Info about Brf Klara Strand

www.brfklarastrand.se | info@brfklarastrand.se | Last updated **October 17, 2026**

CURRENT INFORMATION

The association information contains information that is important for buyers and brokers to know. On our website you will find statutes, annual report, contact information and more information about the association.

An apartment register extract can be ordered from Storholmen Förvaltning by phone +46 8-520 252 00 or e-mail: direkt@storholmen.se

Association's postal address & trustee

Brf Klara Strand
Storholmen Förvaltning 854
Pastellvägen 6
121 36 Johanneshov



BENEFITS OF LIVING IN BRF KLARA STRAND

- ✓ **Free** Broadband 1000/1000 Mbit/s and IP telephony.
- ✓ **Free** Cable TV & Tele2 Play (up to 23 channels).
- ✓ **Free** electricity subscription – joint electricity contract, pay only for electricity consumption.
- ✓ Garage with charging box for each place and car wash.
- ✓ Guest apartment with 3 beds and patio facing the courtyard for rent for 500 SEK/day.
- ✓ Low loan, SEK 2,764 in association loans per m^2 total area.
- ✓ Buildings that meet energy class C (same requirements as for new buildings).
- ✓ Well-maintained association with a 50-year maintenance plan that complies with the accounting regulations K3.



SAVINGS



INVESTMENT NEEDS



INDEBTEDNESS



ENERGY COST



INTEREST RATE SENSITIVITY



LEASEHOLD



ANNUAL FEE

7 KEY FIGURES

These seven key figures describe the housing association's finances. The values are based on information in the annual report and the key figures are updated annually. Figures in brackets apply to Brf Klara Strand.

1. SAVINGS (154 SEK/SQM)

A tenant-owner association should have savings to cope with future renovation needs or cost increases. To keep the property in good condition, it must be maintained on an ongoing basis, and this requires financial foresight.

Savings are what remains when all depreciation and costs for major investments have been deducted. This amount is divided by the total area in the association – living spaces and premises (savings/sqm).

Guidelines:
High > 301 SEK/sqm
Moderate to high 201 – 300 SEK/sqm
Low to moderate 121 – 200 SEK/sqm
Very low < 120 SEK/sqm

2. INVESTMENT NEEDS (SEK 77/SQM AND YEAR)

The association must keep the property in good condition over time and therefore it needs to plan for major renovations at different times in the future. How long can you expect the roof to last, for example? All parts of a building have a limited lifespan. Therefore, there should be a long-term investment plan that shows what major investments need to be made over the next 50 years – such as replacing windows, roofs and the like. To get a value that is comparable, the association's total investment needs are divided by the total area in the association – living spaces and premises (investment needs/sqm).

The investment requirement amounts to **SEK 62,124,010** over the next **50 years**. The information is based on the association's maintenance plan, which was last revised in May 2025 after a property review was carried out.

3. INDEBTEDNESS (SEK 2,764/SQM TOTAL AREA)

Debts mean that the association has loans on which it pays interest. To obtain a value that is comparable, the debts are divided by the total area in the association – living space and premises (indebtedness/sqm). The indebtedness per square metre of tenant-owned area amounts to SEK 4,031.

Guidelines:
Low = < 3 000 SEK/sqm
Normal = 3 001 – 8 000 SEK/sqm
High = 8,001 – 15,000 SEK/sqm
Very high = > 15 001 SEK/sqm



SAVINGS



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LEASEHOLD



ANNUAL FEE

7 KEY FIGURES

4. ENERGY COST (174 SEK/SQM TOTAL AREA)

The value shows the total annual energy cost divided by the total area – living spaces and premises. The energy cost includes costs for heating, electricity and water. Heated area amounts to 16,235 sqm.

A benchmark for a normal energy cost is currently around SEK 200/sqm. But many factors can have an impact, both in the building and which suppliers are available. Energy prices are of course of great importance.

5. INTEREST RATE SENSITIVITY (3,7% = LOW)

How will the association's finances be affected if interest rates are suddenly raised? To assess interest rate sensitivity, a calculation is made of how much the costs would increase if the interest rates on the association's loans were raised by one percentage point. If the interest rate goes up by one percentage point, how much does the increase in annual fees correspond to?

Guidelines:
Low < 5%
Normal 5-9%
High 9-15%
Very high > 15%

6. SITE LEASEHOLD (YES)

Does the association own the land on which the property stands? If the municipality owns the land, the tenant-owner association must pay rent in the form of a site leasehold fee.

The rent to the municipality is determined by the value of the land. The agreements are often written for long periods of time. But one day the agreement expires and then the rent to the municipality can be raised. This can affect the association's finances and therefore it is important to know what applies. An association that owns the land itself does not risk that the site leasehold fee will be increased.

7. ANNUAL FEE (1,033 SEK/SQM CONDOMINIUM AREA)

The annual fee should be set both to cope with the ongoing operation of the association and because savings are needed to cope with future renovation needs. Equal collection of annual fees provides financial security for the residents and shows that the association has a stable economy. If the annual fee is set too low, there is a risk of sudden increases, which can lower the price of the association's tenant-owned apartments. The level at which the annual fee should be is determined by needs. Therefore, analyse other key figures and assess the risk of fee increases.

To obtain a value that is comparable, the total annual fees are divided by the total tenant-owned area in the association (annual fee/sqm).



Well-run association with strong finances.



Lovely gardens with chairs and tables.



Blekholmsparken – an oasis by Lake Klara with **jetties, a boules court and an outdoor gym.**



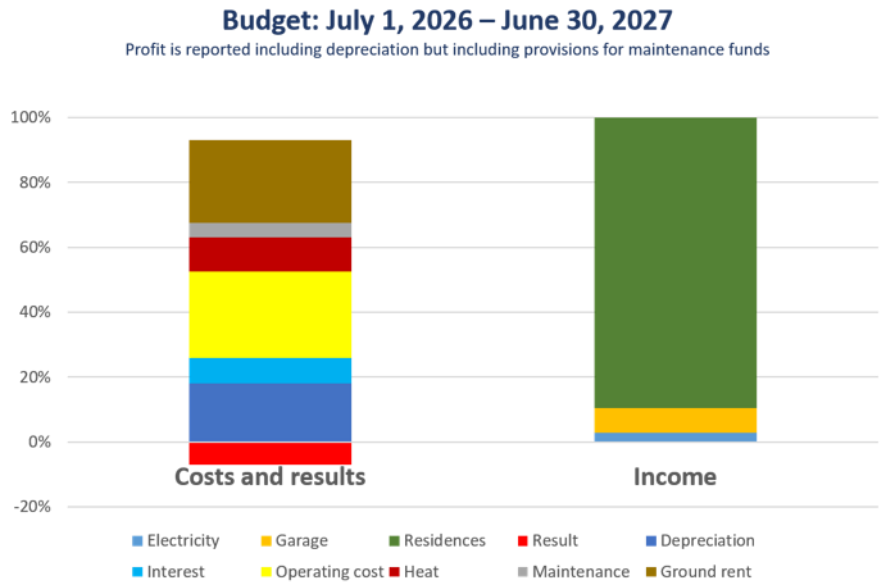
Clean and tidy in entrances and stairwells!

Tele2 Play

BAHNHOF

Wi Fi 7

BUDGET 26/27: PROFIT SEK 1,4 MN BEFORE DEPRECIATION



*The debt is **SEK 2,764** /square meter total area.*

STRONG ECONOMY & LOW INDEBTEDNESS

The association has a **50-year maintenance plan** that is updated annually and makes ongoing provisions for future maintenance. Booked provisions to the Maintenance Fund amounted to SEK 10.8 million on 30 June 2026. Over the next 10 years, maintenance is estimated to be approximately SEK 2.8 million.

The annual fees have remained unchanged since 1994 when the association was formed (31 years without an increase). On July 1, 2026, the annual fee for housing was increased by five (5) per cent.

Of the association's loans of SEK 44.8 million, SEK 12 million is tied to 17 March 2028 and SEK 12 million is tied to January 2027. SEK 20,8 million is invested at a variable interest rate (Stibor 3 months). SEK 94.7 million of the loans have been amortized since 1994.

BROADBAND, IP TELEPHONY, CABLE TV AND ELECTRICITY SUBSCRIPTION ARE INCLUDED IN THE FEE (VALUE APPROX. SEK 1,237 PER MONTH)

Brf Klara Strand has an agreement with Tele2 for a basic range of **15 channels plus 8 Favorites.** In the Tele2 Play app, you can watch all your TV channels on your mobile, tablet and computer throughout the EU/EEA. IP telephony and broadband with speeds up to 1000/1000 Mbit/s are also free of charge. The fixed fee for electricity subscriptions is also included in the fee for housing.



View of Blekholmsterrassen with the City Hall in the background.

200 meters to the Arlanda Express, Central Station and T-centralen.



Brf Klara Strand's buildings has energy class C.



The laundry room in Blekholmsterrassen 7.



FACTS ABOUT THE ASSOCIATION

Brf Klara Strand was registered on January 8, 1990. The association is a private housing company according to the Income Tax Act and thus constitutes a genuine tenant-owner association. The association approves shared ownership without requirements for how the ownership is distributed. The association does not allow legal persons as owners. Home insurance and right-of-occupancy supplement are paid for by the tenant-owners.

The property Bleket 1 is held with a site leasehold

The association owns Bleket 1 with a site leasehold.

Heating: District heating, included in the monthly fee. **Ventilation**: FTX, Central exhaust air heating system **Cold and hot water**: included in the monthly fee. **Electricity**: Grounded electrical outlets in all apartments.

The association's five buildings are classified in **Energy Class C.** A building that has an energy consumption that meets the requirements set for a newly built house today is given energy class C or better.

JOINT ELECTRICITY CONTRACT

The association has a individual metering and billing system, which means that the association charges the variable electricity consumption for each apartment quarterly in arrears on the same bills as the fee for the apartment is charged.

A joint electricity agreement means that each apartment saves about SEK 2,500 per year in fixed fees for electricity network subscriptions and electricity trading.

APARTMENT STORAGE AND EXTRA STORAGE

Each apartment has a storage room on floors 1, 2 or 3. In addition, the association has 41 extra storage rooms of different sizes that are rented out to members for SEK 400 per m2 and year. At the moment, there are no spare storage units available.

LAUNDRY ROOMS, BICYCLE ROOMS, RECYCLING ROOMS & CIVIL DEFENCE SHELTERS

In each house there is a laundry room with two washing machines, dryer and drying cabinet as well as mangle. A utility washer is available in the laundry room at Blekholmsterrassen 7. Each building has two recycling rooms for recycling food waste and packaging. Bicycle rooms are available at Blekholmsterrassen 7 and 11. The association rents out a kayak space for SEK 500/place and year.

6 civil defence shelters with room for about 980 people

On Blekholmsterrassen 7, 9 and 11 there are a total of 6 civil defence shelters on floors 1 and 2 that can accommodate up to 980 people.

COMMITTED BOARD THAT WORKS LONG-TERM

Several of the board members have completed the Board Academy's training for members of tenant-owner associations and are certified members. The board normally meets once a month, except during the summer months of June and July.

ANNUAL GENERAL MEETINGS AND INFO MEETINGS

The association's general meeting is held in November. Extraordinary general meetings may occur. At an information meeting in May, the association's budget for the coming financial year and other events of importance will be presented.



39 parking spaces with charging boxes for each space. Car wash is available in the garage.

39 garage spaces with charging boxes for each space.

GARAGE SPACE FOR SEK 1,750 PER MONTH

The association has 39 car parking spaces in Klarastrandsgaraget with access via Blekholmsgatan. The rent is 1600 SEK per garage space and month. When the charging box is activated, a fee of SEK 89 per month plus the cost of electricity consumption is added. Currently, **22** members are **in line** to rent a garage space. The queue time normally varies from 24 to 36 months.



COMMUNITY FACILITIES

Blekholmgsgatans Samfällighetsförening

Brf Klara Strand is a co-owner with a 4% share in Blekholmen ga:1 with a private road to the garage managed by Blekholmsgatans Samfällighetsförening, org. No. 717900-8896.

Klarastrandsgaragets Samfällighetsförening

Brf Klara Strand is a co-owner with a 12% share in Blekholmen ga:4 with parking spaces in a garage managed by Klarastrandgaragets Samfällighetsförening, org. No. 717900-8979.



3-bed guest apartment for 500 SEK/day. Patio facing Klara lake, boules court.

GUEST APARTMENT WITH 3 BEDS, KITCHEN AND BATHROOM

At Blekholmsterrassen 7 there is a newly built guest apartment that is rented out to members for SEK 500 per day.

The apartment has a bathroom with shower and toilet, kitchen with induction hob, fridge and sink as well as crockery. Bedside cabinet with fold-out double bed and recliner. Dining table and four chairs.

Outside the apartment there is a courtyard with a furnished patio. From the courtyard you have a view of Blekholmsparken, piers, boat berths and Klara Sjö. The park has a jetty deck with plenty of seating, a boules court and a small outdoor gym.



TRANSFER AGREEMENT AND APPLICATION FOR ADMISSION AND RESIGNATION FROM THE ASSOCIATION

Apartment transfers and membership applications in the tenant-owner association are handled by Storholmen Förvaltning AB. Transfer documents and application for entry/withdrawal are sent to:

Brf Klara Strand
Storholmen Förvaltning 854
Pastellvägen 6
121 36 Johanneshov

Important: In order to provide new members with information about the association before closing, information about the buyer's phone number and e-mail must be notified to the board via e-mail: **info@brfklarastrand.se**

Transfer fee and pledge fee

The association charges a transfer fee of 2.5% of the applicable price base amount paid by the seller. The association also charges a pledge fee of 1% of the applicable price base amount paid by the buyer.

MOVE-OUT CONTROL IS BOOKED BEFORE SALE

Members are responsible for informing the Board of Directors well in advance of the planned sale that a transfer will take place so that any deficiencies can be rectified before the transfer is completed. The administrator checks that no unauthorized changes or installations have been made to the apartment and that keys and access tags have not been lost.

ENERGY DECLARATION – ENERGY CLASS C

Energy class C means that a building meets the energy requirements set for new buildings. The energy declaration was prepared on April 8, 2025 and is attached on the penultimate page. The primary energy index, which is the measure of a building's energy performance, amounts to 75 kWh/m2 and year for heat, hot water and property electricity. The comparative value for similar buildings is 148 kWh/m2 and year.

VENTILATION CONTROL (OVK) WITH APPROVED RESULT

Mandatory ventilation control was carried out in October 5-9, 2026 and the inspection report can be found on the last page. OVK is an abbreviation of mandatory ventilation control and is an inspection that is carried out to ensure that the property's ventilation system is functioning satisfactorily. The purpose of the inspection is to be able to guarantee a healthy indoor environment for the people who stay or live in the building.

RADON MEASUREMENT WITH APPROVED RESULTS

Radon measurements were carried out in about 50 apartments during the period January to March 2023. The test results show an annual average value of less than 30 Bq/m³ (30 becquerels per cubic metre of air) in the apartments where the radon concentration was measured. The reference value for human health is 200 Bq/m³ (refers to the annual average).

INSPECTION OF FIRE PROTECTION WITHOUT REMARK

Annual inspection of the fire protection and its functions was carried out by Firesafe Sverige AB on September 8, 2025 without remark. The inspection is carried out in accordance with the Swedish Fire Safety Association's (www.swebra.se) guidelines and recommendations as part of the housing association's systematic fire protection work (SBA).

PLANNED MAINTENANCE

The association has a maintenance plan that extends over a 50-year period and annually makes provisions for planned maintenance measures. The annual report shows the annual provisions, utilisation and reserved funds in the maintenance fund. Repairs are expensed on an ongoing basis. The association's buildings and public areas are well maintained and in very good condition.

2027-2076: Planned maintenance according to a 50-year maintenance plan. Expenses for planned maintenance are estimated to amount to approximately SEK 2.8 million over the next 10 years (2026 to 2035).
2026: Replacement of ten steel doors for waste rooms.

MAINTENANCE PERFORMED:

2026: Mandatory ventilation control was carried out in October.

2025: Main flushing of all sewer pipes in apartments and public areas. **Painting of entrance doors** and window frames (steel sections) on the association's five buildings was carried out in May. The association has installed **new electricity meters** in January and introduced a common electricity contract for its members. A joint electricity agreement means that each apartment owner only pays for their variable consumption of electricity directly to the tenant-owner association and does not have to pay fixed annual fees for electricity subscriptions and electricity purchase agreements.

2024: Investment in **new building automation** for control and monitoring of property-related functions such as heating, ventilation, fans, roof watering and lighting. **New damper actuators**, duct smoke detectors and fire control panels for ventilation. **New locking system** in entrances and public areas. Installation of badge readers in all public areas for keyless living. Purchase of **a new utility washer** and **renovation of the laundry room** in Blekholmsterrassen 7 in connection with the construction of **a new guest apartment**.
2023: Painting of walls and ceilings on floors 3 to 9/10 in all houses. Mandatory ventilation control. Washing and impregnation of paved surfaces in the association's courtyards. Replacement of washing machines and drying cabinets in the laundry room Blekholmsterrassen 9.
2022: Painting of entrance corridors, doors and ceilings on floors 1 and 2 in all buildings. Repainting of the laundry room and associated spaces in Blekholmsterrassen 7. Installation of tray readers for recycling rooms and laundry rooms.
2021: Conversion of garbage room into recycling room. Painting of roof sheet on all houses.

2020: Replacement of substation for district heating. Mandatory ventilation control (OVK inspection).

2019: Painting of part of facades facing Blekholmsparken.

2018: Replacement of thermostats in all apartments. Main flushing of sewer pipes in all apartments.

2017: Painting of doors and windows at entrances facing the street and the park.

2016: Replacement of entry phones and repainting of entrance corridors facing the street. OVK inspection.

2015: Modernisation of all lifts. Reconstruction of the laundry room in Blekholmsterrassen 5.

2014: Rebuilding and painting of the laundry rooms in Blekholmsterrassen 3 and 11.

2013: Replacement of control and regulation technology for heating cables on roofs and downpipes.

2012: Painting of facades on the association's five houses. Switching to LED lighting in public areas.

2011: Switching from locking systems to systems with electronically programmable locks.

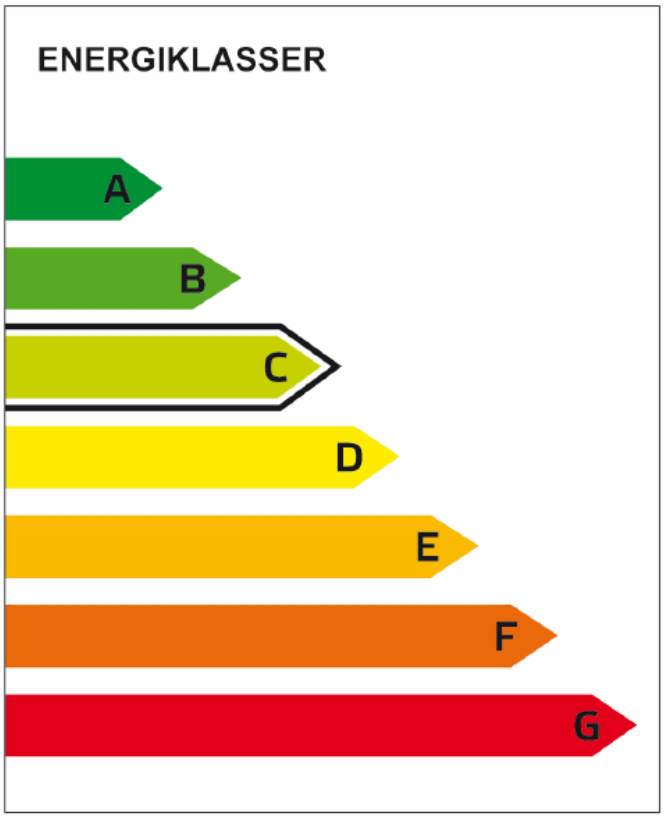
2010: Replacement of ceiling fans for central exhaust air heating system with the aim of reducing energy consumption.

sammanfattning av

ENERGIDEKLARATION

Blekholmsterrassen 3, 111 64 Stockholm
Stockholms stad

Nybyggnadsår: 1994
Energideklarations-ID: 1607999





Energiprestanda, primärenergital:
75 kWh/m² och år

Krav vid uppförande av ny byggnad, primärenergital:
Energiklass C, 75 kWh/m² och år

Specifik energianvändning (tidigare energiprestanda):
93 kWh/m² och år

Uppvärmningssystem:
Fjärrvärme

Radonmätning:
Utförd

Ventilationskontroll (OVK):
Utförd

Åtgärdsförslag:
Har inte lämnats

Energideklarationen är utförd av:
Per Emanuelsson, Fastighetsägarna Service AB, 2025-04-08

Energideklarationen är giltig till:
2035-04-08

Energideklarationen i sin helhet finns hos byggnadens ägare.

För mer information:
www.boverket.se

Sammanfattningen är upprättad enligt Boverkets föreskrifter och allmänna råd (2007:4) om energideklaration för byggnader.

Referensnr: OVK BRF Klara Strand	A
Plats för stämpel	

Besiktningsprotokoll

Funktionskontroll av ventilationssystem (OVK) enligt
PBL (SFS 2010:900), PBF (SFS 2011:338),
OVK (BFS 2011:16), OVKAR (BFS 2012:7).

Fastighet/Byggnad

Fastighetsbeteckning	Adress			
Bleket 1	Blekholmsterrassen 3-11 111 64 Stockholm			
Byggnadsnamn	**Byggnadsnr**	**BRA**	**Antal LGH**	**Antal LOK**
Bleket 1	3-11		150	1
Byggnadsägare	**Adress**		**Postnr**	**Ort**
BRF Klara Strand	c/o Storholmen Förvaltning 854 Pas		121 36	Johanneshov
OVK-ansvarig	**Telefonnr**	**E-post**		
Peter Jaczewski	0733224900	peter@jsbklimatservice.se		

Ingår samtliga ventilationssystem i denna besiktning: Ja

Allmänt omdöme/Kommentarer

Flerbostadshus med FTX ventilation 150 lägenheter fördelade på fem punkthus på adresserna Blekholmsterrassen 3-11.

Besiktningsutlåtande (+ sammanställning av system inom byggnaden)

Systemnr	Besiktnings-kategori	Besiktnings-datum	Besiktnings-resultat	Nästa ordinarie bes. datum	Verksamhet	Byggnorm
LA1J	1	2023-09-19	Godkänd	2026-09-19	Bostäder	BBR 1
LA1K	1	2023-09-19	Godkänd	2026-09-19	Bostäder	BBR 1
LA1L	1	2023-09-19	Godkänd	2026-09-19	Bostäder	BBR 1
LA1M	1	2023-09-19	Godkänd	2026-09-19	Bostäder	BBR 1
LA1N	1	2023-09-19	Godkänd	2026-09-19	Bostäder	BBR 1

Funktionskontrollant	Telefonnummer	E-post	
Peter Jaczewski (5391)	073-322 49 00	peter@jsbklimatservice.se	
Företag	**Postadress**	**Postnummer**	**Postort**
JSB Klimat Service AB	Rävsnäsvägen 81	125 70	Älvsjö
Behörighet	**Giltighetstid**	**Datum och signatur**	
K	2023-12-18	2023-10-02	
Certifikatnummer	**Certifikatorganisation**		
7465	Kiwa		

FIRESAFE

Servicerapport

Utskriftsdatum: 8/29/2025

Kund 50320 - Bostadsrättsförening Klara strand c/o Storholmen Förvaltning 854 Box 56012 102 17 STOCKHOLM SWE	**Kontaktperson** Ove Borfor2@gmail.com	**Telefon/Mobil** 070 3802798
Serviceadress Brf Klarastrand Blekholmsterrassen 3 - 11 102 71 STOCKHOLM **Projektnr** 916281	**Utförd av** Namn: Johan Engvall Mobilnummer: 0730-30 33 61 E-post: johan.engvall@firesafe.se	
Kontroll utförd 2025-08 Statusrapport brandskydd genomförd: **Ja**	**Uppdragsnr** 33322-5	

Kontroll utförd enligt SVEBRA:s riktlinjer och rekommendationer

Allmänt

Område	Status
Systematiskt Brandskyddsarbete	SBA bedrivs
Utbildning i brandskydd	Utbildning bedrivs delvis
Utbildning i sjukvård (HLR)	Utbildning bedrivs delvis
Utrymning	Kontroll och underhåll utfört
Släckutrustning	Kontroll och underhåll utfört
Alarmering	Ej applicerbart
Brandcellsgräns och dörrar	Kontroll och underhåll delvis utfört
Rökluckor	Kontroll och underhåll utfört
Skyddsutrustning	Ej applicerbart
Brandrisker	I Brf vanligt förekommande risker