



Extensive Renovation Project:
Sustainable Future for Øresundskollegiet

Øresundskollegiet is currently on the threshold of the dormitory's largest renovation project to date. The apartments and common areas will be upgraded and made more attractive for the dormitory's residents and the buildings will be future-proofed and made more sustainable in many ways. This will include sustainability in relation to the environment/climate, resident's social life and well-being, and last but not least, the dormitory will be made economically sustainable.

The renovation project is divided into three stages

This means that the various renovation works in the apartments will be grouped into three short separate periods of time, which enables residents to remain in their apartments while the work is executed.

How long will the renovations take?

The division of the renovation work will mean that workers will require access to the apartments in three separate periods: 5 days, 14 days and 5 days.

The work will be executed on weekdays between 8:00 am and 5:00 pm. The workers will not necessarily be in the apartments all day, as some of the work will take a shorter amount of time.

The overall renovation project will begin in the middle of May 2021 and is expected to be completed by the end of 2023. Please see a more detailed time schedule for the individual blocks at the end of this document.

What will be renovated in the apartments?

Wastewater pipe renovation:

- New toilet (if the toilet is worn out)
- Renovation of the wastewater pipe and drain

Interior improvements:

- New water services and faucets in the kitchen and bathroom
- New sink in the bathroom
- New door to the apartment with digital access control

Exterior improvements:

- Window replacement
- Creation of new bench along the windows

More information

You will be notified when the workers need access to your apartment. You will receive notice 3 months, 14 days and 3 days before the renovation starts. We will update the homepage regularly with new and additional information about the project; www.oek.dk/En-baeredygtig-fremtid-paa-Oeresundskollegiet



May I stay in my apartment while the work is being done?

Wastewater pipe renovation: Yes, but the water will be turned off and it will not be possible to use the faucet and the drain in either the bathroom or the kitchen. The common kitchens will be temporarily replaced by kitchen trailers. Kitchen, toilet and shower trailers will be available during the work for common use. 4 apartments must share one toilet/shower trailer and 13-15 apartments must share a kitchen trailer.

Duration: The workers require access to work in the apartment over a period of 5 days.

Interior improvements: Yes, you may be in the apartment except the day the door is replaced. It will not be possible to stay in the apartment on that day between 8:00 am and 5:00 pm due to environmental remediation. You will receive more information regarding the specific day.

The water will be shut off for the 1-room apartments, but a water faucet will be set up in the corridor on every floor to give local access to water. In the 2-3-room apartments there will be access to water either in the kitchen or in the bathroom. It will not be possible to take a shower in any of the apartment types, but the drains may be used. You may use the shared shower and toilet facilities in the basement and in block L and the toilet trailers. Kitchen trailers will be available when the common kitchens in block B and D are replaced. 13-15 residents will be sharing one trailer.

Duration: The workers require access to work in the apartment over a period of 14 days.

Exterior improvements: It will be possible to be in the apartment except for the single day required to replace the window in your individual apartment. It will not be possible to be in the apartment during this day from 8:00 am to 5:00 pm due to environmental remediation. You will receive more information regarding the specific day.

Duration: The workers require access to work in the apartment over a period of 5 days.

What will be renovated in the common areas?

- Complete renovation of the 16 common kitchens including the creation of a larger glass opening facing the corridor
- Replacement of all windows in the common areas and in the basement
- Replacement of all exterior doors with glass, including the draft lobby
- Access control on the mailboxes
- New doors on level 1 from the main corridor (Vandrehallen) to the residential corridors in the 8 blocks adjacent to the main corridor (Vandrehallen)
- New ceilings and lighting in the corridors on levels 1 and 7 due to new piping (except block M, where new piping is not necessary)
- Renovation of water and drainage services in the common areas
- New regulator valves on the heating in the basement
- New electrical ladder cabling in the corridor

Duration: the work will be executed on-going.

Rent increase:

The overall renovation project for the apartments and common areas will mean an expected increase in rent of 21.32% for all leases in the dormitory.

The rent increase will come into effect consequentially as renovation of each of the individual blocks is completed.

The rent increase will happen with 3 months' notice.

Sustainability x 3

The renovation will make the dormitory a leading example of how sustainability can be considered on several levels to create attractive dwellings and an attractive study environment for the residents.

Environmental and climate sustainability: The new toilets, water fixtures and windows that will be installed are all of a high climate-friendly quality. The windows, water and piping services will be environmentally remediated in connection with their replacement. This means that we remove previously used, contaminated/unsuitable building material and replace it with new, environmentally certified building materials. The contaminated material will be delivered to the authorities for proper treatment.

Economic sustainability: The new environmentally correct building services and windows will also save the dormitory's residents money on water and heating expenses. The extensive renovation is also a future-proofing of the dormitory's

buildings and building services which will allow them to function for many years to come. On-going maintenance and good materials can prevent large, unforeseen replacement expenses that could have been avoided with timely action. The decision regarding what and how to renovate the dormitory was also made on the basis that the rent should not increase more than absolutely necessary. The dormitory wishes to remain an economically attractive place to live for students from both Denmark and abroad, so the economic sustainability is important both in the renovation project itself and to a great degree also for the dormitory residents' individual finances.

Social sustainability: Sustainability has been considered in relation to the residents' social life and well-being together. The large glass openings to be made in the common kitchen walls, for example, will provide more exposure for the common life in the kitchen and inspire others to 'come by and join the party'. In the same way, the benches that will be built into the large window openings in the apartments will invite the resident to have a seat and enjoy the light. This will give a feeling of security and cohesion to the dormitory's residents, even when they are sitting in their own apartments.

Background history:

The dormitory was built in 1974 with the materials and methods that were common practice 47 years ago. Both windows, water and drainage services are worn and need to be replaced.

The extensive renovation project was therefore decided upon and voted for by the residents at the resident's meeting June 6, 2018. The minutes of this meeting are available to read at www.oek.dk/En-baeredygtig-fremtid-paa-Oeresundskollegiet.

Since then we have worked on an analysis and clarification of the project, selected consultants and contractors, issued a tender, developed operations and financing plans, and applied for and received approvals from the authorities, etc.

Other improvements to make the dormitory more sustainable and up-to-date have been considered where there might be an advantage to execute them parallel with the necessary renovations.

Do you have questions about the renovations?

Then you are always welcome to contact the administration at kollegierne@fa09.dk.

