

# Bratlikollen Boligsameie

June 2018

ALL TRAFFIC ON BALCONIES WITHOUT RAILINGS IS VERY DANGEROUS AND STRICTLY FORBIDDEN. The doors will be barred for safety reasons, this also includes 1. floors.

There are reports of residents breaking open the barriers on the balcony doors and are sitting outside on unsecured balcony floors. It is scary to think how fast this can go terribly wrong. Opened doors will once again be barred by the contractors. If traffic continues on the balconies, a lift will be rented for barring of the doors again. Owners who have had their doors open will be charged minimum NOK 1500 for this.

The residents' "old" deals with S-Bygg

THESE DEALS CANNOT BE CONTINUED AS IS, NEW DEALS MUST BE SIGNED BETWEEN RESIDENTS AND AF. This is regarding extras on balconies, such as windscreens, glazing. NF will contact the residents either via mail or letter. Those who have not yet ordered any extras can do it now. Contact NF if something is unclear, [ehg@nordiskfacade.no](mailto:ehg@nordiskfacade.no), phone 40618038. Deadline for these deals is 18. July 2018.

## Progress and procedure

The summer heat is upon us and we've had a fantastic early summer. This has created challenges regarding the barred balcony doors. We understand that the residents are frustrated and upset about not being able to use the balconies, especially during these warm weather weeks. We have unfortunately experienced this bankruptcy, which has created challenges and hurdles for everybody. Unfortunately this has created some negative consequences for the residents. Delaying a rehab process may have unknown consequences. We have done several evaluations and there are no other possibilities, not without massive extra costs.

The rehab of the facades does require the contractors to dismantle the balconies. This is to be able to treat the walls in a satisfactory way. There are no shortcuts. Balcony railings have the highest priority, and the production has started. Progress and order has been, and is a theme all the way. We strive to keep the time without balconies as short as possible from now on.

## Cleaning up

This has taken way too long, and been a slow process. Scaffolding parts and material from S-Bygg has been lying around. Reminders have been given, and Stillasgruppen finally removed their stuff. S-Byggs material finally had to be removed by us, to be paid by those who bought S-Byggs estate.

## Progress

As before, work continues on several buildings at once. Several specialty groups are working at once, and they work independently of each other.

Balconies are the highest priority. At first just the railings will be installed, as the glass "walls" take somewhat longer to produce. Side walls, glazings, etc. will have their own plans later, starting at the first building in week 32, see the progress report. To be able to install as many balconies as possible

during this summer, work will continue all summer. There will also be work done on the facades. We assume this is of great interest for the residents.

The progress report is on the home page and also on the laundry door. Work at Libakkveien 1 starts during June/July. Libakkfaret 2/4 starts after summer holidays.

#### Foundations

The foundations will be of a grey colour, and the work on these will be done inbetween other things.

#### Entrance areas

To liven up the grey and white facades, and to please residents who wants something a little colourful, we have chosen a bundle of colours that will liven up the areas. Colours will be posted on the homepage. The underside of the roofing on some of the entrance areas need some prep work before painting. Facade work will have the highest priority. The contractors will have a running evaluation, but it is possible that the entrance areas will be the last part of the project.

#### Chimneys

Painting the chimneys will be done together with the long walls for the remaining buildings. On the other buildings, the chimneys will be painted inbetween other work.

#### Balcony "walls"

The balcony "walls" will be black and lead grey. The order will be posted on the homepage and on the laundry door. The grey can be seen on the test balcony in Libakkveien 21 B.

#### Information about core drilled vents.

This work starts after summer holidays, in August, about week 33-34. NF will need access to the apartments for installation of these vents, and will post exact dates and times about 2 weeks in advance. If you know that you will be away in August and September, please contact NF to check the time for drilling in your apartment. Landlords should check with their tenants. Contact Elin Grønning, [ehg@nordiskfacade.no](mailto:ehg@nordiskfacade.no), phone 40618038.

#### Diesel spill

S-Byggs report on the diesel spill was not in compliance with what actually leaked. This has been reported and procedures for this type of leak has been followed.

#### Summer and barbecuing

Coal barbecues are not allowed. Only gas and/or electric.

#### Container 2018

We thank the container guards for their effort for the residents and the community. Only a few people had signed up as guards, hence some buildings had to share a container. Those who have scaffolding on the long walls also did not have their own containers. That means some people had to walk farther to throw things away.

The board wishes everybody a happy summer.