

RENOVATION AT ØSTERFÆLLED TORV





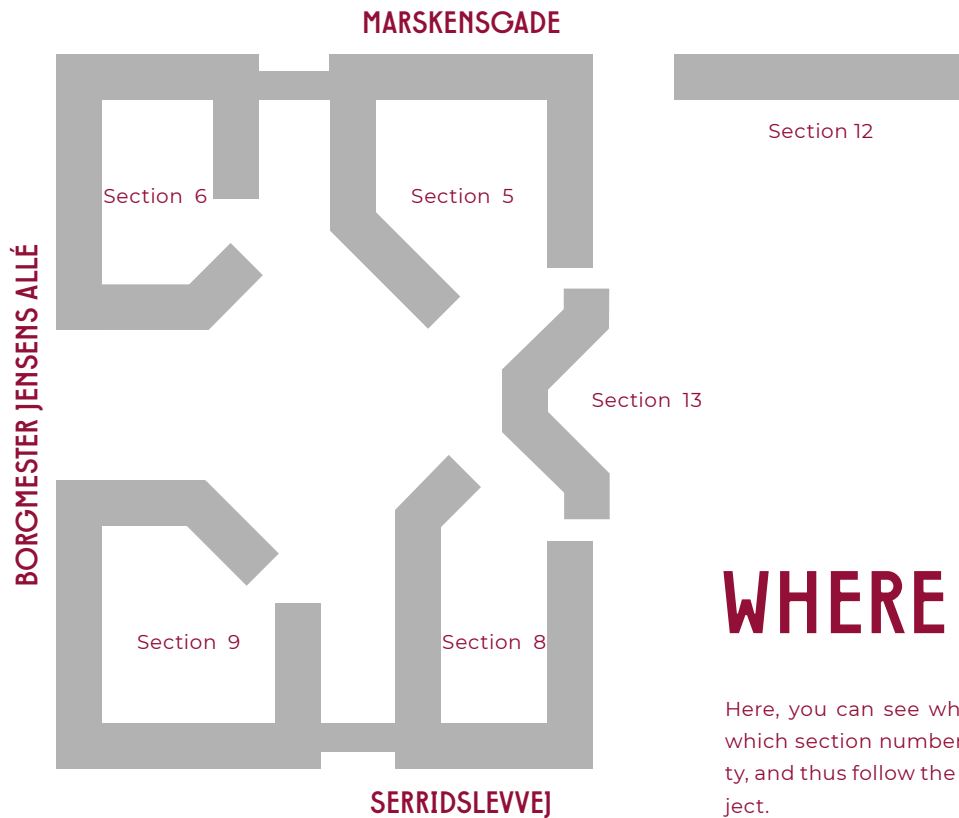
FROM THE BEGINNING OF SEPTEMBER 2022 TO THE END OF 2023

Balder will carry out a major renovation project at Østerfælled Torv.

The renovation includes the following main works:

- Replacement of windows and doors in the properties
- Replacement of bay windows
- Replacement of stairwell entrance doors
- Replacement of cellar windows
- Review of skylights
- Painting of the balcony railing
- Painting of the facade steel sheets
- Misc. Painting work
- Misc. Minor masonry work
- Misc. Zinc work





WHERE IS IT?

Here, you can see which properties are involved and which section number is associated with each property, and thus follow the process and progress of the project.

HOW WILL THE RENOVATION TAKE PLACE?

The first visible thing you will encounter during the renovation project is the construction site, which will be established by Hovedstadens Bygningsentreprise A/S, on one side of Ove Rodes Plads at Borgmester Jensens Allé 31D. Next, the workmen will start on section 12, followed by sections 5, 13, 8, 9 and finally section 6. The provisional timetable is linked to the overview of the different sections.

The windows are replaced using platforms on the exterior facade and scaffolding on the interior side. Each side will take about 5 days per flat. The sides are replaced staggered except for the gable flats.

Work begins no earlier than 7:00 am on scaffolding and platforms. Work in the flats and more noisy work will begin no earlier than 8:00 am and all work will be completed no later than 4:00 pm in the flats and elsewhere by 6:00 pm.

However, it is important to bear in mind that a renovation project of this size is bound to be disruptive to your everyday life. Both at the flat itself, but also in the area around your flat. We are very aware of this, and we focus on making the process as smooth as possible.

All professionals involved in the project, the contractor as well as the consultants, have many years of experience in this type of renovation work and we foresee that dialogue between the parties will be an important part of the process and its success.

It is also vital that all fencing around scaffolding and platforms is respected so that we can maintain good safety for you, the property's occupants, and those who will be carrying out the work.

WHAT SHOULD YOU DO?

Keep an eye on your mailbox and your email, where information, alerts and newsletters will be sent and distributed. Residents' meetings will also be held for all sections of the property well before the start of the renovation. All tenants will receive an invitation in their mailboxes, but you can already see the dates of the residents' meetings on the information sheet posted in all stairwells. At the meeting, you will be given a further presentation of the project, and you will be able to ask more specific and detailed questions. In addition, you will receive a 3-month, a 14-day and a 3-day notification in your mailbox with specific dates and times for when the workmen will have access to your home. Here you can also read what needs to be cleared and uncovered so that the workmen can carry out their work within the specified time. Balconies and gardens

must be completely cleared, and if the flooring has been laid, it must be removed. You can pick up covering plastic for dust-sensitive items at the construction site.

If you have a pet, it is a good idea to arrange for pet sitting on days when work is in progress. If this is not possible, you must keep your animal in a closed room to which the workmen have no access. Signs will also be produced to indicate that there are pets in the home so that workmen are aware of this and can take appropriate precautions. Pet signs can also be picked up at the construction site, in the same place as the covering plastic.



DATES FOR RESIDENTS' MEETINGS:

All residents' meetings take place in the residents' room at Marskensgade 7

Sections 12+5: Monday, 20 June, 5:00 pm - 7:00 pm

Sections 13+8: Wednesday, 16 November, 5:00 pm - 7:00 pm

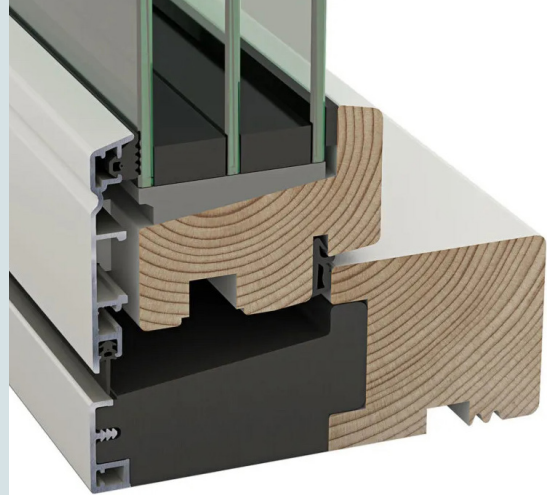
Sections 9+6: Wednesday, 8 February, 5:00 pm - 7:00 pm



YOUR NEW WINDOWS

Windows, bay windows and patio/balcony doors are manufactured by Idealcombi, which is a Danish-owned company with production in Denmark. The window glazing is 3-layer glass and meets current energy requirements.

You should be aware that external condensation (fog) will form on your new energy glasses. It is most often experienced after a clear, cold night in the spring and autumn months and occurs when heated air hits a cold windowpane. The air cools and settles like dew on your windowpanes. As the sun heats the outer layer of glass, the condensation will disappear. This is a result of the windows insulating well.





YOUR OLD WINDOWS

It has been important for us to find a responsible way to handle the approximately 10.000 glasses from the old windows. The window glass will be reused to produce new glass wool insulation with high insulating properties.

For transport, we will reuse the pallets on which the new windows have been delivered and which are, thus, already at the construction site. From here, they will be transported to a glass recycling plant for sorting and finally to the ISOVER factory in Vamdrup, where they will be used as raw material for new glass wool insulation.

We look forward to telling you more about this sustainable initiative.

IF YOU ARE CURIOUS ABOUT THE PROJECT...

Visit our trial installation at Borgmester Jensens Allé 31B, 1st floor, where a new bay window and a new window have been installed. There are big differences in the bay windows of the properties, but the principle of the new division is the same. The windows will be outward facing, and the exterior design will remain as the existing one. The bay windows are slightly modified and become symmetrical, where they are currently asymmetrical. Furthermore, we change the white surfaces of the bay windows so that it looks like there is glass in the whole bay window. This is because we put up "closed" glass, which is glass that is

painted dark on the back. It helps to change the expression of the entire bay window and gives a more contemporary expression while maintaining respect for the original buildings and ideas, which are still seen at Østerfælled Torv.



CONTACT

If you have any questions about the project,
please contact us.

Mon-Fri 9:00 am -12:00 pm and 1:00 pm - 2:00 pm

Phone / direct: +45 21 26 04 30

Mail: renovering@balder.dk



Julie Anine Møllenberg

Balder / Project coordinator, Property optimization



BYGHERRE
CVR: 3405 8016



HOVEDENTREPRENØR
CVR: 1568 3783



RÅDGIVENDE ARKITEKT
CVR: 1937 2375



MØLLENBORG
BYGGERI - KONSULENT

BYGHERRERÅDGIVER
CVR: 4147 5153