial car park go to the block reception on foot and are directed to the relevant apartment by the receptionist after the approval of the residents.

G.

Residents' Assistants Procedure In case of permanent or part-time employment of employees in the apartments, the "Assistant Personnel Notification Form" is filled by the resident and applied to the management office with a photocopy of employee ID / passport and photo and the assistant personnel entry card is issued. In this process, the fingerprints of assistant personnel are taken and introduced to the system. If the assistant personnel leave, the card is canceled, and the fingerprint registration is deleted from the system. Simultaneous submission of personnel information to Complex Management prevents unauthorized access to controlled areas. If the card is lost, the card must be renewed.

H.

Block Entry Procedures for Postal, Cargo, Courier, and Outside Services Persons It is possible to call external service personnel from repair, modification, decoration companies, and food delivery. For those who comply with this definition, approval is obtained from the resident of the complex in the same way

as in the guest application. In Denizkapı and Sahilkapı blocks, you can go to the apartments with the security officers. All technical service requests of the residents for the malfunctions in their apartments are accepted only if they are informed via reception or mobile application. Officials accompany external technical service personnel. Mail, cargo, courier staff arriving to the residents of the site are directed to the correspondence office located on the parking lot floor. By giving information to the resident and obtaining approval; postal, courier, and cargo materials are received or directed to the flat owner by the methods applied to undefined service personnel.

I.

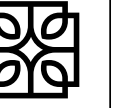
Real Estate Leasing and Second Hand Sales Procedure In order to protect the values of the independent sections in the Büyükyalı project and in order not to give any permission to create any security problems, a single company is authorized for leasing and second-hand sales transactions. Rental and second-hand sales must be carried out through this authorized company, and the owners of the flats cannot work with a different company. Even if a different company is assigned by the flat owners or other rights holders, the operation of this company will not be allowed by Büyükyalı Complex Management, and legal applications will be made for criminal proceedings.

Company Name: Büyükyalı 2. El Satış ve Kiralama Ofisi Tel No: 0 (216) 416 40 00
Mail Adress: ikinciel.satis@buyukyali.com

Common Cost Advance Payment (dues) Procedure

In Büyükyalı, the Complex Management prepares dues distribution tables showing the operating budget for each period, the approved operating expense budget for the relevant period, and the dues to be paid by the flat owners at the beginning of each month.

Büyükyalı Complex Management calculates the dues and distribution table based on the unit m2 amounts calculated by dividing all the expenses stated in the operating budget by the amount of m2. The collection and monitoring of the fees are carried out by the relevant departments under the responsibility and supervision of Büyükyalı Complex Management according to the laws. Dues are paid to the bank accounts announced by the management until the 10th day of the related month. In the event of a delay in payments, the default interest is accrued at the rates specified in the Property Ownership Act without the need for a warning.



BÜYÜKYALI CLUB



Büyükyalı Club Services

Within the scope of Büyükyalı project, all social areas that serve the residents are called Büyükyalı Club. Information about these social areas can be seen below.

A.

Günkapı Büyükyalı Club

The Büyükyalı Club facilities in Günkapı L Block can be benefited by all residents within the dues. This facility features an indoor pool, an outdoor sports area, a steam room, a hammam, and a sauna. Due to security, club entries are made with fingerprint and password application. Those residing in independent departments where professional activities are carried out may benefit from the services provided that Site Management is notified, and arranged as two persons per independent section.

B.

Adakapı Büyükyalı Club

The facilities in the Adakapı area are only open to residents of this building group. This area has an indoor pool, a steam room, a sauna, a children's playground, a relaxation area, an indoor winter garden. For security reasons, club entries are made with fingerprint and password. Those residing in independent departments where professional activities are carried out may benefit from the services provided by two persons per independent department provided that

they are notified to the Site Management. Birthdays and similar activities can be organized in children's playgrounds. In addition to these activities, there are areas where children can enjoy themselves and play assistants who accompany children during working hours.

C.

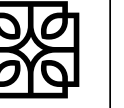
Denizkapı Büyükyalı Club

The outdoor pool in Denizkapı area, the surrounding areas, lounge areas, and meeting rooms are only available to residents of this building group. This property features a kitchenette and relaxation areas. Birthdays and similar activities can be organized in children's playgrounds. In addition to these activities, there are areas where children can enjoy themselves and play assistants who accompany children during working hours.

D.

Sahilkapı Büyükyalı Club

The outdoor pool in the Sahilkapı area, the areas around the pool, lounge areas, children's playrooms, and meeting rooms are for the use of this building group residents only. This property features a



kitchenette and relaxation areas. Birthdays and similar activities can be organized in children's playgrounds. In addition to these activities, there are areas where children can enjoy themselves and play assistants who accompany children during working hours.

E.
Sahilkapı S Blok Büyükyalı Club

Sahilkapı area S Blok terrace with outdoor pool, lounge areas and fitness and resting

areas are available only for the building group residents.

F.
Meeting Rooms

Adakapı J Block has meeting rooms equipped with office equipment by the Complex Management. These meeting rooms are available to Büyükyalı residents within the concierge system for a fee to be determined by the management.

Common Areas of the Blocks

A.
Lobbies

Büyükyalı has a receptionist, security guard, and doormen according to the block arrangement in 9 publicly organized lobbies. Residents, guests, and other persons entering the relevant block can enter under the supervision of the receptionist and security personnel in the lobby. In the areas created in front of the lobby, students can easily use the school buses. Common lobby areas are listed below;

- Denizkapı A Block
- Denizkapı D Block (B-D-E Blocks)
- Adakapı H Block (G-H-Loft Blocks)
- Adakapı J Block (J-I Blocks)
- Günkapı F Block
- Günkapı K Block
- Günkapı L Block
- Sahilkapı S Block
- Sahilkapı N Block (N-P Blocks)

B.
Lifts

The lifts in the blocks are generally planned to meet passenger and service traffic according to the block size, and high speed and fully automatic lifts are preferred. The service lifts are put into use by the Complex Management upon the request of the residents in order to prevent misuse. In the lifts, there is an intercom module for contacting the security unit in case of emergency, there is recording and monitoring

with cameras for security in all lifts. In the event of a possible fire, passenger lifts descend to the ground floor, opening the doors and evacuating the occupants. The fireman's lifts also go down to the ground floor and can only be used by firefighters with a special key.

C.
Parking areas

The parking areas in Büyükyalı are divided into commercial and residential buildings, parking allocated for each independent section. Vehicles which are not registered in the Complex Management are not allowed to enter the parking areas of the independent departments. The parking spaces allocated to the residents are identified by numbers. Flat owners and other rights holders may not request a separate space for them. The entrances and exits of the residents of the project and the users of the commercial area are made at the entrance and exit points of the parking lot with security guards for 24 hours. The entry and exit points are determined as follows:

- i. Kennedy Avenue Residential and Commercial Entrance-Exit
- ii. F Block Complex Resident and Commercial Entrance
- iii. Günkapı L Block Complex Resident and Commercial Purpose Entrance-Exit



iv. Adakapı I Block Resident Entrance

v. Günkapı K Block Complex Resident and Commercial Purpose Exit

The license plate recognition system is located at the entrances of the parking lot. Therefore, the vehicles that make use of the site parking must be registered with Büyükyalı management. Commercial parking areas and site guest areas work in coordination with the license plate recognition system. There are high-speed barriers at the entrances and exits to the dedicated site parking areas. There is an intercom system in connection with the Security Control Center in case of any disruptions in each barrier entrance and commercial parking exits. There are mechanical exhaust ventilation and smoke evacuation systems on the car park floors, and the system is synchronized with gas detection and warning system. There is an automatic fire extinguishing system and fire intervention cabinets in the parking lot.

D. Fire Escape Stairway

Each block in Büyükyalı has a fire escape stairway supported by pressurization during a fire. The doors to the fire escape shall be kept closed so that they are not locked at all times, and any objects, materials, rust, lockers, bicycles, etc. that may be placed in the fire escape routes will not be allowed. In-block corridors and stairs are the common areas of the floor owners.

E. Landscape Areas

In the areas defined as a recreation area, green area, hard ground, and social reinforcement areas outside the building settlement and independent section areas with additions, general plant landscaping

with automatic drip irrigation system in accordance with the architectural concept has been made. The lighting and landscaping of green areas and pedestrian paths and the design of common gardens were designed in accordance with the project and management plan. Natural cube stone, granite, and natural stone were applied on the roads. The control and maintenance of the green areas within the project are carried out by the Complex Management team and the solution partner landscaping company for 4 seasons. All green area maintenance operations, including the irrigation systems of fixed boundary plants on the floors with dedicated terrace areas, are carried out in parallel with the appointments to be taken from the residents through a team formed.

F. Regulations for Addition and Usage of Assigned Areas

i. Dedicated Warehouses

In the individual sections dedicated warehouse, according to Turkey Fire Insurance Tariff, it is forbidden to have any explosive, combustible, radioactive, or malodorous substances as well as any material that is likely to catch fire and give heavy damage.

ii. Additional Gardens and Terrace Areas

Areas were made in accordance with the architectural concept, by considering the landscaping of garden and terrace areas allocated to independent sections. Plants and flowers in the specially allocated gardens will be maintained by the residents. The maintenance of specially allocated garden areas which are not maintained and controlled by the owners and users of the flats will be carried out by the Complex Management team, and the solution partner landscaping company, and the cost will be reflected to the flat owner.





Common Area Services

A. Welcoming Services

The receptionists assigned in the lobby areas created for the residents of the site and the doormen assigned to the Denizkapı and Sahilkapı building groups are provided with the service of welcoming the residents and the guests. Job descriptions in this scope are defined as follows;

- i. To welcome guests and direct them to the independent department with the approval of the owner
- ii. To record concierge requests of landlords
- iii. To direct the doormen to the owners of apartments coming through
- iv. Valet and taxi guidance for residents upon request
- v. Submission of information to be communicated to residents
- vi. Cargo and courier for cargo and courier documents to be delivered to the apartments To direct the cargo and courier employees to the independent department in the presence of security officers for cargo and courier documents to be delivered to the apartments

B. Technical Service

In order to solve the technical problems occurring in the common areas of the residents of the complex, the technical service works under the Management of the Complex to provide services. All faults that are caused by common systems (electricity and water faults, television broadcasting, telephone systems, heating and cooling systems controlled by the central system, intercom system, building automation system, and wired systems) are fixed by the technical service 7 days a week, 24 hours.

C. Cleaning Services

Cleaning of common areas (such as ring roads, parking lots, social areas, swimming pools, and sports facilities, playgrounds, landscaping areas, ornamental pools, walkways, windows in public areas, toilets, etc.) is carried out with the approval of the management of the cleaning service. In the planning of cleaning services, the usage rates, frequencies, and cleaning periods of the relevant areas are taken into consideration, and planning is done in line with these criteria.

D. Rubbish Collection, Domestic Waste

The garbage collection and evacuation scenario of the blocks is prepared and announced by the Complex Management. In line with

this, evacuation of old goods and packaging materials, separation of wastes due to environmental waste management, cleaning of block floor, cleaning of elevators, ventilation, lightning, common area doors, and walls, cleaning of stairs, cleaning with the approval of the complex manager after the planning of the cleaning service chief It applied.

The collection of garbage from the apartments is done by the use of garbage cans on the floors. Closed waste bags must be removed through this system, and larger size and quality wastes should be removed by contacting the cleaning manager. The garbage thrown to the garbage cans is collected in containers located on the parking floor and transported to the main garbage room.

E. Garbage Can Process

- i. It is a system installed for maximum, medium size garbage bags.
- ii. Trash bags should be thrown into the can after being sealed. The trash bin must not be emptied directly.
- iii. In terms of hygiene, waste containing liquids and without covers must not be thrown into the can.
- iv. When you want to open the cover, press the button and wait. If the system is busy, the lamp of the button pressed flashes to indicate that the system is busy. When the electronic lock is opened, the garbage bag should be discarded by opening the lid.
- v. After the garbage is discarded, the lid must be closed. Make sure that the cover is fully closed. If the cover is not closed, it may pose a danger to children.
- vi. After the completion of waste disposal from

one floor, the process for waste disposal from other floors can be started.

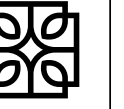
- vii. Waste heavier than three kilograms should not be disposed of at one time.
- viii. Materials such as sewing machine, microwave oven, white goods, wood, explosive material, easily combustible material, burning butts, charcoal embers / ashes, and packaging boxes should not be thrown into the can.
- ix. In order to prevent clogging of the garbage can, waste no longer than 40 cm must be disposed in any way. Since such wastes will block the can, it may cause various problems, especially fire.

F. Landscape services

Green areas within the project will be checked and maintained by Complex Management employees and solution partner landscaping company for 4 seasons. Plants and flowers in the specially allocated gardens will be maintained by the residents.

G. Disinfection services

Another issue to be covered within the scope of cleaning services is disinfection. Pest and rodent control is provided at critical points in common areas. Pest and rodent disinfection and controls are carried out periodically without interruption. If needed, fly and tick spraying services can be obtained for common areas.

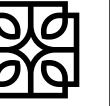


Concierge Services

You may send your requests about the concierge services through the reception staff at the lobbies, the customer relations management, phone, e-mail, SMS, WhatsApp, Site Management application, and the concierge software integrated with the Büyükyalı mobile app.

The process is as follows; processing the demand, conveying it to the solution partner concierge company through the concierge chiefs, meeting the service by the supply companies, reflecting the service price to the floor owner on the preferred channel, reporting the service received and evaluating the service quality. Within the scope of concierge services, the following services are planned to be provided at a charge. The variety of services may vary depending on the demands and requests of the owners.



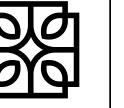


- Shopping (Daily, weekly, monthly magazine newspaper purchase, delicatessen service)
- Vehicle service and inspection
- Car rental and replacement car provision
- Car wash and fuel supply
- Vehicle summer/winter tire change
- Babysitter
- Valet
- Translation Services
- Flower order
- Locksmith
- In-flat technical service and cleaning
- Consultation, education
- Citizenship and immigration
- Invitation, celebration, organization
- “Meet and Greet” in different airports around the world
- Baggage room management
- Property insurance services
- Global charter and rental (Helicopter, jet, yacht, sports car)
- Global night club VIP entrance privilege
- Airport and other transport tickets
- Disinfestation
- Cargo, courier
- Laundry, shoeshine, tailor
- Work permit, resident permit, health insurance, driver’s license process
- Corporate move, contact offices, and legal process consultation
- Mobile cat-dog care
- Mobile phone rental and maintenance
- Communication
- Notary
- Auto coiffeur and beauty
- Private butler/assistant
- Private driver (hourly or timed)
- Practical storage rental and moving/shipping
- Reception, direction, and cloakroom
- Travel consultation
- Social facility and meeting rooms reservation
- Water supply
- Taxi booking
- VIP conference and business awards, sports competition finals, private shows
- Visa process
- Domestic and international restaurant, hotel, event reservations
- International CIP Lounge service
- Domestic and international airport transfer
- Domestic and international VIP welcoming, assistantship

Pets and Adoption of Pets

Feeding pets in apartments; it is possible by registering with the Site Management within the framework of legal rules, provided that it is not contrary to the rules of neighborhood law and goodwill. Flat owners may accommodate their own pets only in their independent departments, as long as legal regulations are complied with. The floor owners may take the necessary measures to prevent the pollution and environmental damage caused by the animals they possess and are obliged to take adequate preventive measures to cover the damages that may occur otherwise. It is forbidden to have and keep aggressive breeds of dogs such as Pitbull, Doberman, Japanese Tosa or Mastiff. It is not preferable to have large dog breeds such as German Shepard, Kangal, Rottweiler. Special professional training must be received by those who prefer to keep such breeds. Dog owners must regularly have their dogs vaccinated; they must have vaccination record books, and must inform the management about the health records of their dogs.

In Büyükyalı, all dogs, regardless of their size and aggressiveness, are walked on a leash by their adult owners. If pets defecate in communal areas, feces must be picked up by the owner and disposed of in a proper manner. For the purpose of protecting the environment and the rights of other apartment owners;



it is forbidden to walk pets around the ponds and open pools. It is forbidden to leave food and leftovers in communal areas in order to feed animals. When entering and exiting blocks with pets, pet owners must use the service elevators.

In Büyükyalı, the main rule with respect to owning pets is not to disturb other residents in independent areas, communal areas, and in the entire complex. Pets are not allowed in recreational facilities, lounge, children playroom, playgrounds, ponds, and swimming pools.



Moving Process to Independent Areas

Before moving, the approval of the Büyükyalı Complex Management must be obtained. Moving shall be performed only through the parking lot floor and with vehicles of height less than 320 cm. The apartment owner is responsible for ensuring that the movers and carriers adhere to the rules established by Büyükyalı management and for any damages that may occur during the moving activities. Therefore, necessary precautions must be taken during the moving process. When moving furniture by the service elevator, the load capacity must be considered, and the limit must not be exceeded. It is not allowed to use passenger elevators for carrying loads.

A. Moving Process

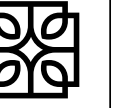
When moving into and out of the apartment or when moving furniture, the moving rules established by the Complex Management must be observed. In this respect, the moving process is generally carried out as follows.

- i. Upon request, the service elevator will be ready for the moving process in a predetermined date and time. Necessary precautions are taken in the block.
- ii. All the information about residents is kept in a Building Complex Management

database. To keep these records up-to-date, when admitting the moving requests, the starting and ending time of the moving are recorded as well.

iii. No moving can be made without the consent of the management. Therefore, in order to ensure that necessary arrangements are made, the moving requests must be presented to Complex Management at least 7 days before the moving day.

iv. The moving activities must be carried out between the 10:00-18:00. Moving is not allowed on Sundays and official holidays.



v. During the moving activities, transport vehicles are parked at the designated parking areas, and the loads are carried by using the service elevator only.

vi. It is not allowed to keep the loads in the reception hall or in-floor halls.

vii. At the end of the working hours, the workers in the building must leave the building. It is not allowed to move around the building and its surroundings and to wait inside the complex.

viii. It is not allowed to use noisy and impact tools on weekends and official holidays. Such tools may only be used on other days between the hours 10:00-16:30. If renovation activities that may cause noise need to be made in the apartment during the moving process, the Complex Management may reschedule the working hours.

ix. It is not allowed to leave or dispose of the packing materials, wastes, and other materials produced during the moving on the pathways or adjacent areas.

x. If the environment and the communal areas are polluted directly or indirectly during the moving activities, the apartment owner will be responsible for cleaning up such wastes. If the apartment owner fails to do the clean-up in time, the cleaning will be done on his/her behalf and the cost of the

cleaning will be charged from the apartment owner.

B.
In Büyükyalı, any moving activities will be carried out according to this procedure and based on the lease contract for tenants and the documents showing the proprietary status for the landlords. It is not allowed to carry out moving activities without the proper documents. During the moving process, confirmation of the landlord must be obtained.

C.
Before moving out of Büyükyalı, the landlord or the tenant must present the documents proving that there are no due bills such as water, utility, common expenses, and outstanding maintenance fees to the Büyükyalı Complex Management. Otherwise, moving out is not allowed. When moving out, the confirmation of the landlord must be obtained.

D.
Even if the tenant or the landlord moves out without producing such documents, he/she will still be liable for paying any outstanding debts. In cases where the tenant/landlord moves out without fulfilling his/her obligations, the damages and common costs determined by the management will be collected from the concerned party pursuant to the applicable laws.

Renovation and Decoration Activities

Before making any renovation or decoration activities in your house, you need to apply to the Büyükyalı Complex Management Customer Relations department and obtain the “Instructions for Renovation and Decoration” document containing the relevant rules and sanctions. In this respect, all rules that must be observed are as follows.

A.
Priority Rules To Be Followed

i. Before starting the renovation, a list including the full names of the apartment owners or authorized persons and the workers must be presented to the Complex Management. Otherwise, people whose names are not notified are not allowed to enter the blocks.

ii. Before renovation and construction works, the documents of the contractor and the workers will be checked according to the risk assessment to be made by the occupational health and safety experts authorized by the Management. The contractors and the workers without the necessary documents are not allowed to work. The operations will be controlled periodically.

iii. Complex Management will control power connection points and all the connections to be used during the works. If the Complex Management deems that the connections are not acceptable, it may cut the power to the

apartment in question until the problem is fixed.

iv. For the works to be made in the independent area and its surroundings, the approval of the Management must be obtained. It is not allowed to carry out works that may affect the exterior look of the building and restrict the living spaces of the other residents.

v. Before initiating the works, the toilet, clean water, wastewater, and electricity of the independent area must be ready for use. It is not allowed to carry out any works before making such utilities available.

vi. The renovations to be made in the independent area will expire the warranty of the structural elements and systems to be renovated.

**B.****Restricting Rules**

i. The works may only be carried out on the days and at the hours to be determined by the Büyükyalı Complex Management. Unless otherwise specified, the working hours will be 09:00-18:00 on every weekday and 10:00-17:00 on Saturday. In the complex, working is not allowed on official holidays and Sundays.

ii. No noisy and loud works will be made on Saturdays. In case of complaints, the works will be suspended immediately.

iii. When necessary, Complex Management may alter the working hours temporarily or permanently.

iv. It is not allowed to use noisy and impulse tools on Saturdays and Sundays. They may only be used on weekdays between the hours of 10:00-16:30.

v. The owner of the independent area will be responsible for any environmental pollution or damages that the construction may cause because of the weather conditions.

C.**Rules to be Followed During Construction-Decoration Works**

i. It is not allowed to leave or dispose of the construction materials, wastes, excavated materials, and such on the floor halls or adjacent areas.

ii. The apartment owner is responsible for taking necessary measures to prevent construction waste from spreading around. Construction debris will be kept inside the bags and in the apartment and removed from the complex by the independent area owner

ordered the renovation.

iii. At the end of working hours, the workers doing the renovation must leave the building. Workers are not allowed to stay at, wander around and talk loudly as a group in the building and its surroundings.

iv. During the works, all necessary measures must be taken for environmental safety. These measures must comply with the standards determined by the Complex Management. Otherwise, the Complex Management will step in to take the missing measures and compensate for the noncompliances. The cost of these will be collected from the apartment owner.

v. It is not allowed to remove, open, and move the general use systems and equipment in the communal areas and inside the apartments such as security, fire, mechanical cooling, smart house panels. Otherwise, legal actions will be taken. The contractors working in the complex and in the apartments are obliged to observe the safety and cleaning rules (e.g., taking the mandatory fire measures provided for by the laws)

vi. If the communal areas and neighboring areas are damaged as a result of the works, the apartment owner will be responsible for compensating such damages. Therefore, we highly recommend you to get insured against such damages.

D.**Sanctions**

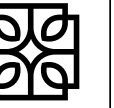
Apartment owners will compensate for any damages or losses in the real estate or communal areas caused by the workers they have employed.



20

Technical Request Notifications

Breakdown and technical maintenances of all shared systems in Büyükyalı will be made under the coordination of the technical team of the Complex Management. Any problems or failures that may occur in the independent areas must be notified to the Complex Management for necessary maintenances to be made. Upon any failure or report, the technical team will conduct a survey and controls, and then they will, if necessary with the contractors, manage the repair and maintenance processes within or outside the scope of the warranty.



21

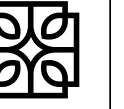
DASK (Natural Disaster Insurances Institution) and Property Insurance Policy

In Büyükyalı project, special geophysical measurements/tests have been performed to determine the behavior of the ground during an actual earthquake, and all calculations have been made according to these criteria and based on the “Earthquake Regulations for Tall Buildings in İstanbul” prepared by Boğaziçi University Kandilli Observatory Earthquake Research Institute.

Pursuant to the Law no. 6305 on Disaster Insurances, it is mandatory to insure the residences against earthquakes. Mandatory earthquake insurance has become a prerequisite for getting certain subscriptions. Apartment owners are liable for taking out DASK mandatory earthquake insurance policy and the home insurance policy and renew them each year. Two-year mandatory earthquake insurances of the apartments will be taken out on your behalf and transferred to you during the delivery of the apartment.

As mentioned in the management plan, the Collective Housing Complex Executive Board will also take out a general Building Fixed Assets Insurance (against events such as fire, flood, etc.) for all apartments to protect the structural integrity of the real estate and facilitate the operations in case of any damage. The cost of this insurance will be included in the common expenses.

The apartment owners and/or tenants are responsible for insuring, at their own discretion, other items inside their apartments than the fixed assets and taking out neighbor’s liability insurance and tenant’s liability insurance in cases where the apartment is rented.



Advertisement and Publicity Services

- i. It is at Executive Board's discretion to determine the rules of using the advertisement and promotion spaces.
- ii. Residents, guests, contractors, and workers are not allowed to leave or distribute promotion materials such as leaflets, magnets, magazines etc. on the communal areas, mailboxes, doors, walls, and other visible areas without the consent of the management. Noncompliances in this regard will be followed up and checked by the management.





Technical Systems Used Inside the Independent Areas in Büyükyalı



A. In-flat Panel System

With the Panel System inside the apartment, you may access the defined entry points and reception of your building with audio and video connection for the security and intercom purposes and watch the images from the 8 different cameras defined.

Panasonic - THEA IQ Smart 10" touchscreen panel has been developed using mobile technology platforms to meet all the management needs of your house.

All functions of the application functions have been designed according to the mobile user behavior. You may replace any icons on this panel according to your habits of use.

The system offers multiple language options. It may be used in English and German as well as in Turkish.

By adding icons on the home screen, you may send messages to Complex Management and concierge; and follow up the notifications about maintenance fees, general and special announcements, as well as all the concierge services.

In addition, in certain blocks, the system has been developed to enable the central control of the smart house applications. This product allows you to manage your smart house, welcome your guests even when you are not home, and interactively access your security systems, concierge services, and more with a single touch.

THEA IQ Touchscreen Panel's home screen offers single-point access to all smart house functions such as activating and deactivating



the lights, floor heating, and curtain systems. The home screen icons allow you to access control menus easily and as required. You may change the home screen icons for a better user experience.

B. Floor heating and hot water usage system

For the heating systems in Büyükyalı, state-of-the-art German Viessmann boilers with natural gas fuel and economizer are used. Closed-circuit water circulation is provided from the heat exchanger chamber located under each block to the apartment kits located in front of the apartments. Apartment exchangers are equipped with two Danfoss-brand exchangers. When calculating the natural gas consumption of each apartment, EMRA certified ultrasonic digital calorimeters with remote access inside the Danfoss brand stations will be used (LAW WILL BE REFERRED TO).

The collector, thermostat, pipes, insulation materials, and actuated valves that are the parts of the heating system in your apartment are all provided by Fraenkische to ensure brand integrity. The closed-circuit water of the floor heating system through the heat exchanger of the floor heating system in the station will be heated by the boiler water heated in the central system coming to your house and allow floor heating like in the combi boilers. Thanks to this system, every time you turn on the taps in your house in Büyükyalı, you will have hot water. Moreover, you will not worry about gas leaks when relaxing at your home during the wintertime.

C. Cooling System

For the cooling system in Büyükyalı apartments, Daikin-brand central VRV/VFR technology is used. External VRV units at each block feed the internal units inside the apartments. Consumption distribution amongst the apartments is calculated using the Japanese technology "I Touch Manager" system by Daikin.

Indoor units in the apartments have three types (wall type, concealed ceiling type, and special design fanbox) according to the type of the apartment in the blocks. Since the electrical supply of the indoor units is provided from the communal areas, it is dangerous to intervene in the indoor units without the knowledge of the site management and authorized service. The filters of the VRV indoor units in your apartment must be cleaned and maintained regularly.

D. Electricity Facility and Lightning System

i. Lightning Conductor and Grounding System In Büyükyalı, there is a lightning conductor system providing lightning protection for all the blocks. All blocks have an equipotential grounding system.

ii. Fault Current Protection System All power panels in Büyükyalı are equipped with residual current circuit breakers against the residual currents and contacts.

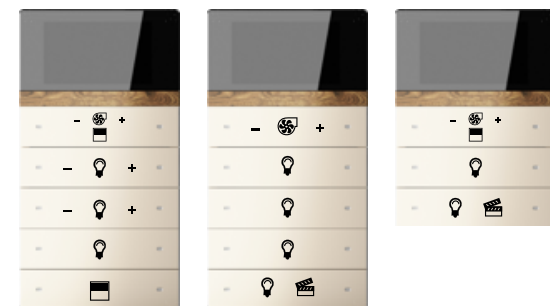
iii. Lightning System

The apartments have spots, wall lamps, and concealed lightings. There are sockets

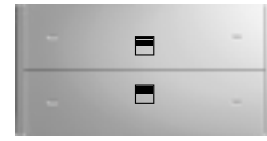
available for hanging chandeliers. 2700K daylight color lighting fittings were used throughout the entire complex. The ventilating fan in the bathrooms is integrated into the lighting fitting. Lights in the communal areas are motion-sensored. In addition, in case of a power blackout, concealed lightings in the communal areas will be activated.

Through the apartment automation system, you may turn on a single light or a group of lights, determine the power of light using the dimmer (increase or decrease the brightness) open and close the curtains or manage the floor heating system. You may turn on or off the floor heating system, adjust the thermostat temperature as you wish. This lighting automation switches also allow you to construct scenarios.

Lightening Automation Keys



Curtain Automation



Bedhead Key



- + Starts the floor heating. (on/off)
- + Lightening starts.

The brightness of the light can be changed using the (-/+) buttons.

The curtains can be opened and closed (optionally).

- + Top icon on the same switch controls the floor heating, while the lower one controls the curtains. To turn on the floor heating, first, touch the button on the right of the icon, then press the “Short Key” switch, enter the preferred temperature within three seconds and see set signal thermostat display panel. To adjust the curtains, all you need to do is to push the left and right buttons.

(The infrastructure for the automated curtains is available, motor and curtain selection is optional.)

For lamp command on the same switch, all you need to do is to press the left button. The command on the right is the scenario command. The adjustments need to be made to assign a scenario command. (Contact the Management if you need scenario assignment.)

E. TV, Telephone and Internet Maintenance
Through the 160-channel Head-HND

system and via Digiturk, Eutelsat, Hotbird, and Turksat satellites, satellite TV service is offered to all independent areas.

TV connections are provided through the sockets independently for each room, so you may watch any of the available satellite broadcasts in any room. In apartments, you may use any satellite receivers to watch different platforms in different rooms. External Internet infrastructure is available in the living rooms, kitchens, and bedrooms of each apartment. Data sockets in TV groups allow you to watch IP broadcasts via televisions with IP TV features. In Büyükyalı, fiber cable technology is available for services such as phone, Internet, and IP TV. The apartments have TNet, Superonline, and Turk. Net infrastructures. The residents may purchase a subscription from the relevant service of their choice.

F. Garbage Chute System

In Büyükyalı, garbage chute systems are used for garbage disposal. For garbage disposal, the garbage chutes located in the garbage rooms on each floor must be used. Lids of the fireproof garbage chutes open and close automatically.

All lids are controlled via the automation system. The lids have a flashing button and a warning signal. When lid open button is pressed at a floor, the lid is unlocked, and the button flashes on all floors to indicate that the system is in use. The “system busy”



light flashes until the lid is closed. After the lid is closed, “system busy” light turns off and becomes ready for use on all floors. All lids are equipped with a PLC controlled electronic lock mechanism. When one of the lids is open, other ones in other floors are locked with a warning light. All lids will be locked in case of a fire. When the automated washing system is being used, or during the maintenance, the system becomes out of service.

G. Water Purification System

The drinking water of the Büyükyalı apartments is supplied through the water tanks below each block. These tanks are fed by the new mainline constructed by Istanbul Water Administration (ISKI) for our project. The water supplied to the buildings by ISKI is stored in the raw and demineralized water tanks. The city water coming to the raw water tank is transferred to the demineralized water tank after passing through the “Gel” brand treatment system. Grundfos frequency converter pumps are used to deliver pumps to the block floors and to the final consumption points in the apartments. The water bills are distributed among the apartments using Danfoss remote-control electronic water meters.

H. Fire System

In Büyükyalı, the firefighting system includes XYLEM fire hydrophore, two electric pumps complying with the NFPA standards, and an electrical socket pump for each block. Accordingly, water for fire fighting is pressurized to provide protection for all closed areas. Interior of the apartments, floor

hallways, and parking spaces have automated sprinkler systems and fire cabinets. Since the water-based firefighting system is for central and common use, it is forbidden to intervene in fire cabinets and sprinkler systems. In addition, during the renovations at the apartments, it is not allowed to intervene in the fire pipes and sprinkler heads without the knowledge of the Management.

In case of a power blackout, the fire pumps are powered by the generators. Floor hallways are equipped with smoke sensors against the fire hazard; these automatically activate upon receiving a signal from the fire alarm system. "Make- Up Air" system provides make up for the fire exit route. In addition, staircase and elevator pressurizing system is used to create safe spaces in fire escapes and emergency elevators against fire. Honeywell fire warning system is used in all areas as a fire sensor. Alarm detectors are installed in the bedrooms to wake sleeping people in case of an emergency. The communal areas are equipped with fire sensors, flashers - alarm systems in accordance with the fire regulations.

I. Generator Feeding System

In Büyükyalı, there is a power system that consists of 16 generators capable of supplying the power needed by all the apartments in an uninterrupted way.

J. Physical and Electronic Safety System

The entrance of the complex, car park, and elevators are under camera surveillance for 24 hours. In case of any unwanted situations (fire, trespassing, etc.) the integrated system

activates a security alarm and allows officers to intervene in the situation as soon as possible.

K. Car park Systems

Car entrances in the parking lots are separated with barriers; license plate reading systems are used for safe entry and exit. Each independent area has private parking spaces; the owners can park their vehicles in these designated parking spaces. Car charging station infrastructure is available in the parking lots. In the future, Complex Management will install such stations in the parking lots as required.

The ramps at the entrance of the parking lots have heating systems against the risk of icing. Commercial parking lots include monitored empty-full system, license plate reading systems registering payments. Kiosks to be placed in the commercial areas will allow finding the parking places of the cars.

L. Ventilation Systems

i. Bathroom and Toilet Ventilation System

In bathrooms and toilets, there are Aircol radial fans with superior performance. These fans are connected to the lighting fittings. Radial fans must be cleaned periodically every 3 months with a dry cloth. When cleaning, make sure that the fan is closed. The plastic parts can be cleaned with a wet cloth. Never use gasoline, thinner, and chemical agents for cleaning. The toilet air vents at the roofs discharge the bad odors.

ii. Kitchen Ventilation System

It is of great importance to comply with the maintenance and repair instructions of the firm providing the range hoods over the stove. In some apartments, there is an additional fan system on the ceiling floor as well as the System Air range hood fan. This allows the quick discharge of the cooking smells in the kitchen.

M. Sewage Systems

Linear filters in the wet areas and balconies, the water can be easily and quickly discharged. Installation pipes, which have an important role in discharging used water from your flat, are produced from fire-resistant, non-flame conducting, and noise-free materials. The noise resulting from the wastewater installation is thus minimized in the flats. The installation pipes used in the pipes are also designed to facilitate flow and suppress odor.

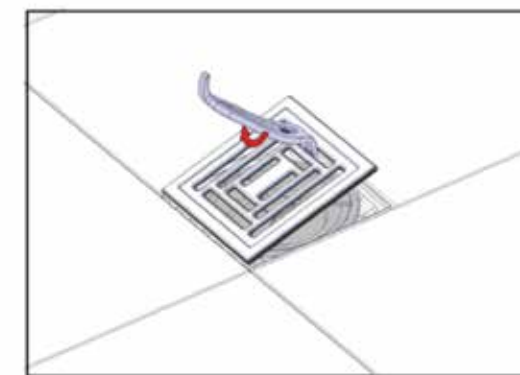
N. Lift Systems

State-of-the-art CE-certified Schiendler-brand elevators with noiseless motors, extra parachute system, low energy consumption, and 2.5 m/s speed that are only used in high structures throughout the world have been used at Büyükyalı. All passenger elevators have a system that goes to the nearest floor and stops in the event of a power outage. Each block has one fire elevator that complies with the EN81-72 norm, to be used in case of need. These fire elevators are also used for carrying stretchers and similar loads.

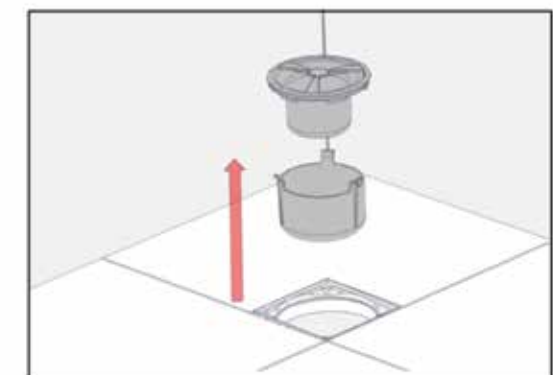
O. Garden Irrigation Systems

The irrigation needs of the landscape areas are met with the garden irrigation tank and the water booster system included in each parcel. Landscape maintenance shall be performed by the complex management and it is important in terms of security to not contact the devices inside the irrigation system.

Ground Strainer Service Manual



Take off the lid with an equipment.



Clean by removing the trap and bucket from the inner section.

Principles of Usage for the In-Flat Architectural Systems and Products Used at Büyükyalı

O. Exterior Systems

Exterior systems with vertical aluminum bearing elements, that have architecture and structure technologies that allow creating new good living spaces and using new ideas, are used in all the blocks throughout

Büyükyalı. Ceramics and natural stones were used as exterior material in base floors and ceramic exterior materials were preferred in the upper floors. Base floors and balcony interiors have adhesive systems, and body exteriors have clips systems.



A. Kitchen Utensils

i. Kitchen Cupboards

It should be noted that very hot or very cold environments can damage kitchen furniture as they mostly contain wood-based materials, and the necessary measures should therefore be taken. To prevent vapor and moisture, which are inevitable in kitchen environments, from damaging the kitchen furniture, the aspirator or the hood in the kitchen should be operated in a setting that will prevent humidity before starting to cook. Dishwashers are effective in creating vapor in the kitchen. Opening the door after washing is completed, and releasing the vapor before the vapor inside fully disappears may damage your kitchen when repeated continuously. Therefore, it is recommended to open the door of a dishwasher at least 30 minutes after washing is completed.

Water droplets that are left and dry on surfaces may cause undesired lime layers. Take care to dry the droplets on surfaces in order to prevent this. Diluted, non-granular (non-abrasive) special glass cleaners should be used to remove difficult stains such as paint, ink, or glue stains on kitchen surfaces. A cleaner to be applied as a solution in

the event of unexpected situations should first be tested on a non-visible place of the kitchen. The cleaned area should be cleansed of all detergents and water after cleaning is completed. Materials such as granular detergents, bleaches, thinners, acetone, oven cleaners, and oil solvent should strictly not be used regardless of the kitchen material. Steel wool and scouring sponge should also strictly not be used.

ii. Lacquered Surfaces (Such as kitchen cupboard doors, coat stand)

Warm, clean water, and special glass cleaners are recommended for cleaning lacquered surfaces. Difficult and persistent stains should be cleaned with wash leather or a soft cloth with a diluted glass cleaner and then be wiped with clean water and dried without pressing. A wash leather should be used in bright lacquered doors. Solvents such as grained cleaning agents, thinners, acetone, bleaches, and products sold as oil solvents should strictly not be used on these surfaces. Lacquered surfaces may undergo a color change in time due to the negative impact of direct sunlight. Kitchen furniture should not be exposed to direct sunlight in order to minimize color change.

iii. Wood Surfaces

Wood surfaces are coated with a varnish that increases resistance against water, moisture, and sunlight. The woods used on the doors are resistant to normal heat and humidity conditions. Please note that wood is a water-absorbent. In other words, it gets impacted by extremely humid and extremely dry weather. Any water contacting the doors should therefore be cleaned immediately. Changes caused by seasonal changes (expansion-contraction) are not manufacturing defects. On the contrary, it shows that wood is a natural and living product. A soft and damp cloth should be used for cleaning as in other surfaces, and warm soapy water or diluted special glass cleaner should be used where necessary. However, the surface should be cleaned of the cleaner by wiping with a clean and damp cloth to prevent the surface from becoming dull after these practices, and it should be ensured that no water enters the joints of the door when cleaning. Granular cleaning agents and oil solvents such as thinner, acetone, bleach should strictly not be used. Oil and acid stains should not be kept on the door and be cleaned as soon as the stain forms. Performing cleaning towards the direction of the water on the wood is a practical method that will remove the dirt accumulated in the pores. Just as lacquered surfaces, wood, and natural coatings may also undergo a change in time due to negative impact by incoming direct sunlight. Exposure of kitchen furniture to direct sunlight should be prevented in order to minimize color change.

iv. Glass Surfaces

Glass surfaces should be cleaned with a

moist soft cloth. Special glass cleaners should be used if any cleaning agent is to be used during cleaning. Glass must be dried after cleaning. Care should be taken to prevent water from leaking between the panel and the glass in products where glass is affixed over a panel, and from leaking inside the frame channel in framed doors. Granular cleaning agents and oil solvents such as thinners, acetone and bleaches, and scratching products such as hard scouring sponges and steel wools should strictly not be used.

v. Handles

Handles can be cleaned with a soft damp cloth. Glass cleaners or special kitchen detergents may be used for difficult stains. The handles should be cleaned of both detergents and water stains and be dried after cleaning to prevent any stains from remaining. Using a wash leather is recommended on bright handles. Handles with satine patterns should be wiped in the direction of the satine. Granular cleaning agents and oil solvents such as thinner, acetone, bleach should strictly not be used.

vi. Kitchen Counter

Kitchen counters are resistant to stains in daily use due to their nonporous structure. Water and mild liquid dishwashing detergent or soap are therefore the ideal choices for regular cleaning. Objects just taken from heat should not directly contact the surface, and a mat or similar tool should be used. Products such as water repellents, fillings, and polishers should strictly not be used. The counter surfaces should also strictly not be varnished. Paint removers, caustic soda, or any chemical with pH higher than

10 should strictly close the cloakroom cabinet. If bleaches or solvents are to be used, they should be diluted with water, and lasting contact with the surface should be prevented. All chlorine-based products should be avoided, and cleaners containing hydrofluoric acid should never be used. Oil solvents with high mineral content or strong products should not be used. Metal scrubbing wools should not be used. Using these products may invalidate the warranty. Other products that should not be used on the kitchen counter surfaces are lemon and similar acid products, paint removers, brushes or metal cleaning products, oven cleaners, methylene chloride cleaners, drain opener acids, acetone nail polish removers, etc. If any of these products spill on the surface, it should quickly be cleaned with plenty of water and soap.

vii. Kitchen Sink

Kitchen sinks are made of high-quality stainless steel (chromium-nickel 18/8). After the sink is used, any lime and water stains should be wiped and be dried by scrubbing with a cloth. Steel creams intended for steel materials can be used in various intervals. The steel cream should be applied using a soft cloth or sponge, and the surface should be rinsed with plenty of water and dried after cleaned. Products such as acids, salt solutions, silver cleaners, and wallpaper pastes leave marks on sinks. If these substances contact the sink, the surface should be immediately cleaned, rinsed with plenty of water, and dried. Easily rusting metal objects should not be left for a long time inside the sink. The rust of such objects leaves marks on the sink. Cleaning and scrubbing powders, cleaning sponges with

hard surfaces and brushes should strictly not be used as they may scratch the surface. Scratches may occur during normal use of the sink, however, these will not reduce the quality of the sink. A very thin layer of oxide forms on the surface of the stainless steel during use, and this protects the surface against wear. No chemical cleaner should be stored under the sink. Otherwise, the vapor of the chemical may chafe the steel product. Adhered dirt, oil, tea, or coffee stains should be wiped using cleaning agents used for removing stains and a soft cloth or sponge and be rinsed with warm water. Cleaning agents containing chlorine can be used for more persistent stains by avoiding long contact. Cleaning agents may be used to remove salt or lime stains, or dry stains can be removed using a 25% vinegar solution. The solution should be applied for 1 minute on the stain, and then the surface should be cleaned and rinsed with plenty of water and then be dried. Substances used to clean precious metals can be used to remove rust stains.

B.

Kitchen Embedded Products

(The information provided in this booklet is a summary, and all details regarding embedded products can be found in the product user's manuals.)

i. Cooker Hood

The device may get heated during operation, especially in areas with lamps. The device should cool before cleaning. The device should only be cleaned with a lightly damp cloth. The device should be unplugged before cleaning, or the fuse should be

switched off from the fuse box. Any water leaking inside could cause electric shocks. High-pressure or steam cleaners should not be used. The parts inside the device could have sharp edges. Therefore, protective gloves should be used. The information provided in the table should be taken into consideration to prevent surface damages due to incorrect cleaning agents. Abrasive cleaning agents, cleaning agents with high rates of alcohol, hard scrubbing sponges or scouring sponges, high-pressure cleaners,

or steam injecting machines should not be used in order to achieve this. Cleaning cloths should be washed thoroughly before use. The instructions and warnings in the product booklet regarding cleaning agents should be taken into consideration.

Area	Temizlik Malzemeleri
Stainless Steel	Warm water with detergent: Clean with a cleaning cloth and dry with a soft cloth. Clean stainless steel surfaces only in the brushing direction. You may purchase special stainless steel care substances from customer services or an authorized vendor. Apply the care substance as a thin layer using a soft cloth.
Painted surfaces	Warm water with detergent: Clean with a damp dishcloth and dry with a soft cloth.
Aluminum and plastic	Do not use stainless steel cleaners. Glass cleaner: Clean with a soft cloth.

ii. Oven

Strong or abrasive cleaning agents should not be used during product cleaning, metal or glass scrapers should not be used to clean the glass on the door of the device and

metal or glass scrapers, hard abrasive cloths or cleaning sponges should not be used to clean the door joint, new sponge cloths should be washed thoroughly before use.

Area	Cleaning Materials
Glass cabinets	Glass Cleaner: It should be cleaned with a soft cloth or a microfiber cloth. Do not use a glass scraper.
Screen	It should be wiped using a microfiber cloth or a lightly damp cloth. It should not be cleaned with a wet cloth
Stainless Steel	Warm water with detergent: Clean with a cleaning cloth and dry with a soft cloth. Immediately clean lime, oil, starch, and protein stains. Such stains may cause corrosion. You may obtain special stainless steel cleaners from our customer services or an authorized service.

Aluminum	It should be cleaned with a soft glass cleaner. Clean the surfaces horizontally and without pressure using a glass cloth or a lint-free microfiber cloth.
Cooking part	Warm water with detergent: Clean with a cleaning cloth and dry with a soft cloth. Please Note: <ul style="list-style-type: none"> • It should not touch the door gasket! • It should be left to take effect for a maximum of 12 hours! • It should not be used on hat surfaces! • It should then be thoroughly cleaned with water! • Please pay attention to the information provided by the manufacturer.
Cooking part light glass door	Warm water with detergent: Clean with a dishcloth.
Do not remove the door gasket!	Warm water with detergent: Clean with a dishcloth, do not scrub. Do not use metal or glass scraper for cleaning.
Accessory	Warm water with detergent: Soften and clean with a dishcloth or brush.
Sliding grill	Dishwasher, ref. section 'removing the sliding grill.'
Telescopic shelf (special accessory)	Warm water with detergent: Clean with a dishcloth or brush. Do not soften in water or use wash in a dishwasher.
Tile (special accessories)	Clean burnt remains with a brush. Never clean the tile by wetting.

III. Cooking Part

A.

Cooking Counter

The oven should be cleaned after each cooking. Adhered remains are thus prevented from getting burnt. The oven should be cleaned only after the remaining heat indicator is off. The oven should be cleaned using a damp dishcloth and be dried with

a separate cloth to prevent lime residues. Detergents suitable for such ovens should be preferred, and the data in the user's manual of the product should be taken into consideration. Strong cleaning agents such as undiluted detergents, dishwasher detergents, abrasive substances, oven sprays or stain removers, or hard scrubbing sponges or steel wools, high-pressure cleaners or steam injectors should never be used.

Possible Stains

Lime and surplus water Clean the cooker after it cools down. A suitable cleaning agent should be used for glass-ceramic ovens.*

Sugar, rice starch or plastic Clean immediately. Use glass scrappers. Caution: Fire Danger.*

* Then clean with a damp dishcloth and dry with a cloth.

**B.
Cooker Frame**

Only warm water with detergent should be used to prevent damages around the oven, and new cleaning cloths should be washed thoroughly before use.

Abrasive or shard cleaning materials or glass scrappers should never be used.

iv. Dishwasher

The interior of the dishwasher mostly self cleans. The dishwasher automatically changes the program flow at certain intervals to clean residues and for example, increases the cleaning temperature. And this causes an increase in the consumption values in the relevant program flow. If residues accumulate in the dishwasher despite this, they should be cleaned as follows;

- The dishwashing detergent reservoir should be filled with dishwashing detergent,
- The program with the highest temperature should be selected and
- The program should be started with no dishes inside.

Cleaning agents specifically manufactured for dishwashers/dishwasher cleaners should be used. Door joints should be regularly wiped with a damp cloth and a small amount of

dishwashing detergent. Bad odors can be prevented by leaving the door slightly open when the dishwasher is not to be used for a long time. The dishwasher should strictly not be cleaned with a steam cleaner.

The front section and command panel of the dishwasher should be regularly wiped with a damp cloth and a small amount of dishwashing detergent. Sponges with coarse surfaces and cleaning agents requiring scrubbing should not be used since they will cause scratches on the surface.

Sponge cloth should not be used on dishwashers with a stainless steel front section, or it should be thoroughly washed a couple of times before first use. Corrosion shall thus be prevented.

**C.
Wood Floor- Parquet**

The laminated parquets used in the flats are made of natural and living materials. Therefore, it is normal for them to be impacted by ambient conditions (such as temperature and humidity). The recommended ambient temperature is 10-25°C, and the humidity rate is 40-65%. The parquets may partially contract if the ambient humidity drops below 40%.

In floor-heated systems, the parquets may partially crack if the boiler heat is set to maximum temperature to quickly heat space and then turned off, for example during the night and then turned on again at maximum level in the morning (if the heating system is continuously used in this manner). The ideal use is to set the felt ambient temperature as not exceeding 27-28°C; this is a matter that should strictly be tracked for the durability of the parquets.

A protective felt should be used on the feet of heavy furniture such as couches, wardrobes, tables, sideboards to prevent scratching the parquets, and heavy furniture should not be moved by dragging.

During cleaning, after the dust on the parquet is swept away, it should be cleaned with a cleaning solution prepared with a small amount of dishwashing detergent, by wiping with a lightly damp cloth or mop. It should not be wiped with a very wet cloth, and water should not be poured on it for washing. Water may leak into the joints of the parquets if very wet cloths or mops are used, which may lead to gaps and darkening on the joints and partial cracks on the surface. Other alternative agents available on the market, such as wood cleaners or soft soap, are not recommended as they lead to a darkening in the color of the parquet because they leave a thin layer on the surface. Non-natural cleaning agents, solvents containing ammonia and cleaning cloths containing metal pieces should not be used. Soft stains such as food or beverage stains should be

cleaned with a damp cloth, stains such as tar, asphalt, adhesive agents, lipstick, carbon, and typewriter strips should be cleaned with mineral water.

Sharp heels, furniture without protection, and deformations caused due to moving them by dragging shall be considered as user errors. Damages caused by extremely hot or extreme humid ambient conditions or keeping the space closed without ventilation for more than 15-20 days are excluded from the warranty. It is recommended to ventilate unused spaces that have parquet for 2 hours at least twice a week.

When using air circulation equipment such as air conditioners, attention should be paid to the humidity rate and that it is not blowing directly on the parquet. It is recommended to have a doormat at the door, entrances to prevent dust and particles from entering inside.

Laminated parquets are natural living materials and may change color in time due to factors such as sunlight or use habits. The color of parquets on the floor may vary if they exposed to continuous perpendicular sunlight. If there are no shutters on the windows, the windows should be closed with a light-blocking material such as curtains or shades to ensure that the parquet is not exposed to direct sunlight.

**D.
Baseboards**

It is recommended to leave a gap of 1-2 cm to ensure that furnitures such as couches, wardrobes, and table feet do not damage baseboards. The baseboard should be protected with a paper mask tape if the paint is to be applied to an area with baseboard. The tape should be removed by pulling lightly after the paint and should not be kept on the baseboard.

The baseboards should be wiped with a lightly damp cloth after the dust on the baseboards is removed with a vacuum cleaner. Extreme moisture could lead to deformation in the baseboards. Wood cleaners can be used for cleaning. Stains that form after paint should not be cleaned using chemicals such as thinners, bleaches, or powder detergents. Scrapping with cleaning tools such as scouring sponges, steel wools or sandpaper leads to significant deformation on the baseboards. Cleaning should be performed using a lightly dampened and non-abrasive cloth, without applying too much pressure.

Water leakage and humidity from the balcony, windows, and the sanitary installation may damage the baseboards.

**E.
Doors**

i. Flat Entrance Door

Attention should be paid to ensure that hard objects and chemicals (such as thinners, gasoline, acids, bleaches) do not contact the metal or wooden parts of the door, and they should be protected from external factors

such as rainy and vaporous environments. Otherwise, the wooden coating may change color and get darker.

The metal and wooden parts of the door should only be cleaned with a soft damp cloth, and only water should be used. Hard materials such as steel wools or brushes that could scratch or damage these surfaces should not be used. The rubber cord on the door frame or the door wing should be wiped with a wet soapy cloth and be dried, and then, if possible, a cotton should be powdered and wiped on the cord. The lifespan of the cord will thus be extended.

Door hinges should be lubricated with a thin oil on a quarterly basis. Problems regarding sound and difficulty in closing shall thus be prevented.

The door should be held from the handle when opening and closing, and it should not be closed in a hard manner. Otherwise, the lock bolt may quickly wear. When opening the door from the outside, the door wing should be pulled slightly forward to reduce the load on the lock bolt. Keys should strictly not be left behind the door lock barrel. Otherwise, the authorized service will have to open the door.

The door hinge setting is outside the warranty scope. The door should therefore be used with soft movements. Closing hardly may damage the hinge settings. The door lock barrel should not be lubricated with grease or similar oils. This will lead the lock barrel to attract too much dust and the lock to lose its function. Replacing the barrel is

excluded from the warranty scope in failures caused by this.

ii. Interior doors

The door handle should be pressed completely when opening and closing the door. The door should not be closed or released in a hard manner. Objects that prevent the door from opening or closing should not be placed in front of or behind the door or underneath or on the sides of the doors.

When locking the door, attention should be paid to not lade a key on the lock housing on the opposite side of the locked direction. Door hinges and fittings should not be forced beyond their original limits.

The doors and frames should be cleaned with a lightly damp cloth. Intense contact with water may lead to deformation in the wooden material. Strong acids, thinners, and solvent-based substances and abrasive cleaners should not be used when cleaning doors and frames. Inflammable materials should not be brought near the doors.

**F.
Paint**

Paint cleaning should be started by cleaning the dust of walls using the brush end of a vacuum cleaner. The dust on the wall will thus be prevented from spreading on the wall with a wet cloth. The walls can be wiped with a web microfiber cloth and water with non-abrasive detergent. Using soft liquid soap as the detergent will prevent the walls from getting damaged. After the walls are wiped, they should be rinsed with a cloth damped with clean water and be left for

drying. Sponge mops can be preferred in cleaning walls. A sponge mop with a long brush will make it easy to access the top parts of the wall. The mop shall be immersed in the prepared cleaning water, be squeezed thoroughly, and used for cleaning the wall like painting. The walls should strictly be rinsed to prevent any stains after cleaning.

**G.
Floor covering equipments**

i. Marble

Cleaning of the natural marbles needs sensitive attention. Synthetic cleaners and bleaches should not be used on marble surfaces. One of the most common mistakes is to use descalers for cleaning bathroom and kitchen marbles. Using descalers for cleaning marbles made of limestone will quickly corrode the marble, leading to deep damages and may make it unusable. Marble has a porous structure and may quickly trap liquids. Liquids such as coffee, orange juice, and wine should be quickly wiped with a warm cloth. Warm water and soap should be used to clean marbles. Brushes a non-soft cleaning apparatus may scratch the marble. Softsoap should be preferred as soap. No wet spots should be left on the marble after cleaning, and it should be dried using a soft cloth. For severe stains, special stain remover chemicals for marble surfaces or diluted dishwashing detergent may be used. Vinegar, a natural cleaning agent for many surfaces, is not suitable for marbles as it leads to corrosion. Hydrogen peroxide is a practical alternative for natural cleaning for light-colored marbles. Small scratches can be wiped with circular movements by



pressing, using a soapy and warm cloth. Then the surface should be dried. Acids will damage the natural marble. Products such as lemon juice and vinegar should strictly not be preferred for cleaning and metal cleaners should strictly not be used.

ii. Ceramics

Dirt on tile surfaces can be cleaned with non-abrasive dirt and oil removers available on the market. Abrasive chemicals such as strong acids and bases should strictly not be used. It is important to choose cleaning products according to surface properties. Cleaning with unsuitable products and methods may damage the physical properties of the product. This is one of the most important issues to be taken into consideration for long-term use.

H.

Bathroom Cabinet

The cabinet doors and doors should not be opened or closed in a hard manner. Children should be prevented from hanging and swinging from suspended cabinets, cabinet doors, drawers, and doors. Other than special cleaning sprays, heavy chemicals such as thinners should not be used for cleaning and care purposes, and the cabinets should be wiped with a lightly damp and soft cloth. The product should strictly not be left damp and be kept away from humid environments to the extent possible. Hard and sharp objects may damage the cabinets. The units should not contact the heaters or pipes or cores containing hot water in the space during furnishing. When moving, the units should be completely emptied and be moved without dragging, with no contact with the surface. Heavy objects should not be placed

on suspended cabinets, no one should step on the cabinets or the counter to reach high places. Changed products will strictly not be retrieved or replaced.

I.

Sink and Toilet

Foreign materials (such as mortar, lime, cloths, paper towels, cigarette stubs) that could block the flushes should not be put in the sink or the toilet reservoir. Ceramic surfaces should be regularly cleaned with liquid cleaning agents that contain no acid or abrasive agents in order to prevent the sediment and foreign materials in the city water from leaving stains on ceramic surfaces. Lasting stains may form on ceramic surfaces that are not cleaned for a long time. Ceramic products should not be cleaned with cleaners that contain acid or abrasive powder or hard cleaning tools. Ceramic products should not be exposed to thermal shocks (such as pouring extremely hot water). As the temperature difference between the reservoir and the ambient temperature may cause perspiration outside your toilet, it is important to regularly clean the droplets.

V-Care Smart Toilet Bowl

V-The V-Care Smart Toilet Bowl offers personal hygiene for all members of the family with its various washing options. The specially designed cleaning end allows for adjusting the temperature, pressure, and position of the water as required. The cleaning pipe is automatically cleaned before and after each use to ensure the cleanest use. It can easily be removed for manual cleaning according to need. The cleaning pipe has Rim-ex technology and can be cleaned easily.

Flush Tank

Cleaning agents that contain chlorine, acid, and inflammable or abrasive cleaning materials may damage the surface. Only soft cleaning agents and water should be used. The product should be cleaned with a soft and damp cloth and then be dried with a soft cloth.

J. Shower Cabin and Bathtub Systems

i. Bathtub

The highest quality acrylic was used in the bathtubs. Therefore, the bathtubs have high abrasion resistance and do not retain microbes. Acrylic, the main substance of the bathtubs, is resistant against acids and alkalis; however, stain removers, acetone, and other solvent products should still not contact the bathtubs. The bathtub should be cleaned right after use, with a liquid bathroom cleaner or descaler and using a soft cloth and warm water. Otherwise, undissolved soap products, limes, and lime water will form a thin surface on the acrylic and make it more difficult to clean. Hydrochloric acid, abrasive/powder detergents, and cream detergents containing powder, liquid soaps, and hard/scratching cleaning sponges should not be used for cleaning the bathtub.

ii. Shower Cabin

Shower cabin windows and profiles should

not be cleaned with chemicals and water and microfiber cloth should be used. The water on the glasses can be cleaned with a wiper to prevent any lime stains. They should not be cleaned with hard surface cleaning materials. Hinged products should not be forced beyond the door opening distance and should not be pushed back. Products with rollers should not be forced beyond the point where the sliding door stops and should not be pushed back.

K.

Battery and Mountings

Bath faucets, sink faucets, showerheads and cleaning taps should not be cleaned with cleaning agents containing hydrochloric acid, formic acid, chlorine bleach solutions, or acetic acid. Serious damages can be inflicted otherwise. Abrasive cleaning agents, devices, and unsuitable scrubbing materials should not be used, and sponges and microfiber cloths should be preferred. In spray cleaning, the sprayed solution may enter the gaps of the faucets and cause damage. Therefore, the cleaning solution should not be directly sprayed on the faucets and be applied with a cleaning cloth. They should be rinsed with sufficient water after cleaning, and the cleaning agent residues should be fully removed. It is prohibited to use steam cleaners as high temperatures may damage the products.



L.

Wallpaper

Textile based wallpapers may be washed, they are waterproof and can be wiped. They prevent the reproduction of microbiological organisms such as mold and fungus as they are made of an antibacterial substance. They are made of eco-friendly anti-oxide materials. They can be cleaned easily and minimize the spread of microbes and bacteria.

M.


In-flat Sliding Door and Balcony Separators


In cleaning these products, hydrochloric acid, muriatic acid, hydrofluoric acid, chlorinated water, bleach solution, descaler, bleaches, and similar abrasive cleaning agents closing the cloakroom cabinet. All glass, metal, and plastic products and materials should be cleaned only with a damp clean cotton cloth and then be dried. In the sliding doors, the German product Dorma Muto Comfort L 80 Dormotion was used that has slowing feature in opening and closing. Opening and closing should be performed using reasonable force, and extreme force should not be applied. They should not be opened and closed quickly and by forcing the mechanism. Otherwise the products will be excluded from warranty.

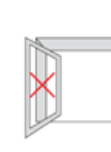
N.


In-flat Woodworking and Windows

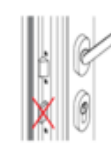
i. False Usage Situations


 No weight should be hung on the joinery handles. Any hung weights will cause deformation on the wing and the handle.

 The handles should be turned only in the correct direction, and excessive forced should not be applied. Turning in the opposite direction and forcing will cause a failure in the handle.

 Opened wings should be prevented from contacting the wall protrusions. The wings may get damaged due to airflow or collision.

 No obstacles should be placed between the wings and frames. Any obstacles could deform the joinery.

 Opened doors should not be locked. Locking an open door may damage the frame when the lock bolt collides into the frame.

 Double winged doors do not open on the service side (Except for panic escapes). Such an intervention will deform the frame and cause the lock to fail.

- 1. Main Line with Handle
- 2. Service Wing Wing

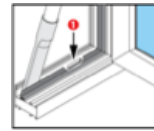
ii. Cleaning and Maintenance



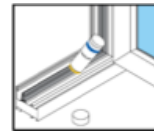
Sharp tools such as knives, metal spatulas, steel wools, and cleaning sponges will damage the surface. Strong solvent and cleaning chemicals such as thinners and acetone may lead to permanent damage to the product.

iii. General Cleaning Warnings

Best joinery maintenance is achieved by cleaning the profile and cords during each window cleaning. A soft and non-scratching cleaning cloth should be used for this. A wooden or plastic spatula should be used to remove construction dirt, wastes, plaster, mortar, and similar residues.



The area between the cords and the external surface of the frame should be cleaned of dust and dirt using a vacuum cleaner. Clogged water drain channels (1) can be cleaned using a thin wooden or plastic stick.



Insulation cords should be scrubbed using a lubrication pen or vaseline. The remaining material is thus prevented from sticking.

The joinery mechanisms require almost no maintenance, however, the components can easily be lubricated using a small amount of non-acid oil, and long-term use may thus be achieved.



The windows cut the airflow between the interior and exterior due to their high insulation value. The space should be ventilated throughout the day

(for a minimum of 5 minutes) to prevent moisture inside the house. Attention should be paid to ensure that the heating system is not active during continuous ventilations.

O.

Cloakroom and Fabric Wardrobe

The moving wing should not be used very fast or hard when opening or closing the cloakroom cabinet. The cloakroom cabinet doors should not be opened for more than 90 degrees, and the durability of the hinges should be checked occasionally. The cloakroom is a product manufactured to hang clothes and store shoes. Products not suitable for the hangers and shelves should not be placed here. The exterior surface of the product should not be intervened with scratching, penetrating, crushing, scraping, or hot objects during use.

In products with doors and drawers, the doors and drawers should not be opened simultaneously and should not be loaded too much to cause deformation. The product should be kept away from water, humidity, and moisture, and heat sources should strictly not be brought close to the product. The product should not be exposed to direct sunlight. No one should step on the base or shelves of the cloakroom to reach high points. The cloakroom cabinet should be fixed if possible against any possibility of an earthquake or at least be fully leaned on the wall. As the dust on the product will lead to scratches on the surface, if wiped with a dry cloth, it should be wiped with a lightly damp cloth. Labels, posters, and stickers should not be affixed on the surface of the cloakroom cabinet. The batteries of the illuminated hanger pipes should be replaced after sufficient use. Parts such as the chromium-nickel coated hanger, and cloakroom feet should be wiped with a lightly damp cloth and then be polished. No cleaning agent other than water should be used for cleaning.

Complex Management Bank Account Details

These details will be sent to you through the complex management application.





26

Important Telephones:

Short Dialing Emergency Call Numbers

Emergency Service	112	Funeral Services	188
Police Emergency Line	155	Environmental Information	181
Fire Call	110	International Registration	115
Doctor Next to me	113	Gas Fault	187
The Police Consultation	174	Post-Code Consultation	119
Noise	176	Cable TV Fault	126
Tourism Information	170	Mental Depression Consultation	182
RTUK (Radio and TV Supreme Council)	178	Blood Information Centre	173
Governor Office	179	Water Fault	185
Traffic	154	Forest Fire Call	177
Electricity Fault	186	Telephone Consultation	118
Consumer	175	Wake Up	135
Municipal Police	153	Radio-TV Fault	125
Labour Recruitment- Employment Centre	180	Tax Consultation	189
Fault Call	102	Health Advice	184
Women and Social Services	183	Absentee Service	134
		Narcotics Info:	171

Important Telephones:

Zeytinburnu District Governorship	0 212 582 79 30
Zeytinburnu Municipality	0 212 413 11 11
Local Authority (mukhtar)	0 534 575 89 69
Zeytinburnu Registry Office	0 212 416 31 34
İstanbul İSKİ Directorate	0 212 301 20 00
İstanbul İSKİ Technical Chieftdom	0 212 558 02 13
İstanbul İGDAŞ Directorate	0 212 499 11 11
Türk Telekom	444 1 444
Zeytinburnu Family Health Centre	0 212 582 69 01
Fire Department European District Office	0 212 402 83 10 - 11
Zeytinburnu Police Headquarters	0 212 547 97 63
Zeytinburnu Şehit Bülent Üstün Police Station Directorship	0 212 582 08 36
TT Net	444 1 444
Digiturk	0 212 473 73 73
D-Smart	0 850 266 0 266
Superonline	0 850 222 1 222



Emergency Meeting Locations





BÜYÜKYALI

good life.