

Orkureitur

Leiðin að BREAAAM Excellent

Íris Þórarinsdóttir
30. nóvember 2023
Vistvænt skipulag byggðar
Morgunfundur Grænni byggðar og Skipulagsstofnunar



BREEAM Communities
Final Assessment (Steps 2 and 3)

The assessment of:

Orkureitur
Suðurlandsbraut 34 / Ármúli 31
108 Reykjavík
Iceland

has been carried out according to Technical Manual:

BREEAM Communities 2012

and based on the Assessment Report produced by:

Mannvit hf.

has achieved a score of 74.8%

Excellent



Certificate Number: BREEAM-0096-4932 Issue: 01

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2 May 2023
Date of Issue

C. Bulcher
Signed for BRE Global Ltd., Catherine Bulcher

Olof Kristjansdottir OK07
Licensed Assessor Assessor number

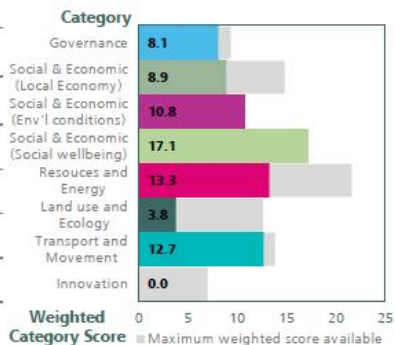
Reitir hf.
Client for the Assessment

Alark
Architect

Reitir hf.
Developer

VSÓ Consulting
Project Manager

Landslag
Landscape Architects



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Orkureitur

Fyrsta BREEAM vottaða skipulagið í Reykjavík

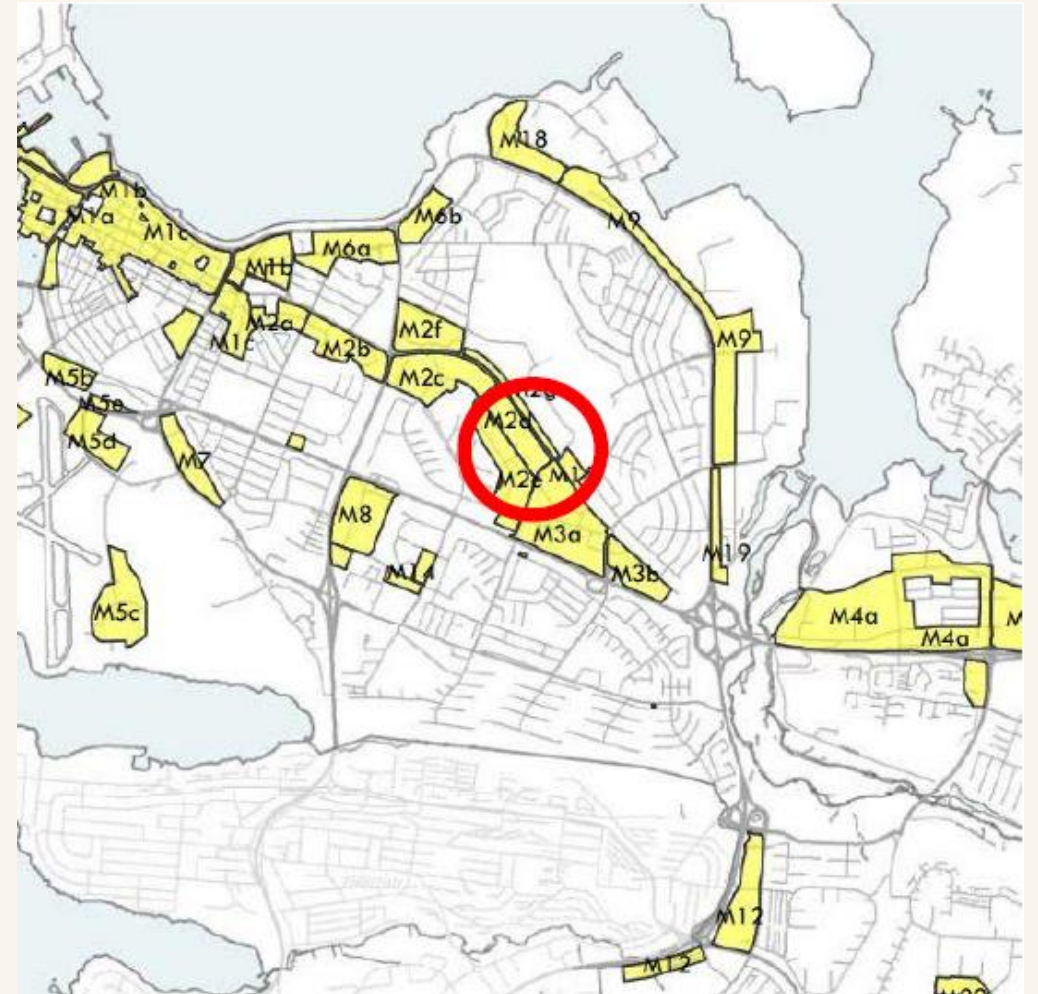
Fyrsta skipulagstillagana til að fá Excellent einkunn á Íslandi



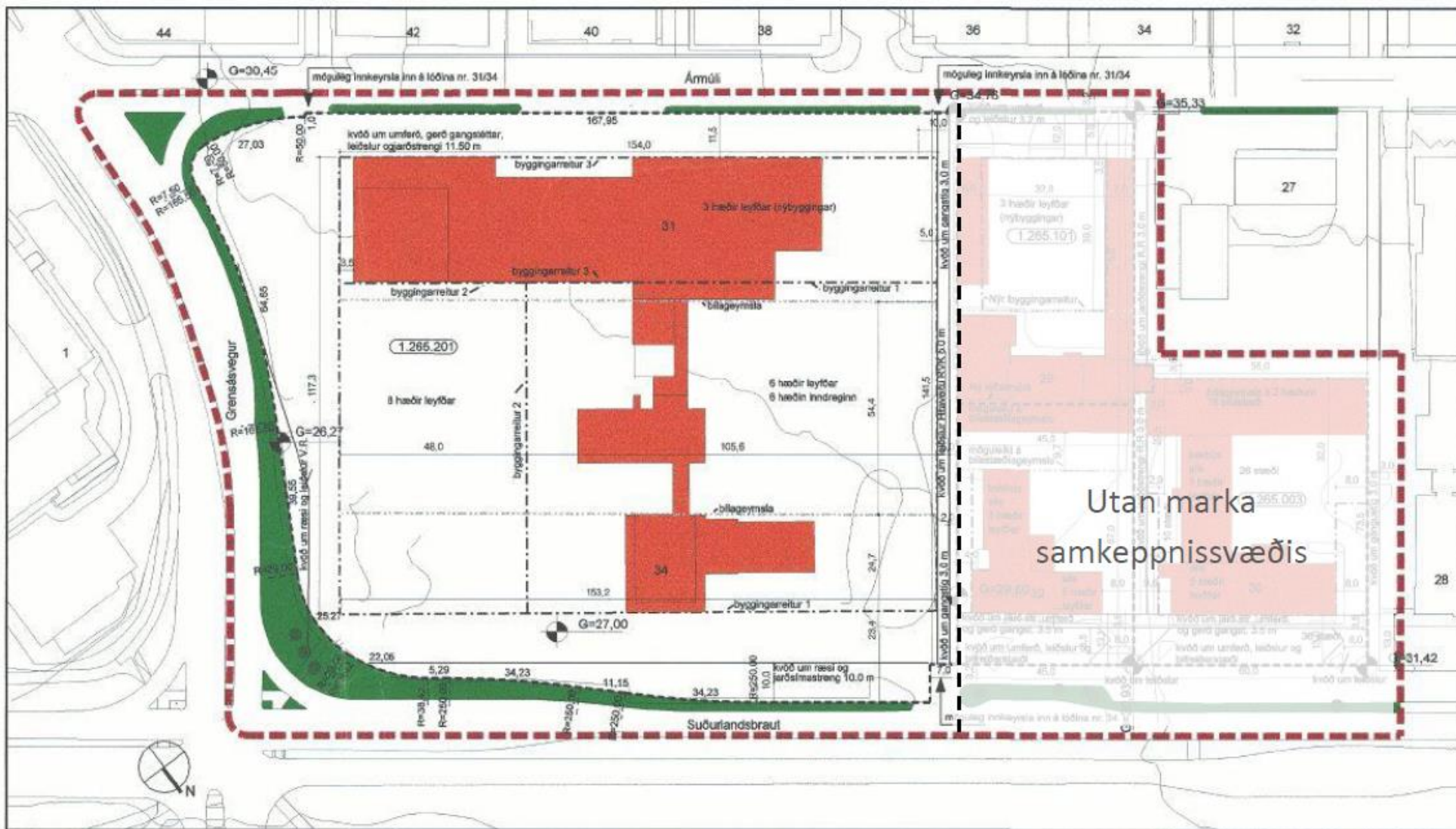
Orkureitur – Suðurlandsbraut 34 og Ármúli 31



Skipulagsbreyting í takt við áherslur í Aðalskipulagi Reykjavíkur Samgöngumiðað skipulag - Skipulagssamkeppni



Deiliskipulagi breytt eingöngu fyrir lóðina Suðurlandsbraut 34 / Ármúla 31 – myndin sýnir upphaflegt deiliskipulag



DEILISKIPULAG BYGGT Á GRUNNKORTI FENGU ÚR LUKR KVARDI 1: 1000

Verðlaunatillega Alark arkitekta

Þróunaraðili: Reitir fasteignafélag

Arkitektar: Alark arkitektar

Verkefnastjórn: VSÓ Ráðgjöf

Landlagsarkitektar: Landslag

Vottunaraðili: Mannvit

Núverandi eigandi Orkureits og
uppbyggingaraðili: Safír byggingar



Samþykkt skipulagsbreyting

Suðurlandsbraut/Ármúli, Suðurlandsbraut 30-34 og Ármúli 29-31, deiliskipulagsbreyting vegna Suðurlandsbrautar 34 og Ármúla 31



DEILISKIPULAG - TILLAGA AÐ BREYTTU DEILISKIPULAGI FYRIR SUÐURLANDSBRÁUT 34 / ÁRMÚLA 31 1:500



Aðalskipulag Reykjavíkur 2040

LYKLAR

- Miki svæðisráðgjafi
- Ónærverk í innviðum
- Lúðernis
- Svæðisráðgjafi
- Svæðisráðgjafi
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Deiliskipulagsbreyting byggir á myndun og samþykkingu á samþykktu
 skýrslu nr. 100/2017 um svæðisráðgjafi svæðisráðgjafi nr. 100/2017
 og svæðisráðgjafi svæðisráðgjafi nr. 100/2017

Tilgangur svæðisráðgjafi svæðisráðgjafi nr. 100/2017 er
 tilgangur svæðisráðgjafi svæðisráðgjafi nr. 100/2017

Áhersla er lögð á að tryggja samþykkingu svæðisráðgjafi svæðisráðgjafi nr. 100/2017

Deiliskipulagsbreyting byggir á myndun og samþykkingu á samþykktu
 skýrslu nr. 100/2017 um svæðisráðgjafi svæðisráðgjafi nr. 100/2017
 og svæðisráðgjafi svæðisráðgjafi nr. 100/2017

SUDURLANDSBRÁUT 34 - ÁRMÚLA 31			
Reitur 1.265.201 Deiliskipulagsbreyting			
BREYTT DEILISKIPULAG			
Dagur	2021.06.24	Útgefandi	Á. H. A.
Staðsetning	Reykjavík	Dagur	03.06.2021
Staðsetning	Reykjavík	Dagur	03.06.2021
Staðsetning	Reykjavík	Dagur	03.06.2021
Staðsetning	Reykjavík	Dagur	03.06.2021
Staðsetning	Reykjavík	Dagur	03.06.2021



BREEAM Communities

Skref 1

- Setja niður
grundvallaratriðin

Skref 2

- Ákvarða skipulagið

Skref 3

- Hanna
nákvæmnisatriðin

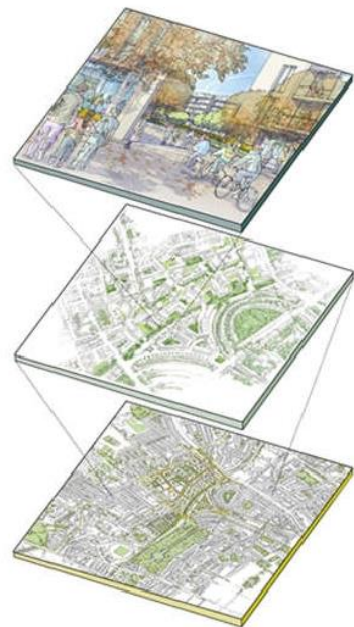


Table - 1: BREEAM Communities 2012 steps, categories and assessment issues

Step 1	Step 2	Step 3
Governance		
GO01 – Consultation plan	GO02 – Consultation and engagement GO03 – Design review	GO04 – Community management of facilities
Social and economic wellbeing		
SE01 – Economic impact SE02 – Demographic needs and priorities SE03 – Flood Risk Assessment SE04 – Noise pollution	SE05 – Housing provision SE06 – Delivery of services, facilities and amenities SE07 – Public realm SE08 – Microclimate SE09 – Utilities SE10 – Adapting to climate change SE11 – Green infrastructure SE12 – Local parking SE13 – Flood risk management	SE14 – Local vernacular SE15 – Inclusive design SE16 – Light pollution SE17 – Training and skills
Resources and energy		
RE01 – Energy strategy RE02 – Existing buildings and infrastructure RE03 – Water strategy		RE04 – Sustainable buildings RE05 – Low impact materials RE06 – Resource efficiency RE07 – Transport carbon emissions
Land use and ecology		
LE01 – Ecology strategy LE02 – Land use	LE03 – Water pollution LE04 – Enhancement of ecological value LE05 – Landscape	LE06 – Rainwater harvesting
Transport and movement		
TM01 – Transport assessment	TM02 – Safe and appealing streets TM03 – Cycling network TM04 – Access to public transport	TM05 – Cycling facilities TM06 – Public transport facilities

Skref 1 – Undirbúningsvinnan

Samþykkt af BREEAM án athugasemda 17. maí 2022

Skref 1 – grundvallaratriði í upphafi skipulagsvinnu:

- Samráðsáætlun
- Þróunaráætlun
- Efnahagsáætlun
- Flóðamat
- Hjóðvistarmat
- Orkuáætlun
- Núverandi byggingar og innviðir
- Vatnsnotkunaráætlun
- Náttúruverndaráætlun
- Landnotkunar og mengunarúttekt
- Samgöngumat



BREEAM®

Code for a Sustainable Built Environment
www.breem.com

BREEAM Communities Interim Assessment (Step 1)

The assessment of:

Orkureitur
Suðurlandsbraut 34/Ármúli 31
Reykjavík
108, Iceland

has been carried out according to Technical Manual

BREEAM Communities 2012

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Mannvit hf.

Certificate Number: BREEAM-0080-9681 Issue: 01

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17 May 2022

Date of Issue

Signed for BRE Global Ltd., Catherine Butcher

Ólöf Kristjánsdóttir

OK07

Licensed Assessor

Assessor number

Reitir hf.

Client for the Assessment

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Developer

Alark

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Landscape Architect



SD123 Cert. No. BREEAM-0080-9681



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Orkureitur

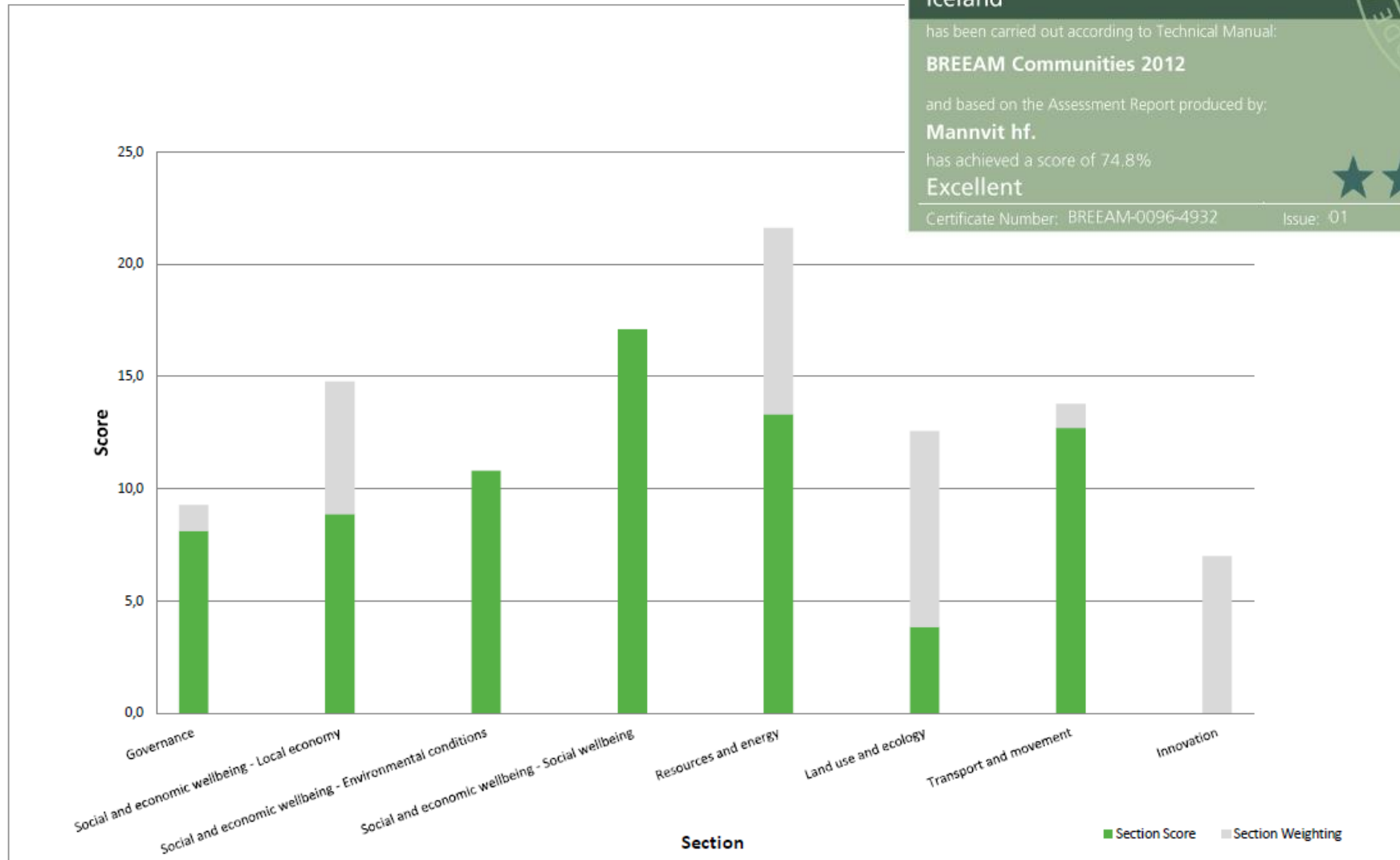
Einkunn - Dreifing stiga

Til að fá Excellent einkunn þarf ≥ 70 í final score**Orkureitur = 74,8**Pass $\geq 30\%$ Good $\geq 45\%$ Very good $\geq 55\%$ Excellent $\geq 70\%$ Outstanding $\geq 85\%$

Identifier	Issue name	Step	Have mandatory standards been met?	Credits achieved	Credits available	% of credits achieved	Issue weighting	Issue score	Category score	
Governance										
GO 01	Consultation plan	Step 1	Yes	1	1	100,0	2,3	2,3	8,1	
GO 02	Consultation and engagement	Step 2	Yes	2	2	100,0	3,5	3,5		
GO 03	Design review	Step 2	N/A	2	2	100,0	2,3	2,3		
GO 04	Community management of facilities	Step 3	N/A	0	3	0,0	1,2	0,0		
Social and economic wellbeing - Local economy										
SE 01	Economic impact	Step 1	Yes	2	2	100,0	8,9	8,9	8,9	
SE 17	Training and skills	Step 3	N/A	0	3	0,0	5,9	0,0		
Social and economic wellbeing - Environmental conditions										
SE 03	Flood risk assessment	Step 1	Yes	2	2	100,0	1,8	1,8	10,8	
SE 04	Noise pollution	Step 1	Yes	3	3	100,0	1,8	1,8		
SE 08	Microclimate	Step 2	N/A	3	3	100,0	1,8	1,8		
SE 10	Adapting to climate change	Step 2	N/A	3	3	100,0	2,7	2,7		
SE 13	Flood risk management	Step 2	N/A	3	3	100,0	1,8	1,8		
SE 16	Light pollution	Step 3	N/A	3	3	100,0	0,9	0,9		
Social and economic wellbeing - Social wellbeing										
SE 02	Demographic needs and priorities	Step 1	Yes	1	1	100,0	2,7	2,7	17,1	
SE 05	Housing provision	Step 2	N/A	2	2	100,0	2,7	2,7		
SE 06	Delivery of services, facilities and amenities	Step 2	N/A	7	7	100,0	2,7	2,7		
SE 07	Public realm	Step 2	N/A	2	2	100,0	2,7	2,7		
SE 09	Utilities	Step 2	N/A	3	3	100,0	0,9	0,9		
SE 11	Green infrastructure	Step 2	N/A	4	4	100,0	1,8	1,8		
SE 12	Local parking	Step 2	N/A	1	1	100,0	0,9	0,9		
SE 14	Local vernacular	Step 3	N/A	2	2	100,0	0,9	0,9		
SE 15	Inclusive design	Step 3	N/A	3	3	100,0	1,8	1,8		
Resources and energy										
RE 01	Energy strategy	Step 1	Yes	5	11	45,5	4,1	1,8	13,3	
RE 02	Existing buildings and infrastructure	Step 1	Yes	2	2	100,0	2,7	2,7		
RE 03	Water strategy	Step 1	Yes	1	1	100,0	2,7	2,7		
RE 04	Sustainable buildings	Step 3	N/A	2	6	33,3	4,1	1,4		
RE 05	Low impact materials	Step 3	N/A	3	6	50,0	2,7	1,4		
RE 06	Resource efficiency	Step 3	N/A	1	4	25,0	2,7	0,7		
RE 07	Transport carbon emissions	Step 3	N/A	1	1	100,0	2,7	2,7		
Land use and ecology										
LE 01	Ecology strategy	Step 1	Yes	0	1	0,0	3,1	0,0	3,8	
LE 02	Land use	Step 1	Yes	1	3	33,3	2,1	0,7		
LE 03	Water pollution	Step 2	N/A	3	3	100,0	1,0	1,0		
LE 04	Enhancement of ecological value	Step 2	N/A	0	3	0,0	3,1	0,0		
LE 05	Landscape	Step 2	N/A	5	5	100,0	2,1	2,1		
LE 06	Rainwater harvesting	Step 3	N/A	0	3	0,0	1,0	0,0		
Transport and movement										
TM 01	Transport assessment	Step 1	Yes	2	2	100,0	3,2	3,2	12,7	
TM 02	Safe and appealing streets	Step 2	N/A	4	4	100,0	3,2	3,2		
TM 03	Cycling network	Step 2	N/A	1	1	100,0	2,1	2,1		
TM 04	Access to public transport	Step 2	N/A	4	4	100,0	2,1	2,1		
TM 05	Cycling facilities	Step 3	N/A	2	2	100,0	1,1	1,1		
TM 06	Public transport facilities	Step 3	N/A	1	2	50,0	2,1	1,1		
Innovation										
Inn	Innovation	N/A	N/A		7	0,0	7,0	0,0	0,0	
				Final BREEAM Score						74,8
				BREEAM Rating						EXCELLENT

Orkureitur – dreifing stiga

Performance by Category



BREEAM Communities
Final Assessment (Steps 2 and 3)
The assessment of:

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108 Reykjavík
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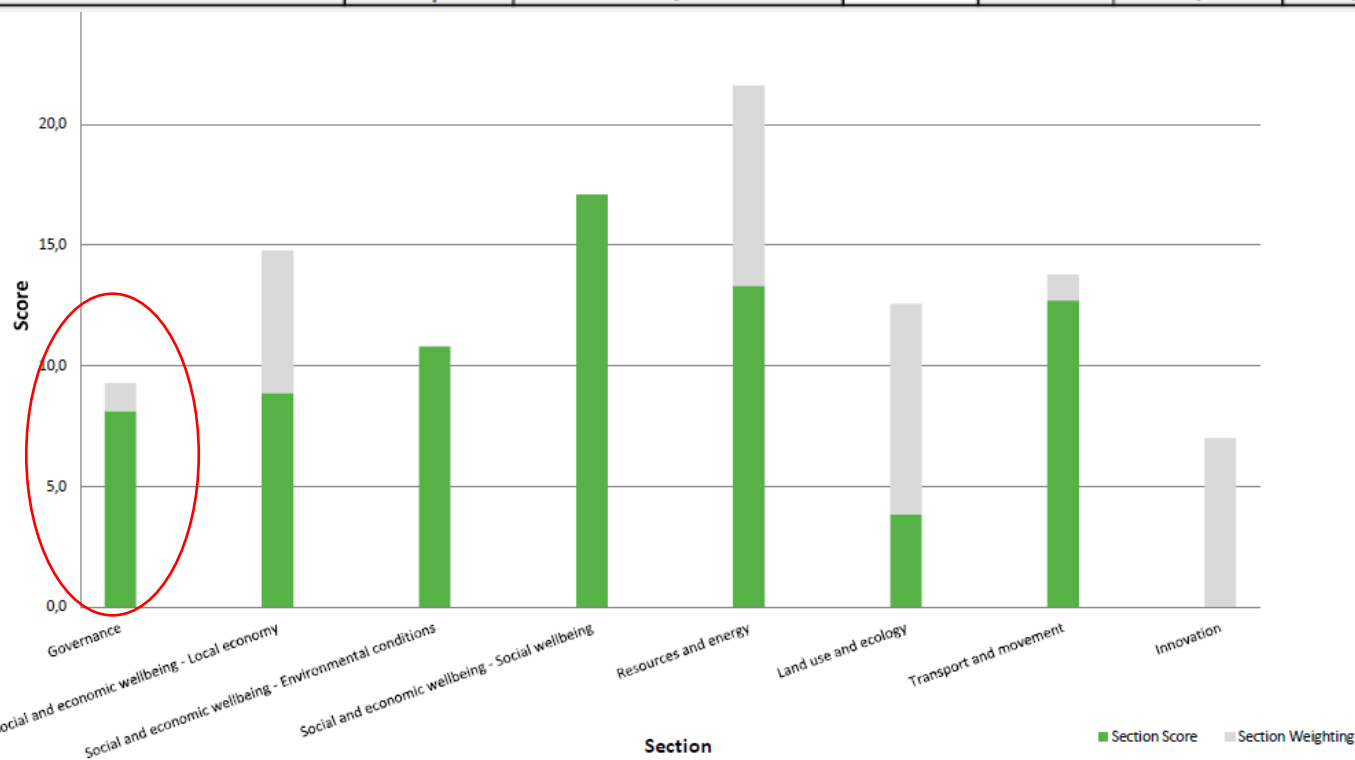
Certificate Number: BREEAM-0096-4932

Issue: 01



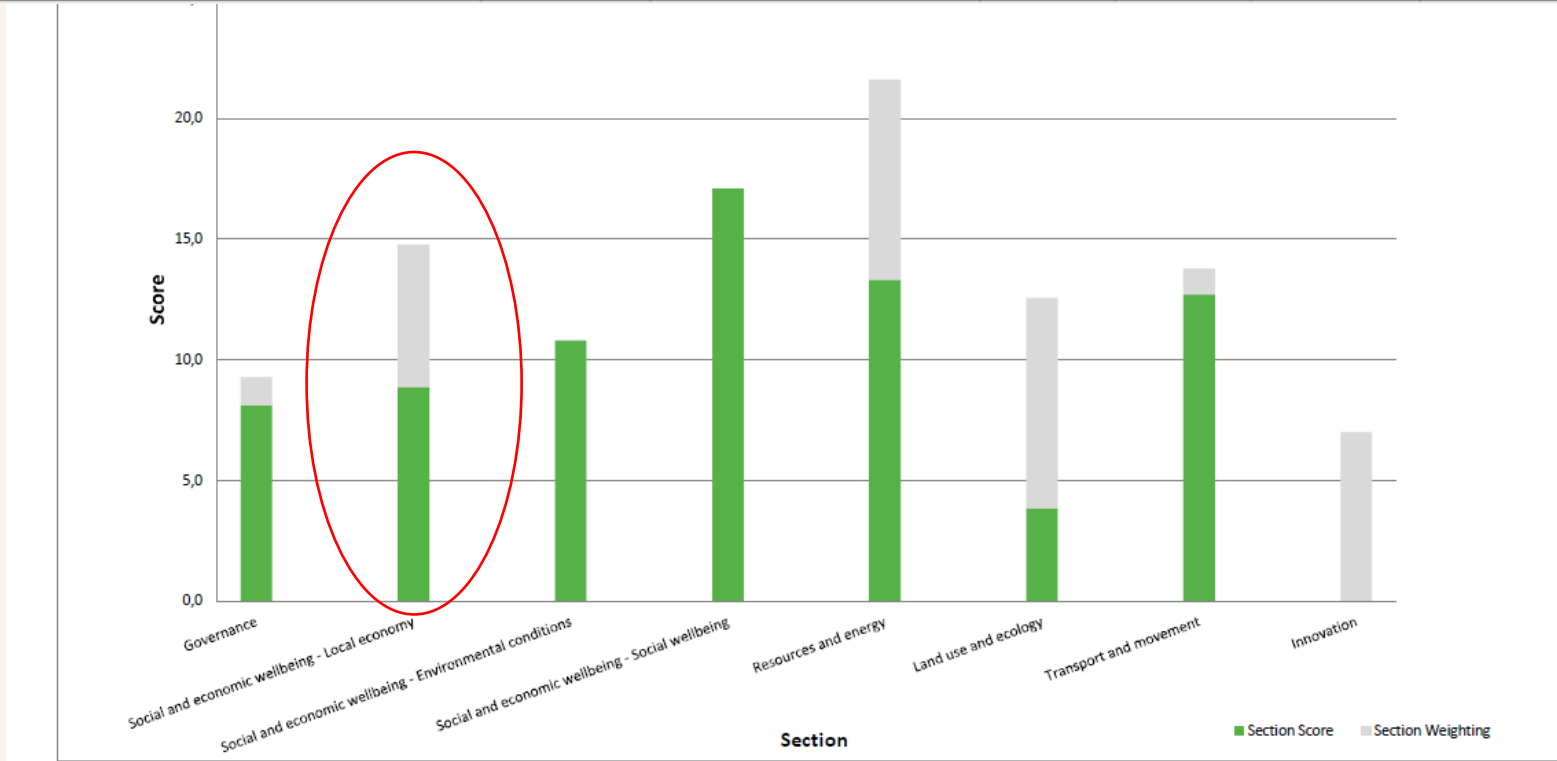
Samráð og stjórnun - Governance

Identifier	Issue name	Step	Have mandatory standards been met?	Credits achieved	Credits available	% of credits achieved	Issue weighting	Issue score	Category score
Governance									
GO 01	Consultation plan	Step 1	Yes	1	1	100,0	2,3	2,3	8,1
GO 02	Consultation and engagement	Step 2	Yes	2	2	100,0	3,5	3,5	
GO 03	Design review	Step 2	N/A	2	2	100,0	2,3	2,3	
GO 04	Community management of facilities	Step 3	N/A	0	3	0,0	1,2	0,0	



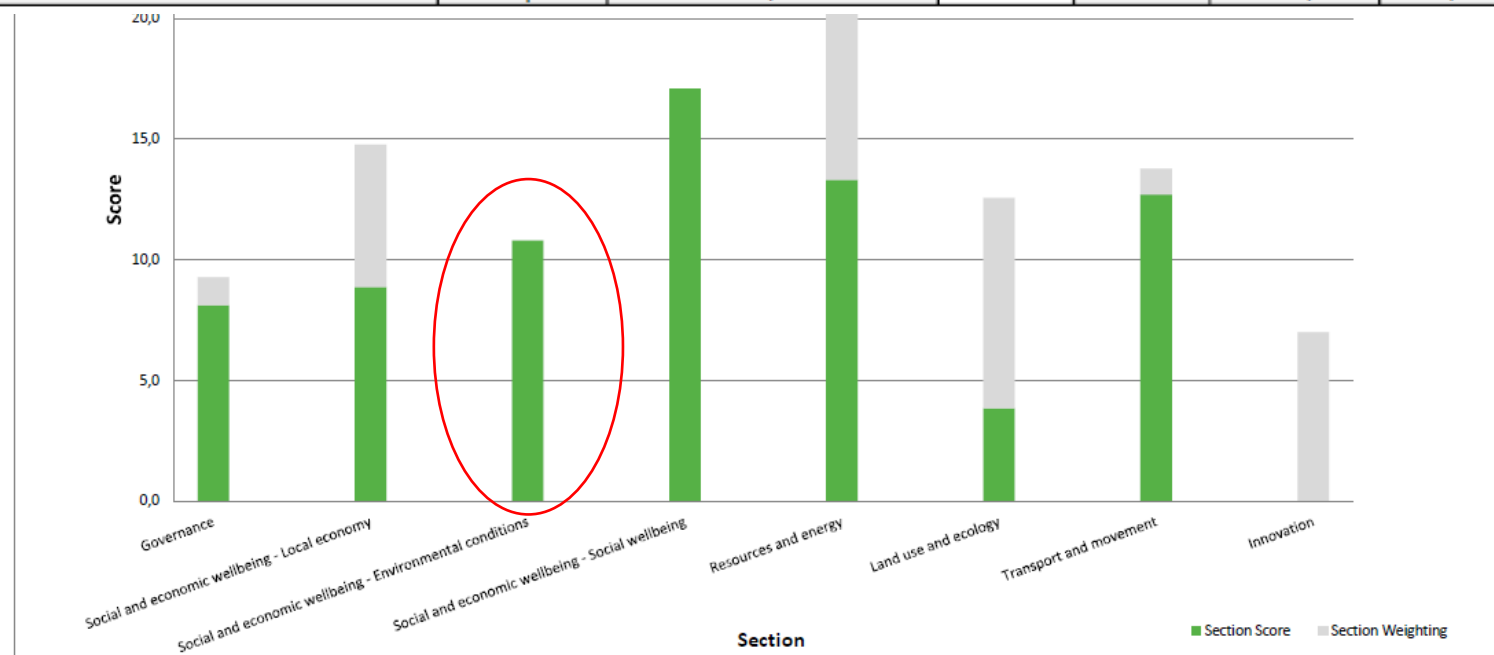
Efnahagur svæðisins – Local economy

Identifier	Issue name	Step	Have mandatory standards been met?	Credits achieved	Credits available	% of credits achieved	Issue weighting	Issue score	Category score
Social and economic wellbeing - Local economy									
SE 01	Economic impact	Step 1	Yes	2	2	100,0	8,9	8,9	8,9
SE 17	Training and skills	Step 3	N/A	0	3	0,0	5,9	0,0	

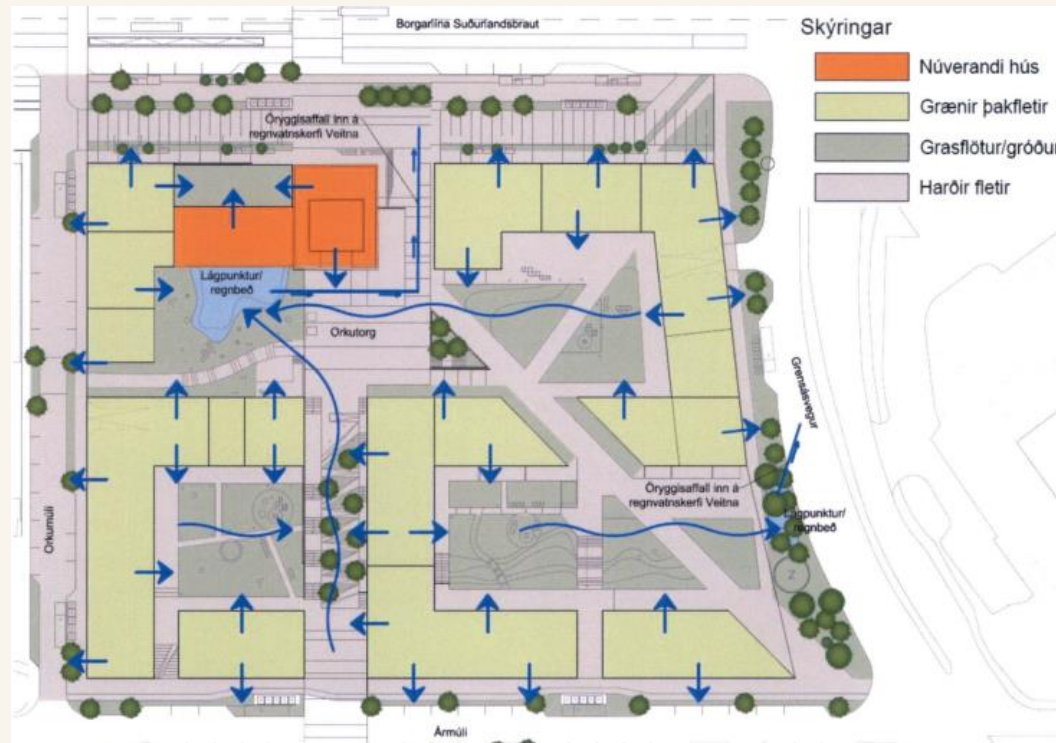


Umhverfislegar aðstæður – Environmental conditions

Identifier	Issue name	Step	Have mandatory standards been met?	Credits achieved	Credits available	% of credits achieved	Issue weighting	Issue score	Category score
Social and economic wellbeing - Environmental conditions									
SE 03	Flood risk assessment	Step 1	Yes	2	2	100,0	1,8	1,8	10,8
SE 04	Noise pollution	Step 1	Yes	3	3	100,0	1,8	1,8	
SE 08	Microclimate	Step 2	N/A	3	3	100,0	1,8	1,8	
SE 10	Adapting to climate change	Step 2	N/A	3	3	100,0	2,7	2,7	
SE 13	Flood risk management	Step 2	N/A	3	3	100,0	1,8	1,8	
SE 16	Light pollution	Step 3	N/A	3	3	100,0	0,9	0,9	



Dæmi: Flóðahætta og ofanvatnslausnir



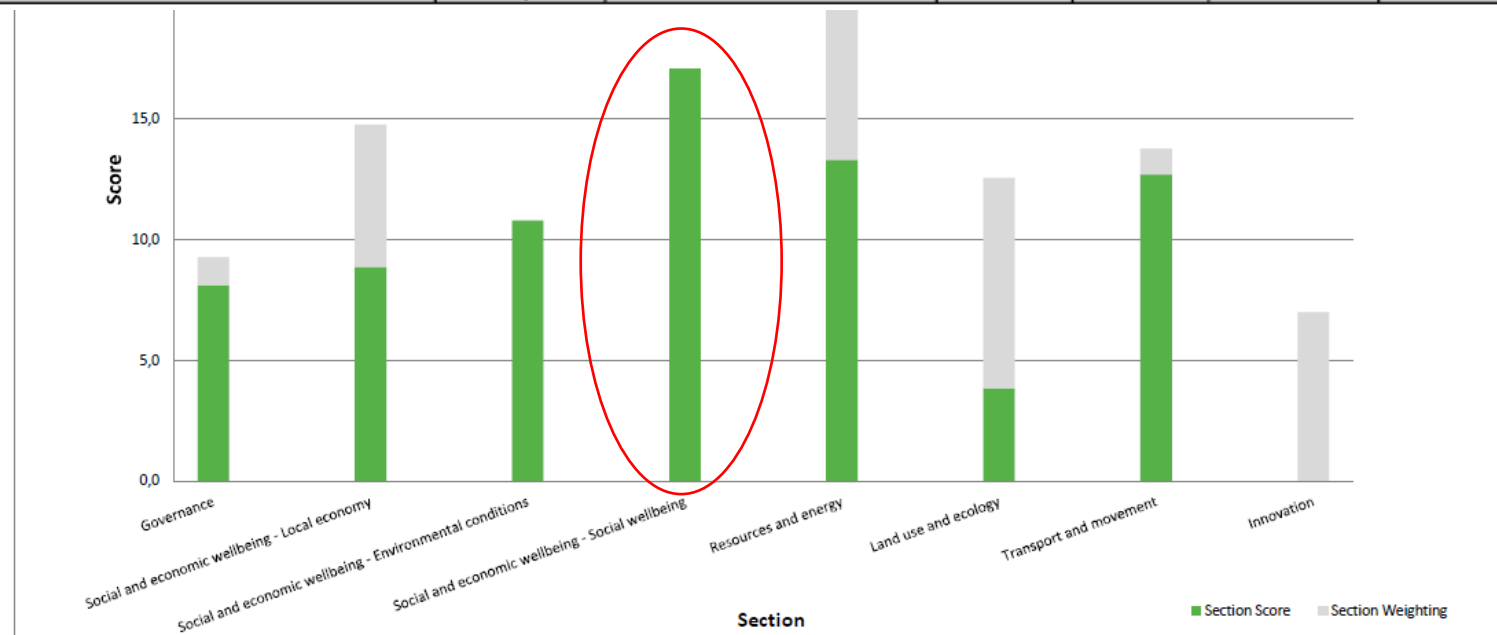
Úr skipulagi



Núverandi teikningar

Félagsleg velferð – Social wellbeing

Identifier	Issue name	Step	Have mandatory standards been met?	Credits achieved	Credits available	% of credits achieved	Issue weighting	Issue score	Category score
Social and economic wellbeing - Social wellbeing									
SE 02	Demographic needs and priorities	Step 1	Yes	1	1	100,0	2,7	2,7	17,1
SE 05	Housing provision	Step 2	N/A	2	2	100,0	2,7	2,7	
SE 06	Delivery of services, facilities and amenities	Step 2	N/A	7	7	100,0	2,7	2,7	
SE 07	Public realm	Step 2	N/A	2	2	100,0	2,7	2,7	
SE 09	Utilities	Step 2	N/A	3	3	100,0	0,9	0,9	
SE 11	Green infrastructure	Step 2	N/A	4	4	100,0	1,8	1,8	
SE 12	Local parking	Step 2	N/A	1	1	100,0	0,9	0,9	
SE 14	Local vernacular	Step 3	N/A	2	2	100,0	0,9	0,9	
SE 15	Inclusive design	Step 3	N/A	3	3	100,0	1,8	1,8	

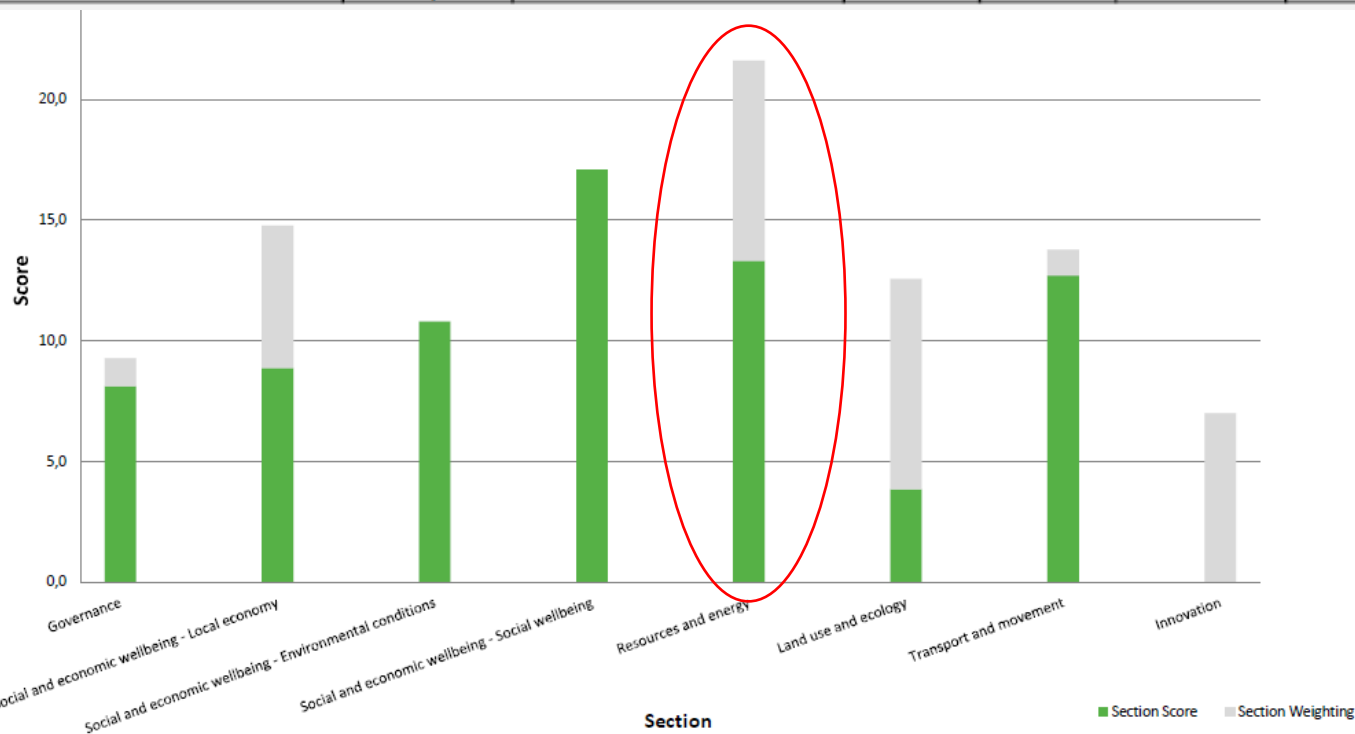


Dæmi: Græn svæði og vistgata fyrir félagslega velferð



Auðlindir og orka – Resources and energy

Identifier	Issue name	Step	Have mandatory standards been met?	Credits achieved	Credits available	% of credits achieved	Issue weighting	Issue score	Category score
Resources and energy									
RE 01	Energy strategy	Step 1	Yes	5	11	45,5	4,1	1,8	13,3
RE 02	Existing buildings and infrastructure	Step 1	Yes	2	2	100,0	2,7	2,7	
RE 03	Water strategy	Step 1	Yes	1	1	100,0	2,7	2,7	
RE 04	Sustainable buildings	Step 3	N/A	2	6	33,3	4,1	1,4	
RE 05	Low impact materials	Step 3	N/A	3	6	50,0	2,7	1,4	
RE 06	Resource efficiency	Step 3	N/A	1	4	25,0	2,7	0,7	
RE 07	Transport carbon emissions	Step 3	N/A	1	1	100,0	2,7	2,7	



Endurnýting jarðefna



Endurnýting byggingarefna við rif húsa

- Við rif á húsum er mikil vinna lögð í flokkun og endurnýtingu, aðeins um 1,9% úrgangs var óflokkaður
- Mikið var lagt upp úr því að endurnýta byggingarefni á staðnum eins og:
 - Steypu í undirstöður og stéttar
 - Einangrunarplast af þökum í sökkuleinangrun nýbygginga



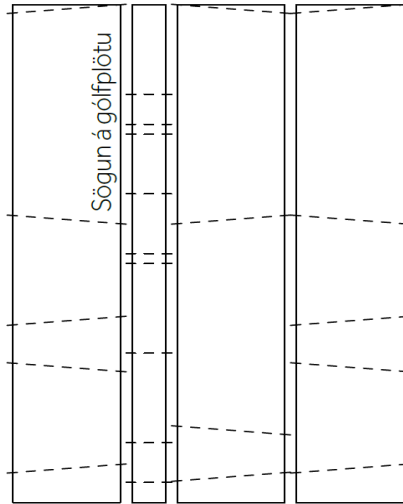
Endurnýting byggingarefnis			
	Flokkun	Þyngd (kg)	Hlutfall af heild (%)
Terra-Úrgangsflokkur			
Tímur lítað	Endurrunnið/Endurnýtt	26.360	2,35%
Óflokkaður grófur úrgangur	Óflokkaður grófur úrgangur	20.760	1,85%
Gífs	Urðað	13.160	1,17%
Blandaður úrgangur	Urðað	6.190	0,55%
Hreint tímur	Endurrunnið/Endurnýtt	5.630	0,50%
Steinefni	Endurrunnið/Endurnýtt	4.080	0,36%
Brotamálmar	Endurrunnið/Endurnýtt	2.680	0,24%
Málmar bilhræ efni nr. 3	Endurrunnið/Endurnýtt	2.300	0,21%
Steinull	Endurrunnið/Endurnýtt	2.220	0,20%
Frauðplast	Endurrunnið/Endurnýtt	1.320	0,12%
Blandaðar plastumbúðir	Endurrunnið/Endurnýtt	60	0,01%
Jarðvegur/Múrbrot	Endurrunnið/Endurnýtt	0	0
Málma-Úrgangsflokkur			
Járn	Endurnýtt	6.800	0,61%
Kopar	Endurnýtt	168	0,01%
Kaplar	Endurnýtt	538	0,05%
Bly	Endurnýtt	3.210	0,29%

Endurnýting - Annað efni			
	Fjöldi/Eining	Þyngd (kg)	Hlutfall af heild (%)
Annar úrgangur			
Skápar	15 stk	11	0,00%
EXP einangrun	2.350 kg	2.350	0,21%
Klósett	6 stk	90	0,01%
Krossviðarplötur	29 stk	435	0,04%
Olía	9.400 lítrar	7.990	0,71%
Loftræstisamstæða	1.890 kg	1.890	0,17%
Stólar	17 stk	60	0,01%
Borð	3 stk	36	0,00%
Járnhurð	2 stk	220	0,02%
Rafmagnsskápar	2 stk	30	0,00%
Rúður (gler)	12 stk	96	0,01%
Járn í steypu	26.720 kg	26.720	2,38%
Steypa	411 m ³	986.400	87,93%

Endurnýting byggingarefna við rif húsa

Þegar bakhús gamla Orkuhússins var rifið var það sagað niður í einingar sem verða endurnýttar í nýja landslagshönnun á Orkureitnum:

- Gólfplata söguð í mynstur og endurnýtt í stéttar
- Fótstykki endurnýtt í bekki og skilveggi
- Framhliðar nýttar í setstalla við tjörn
- Súlur nýttar í undirstöður undir palla við tjörn



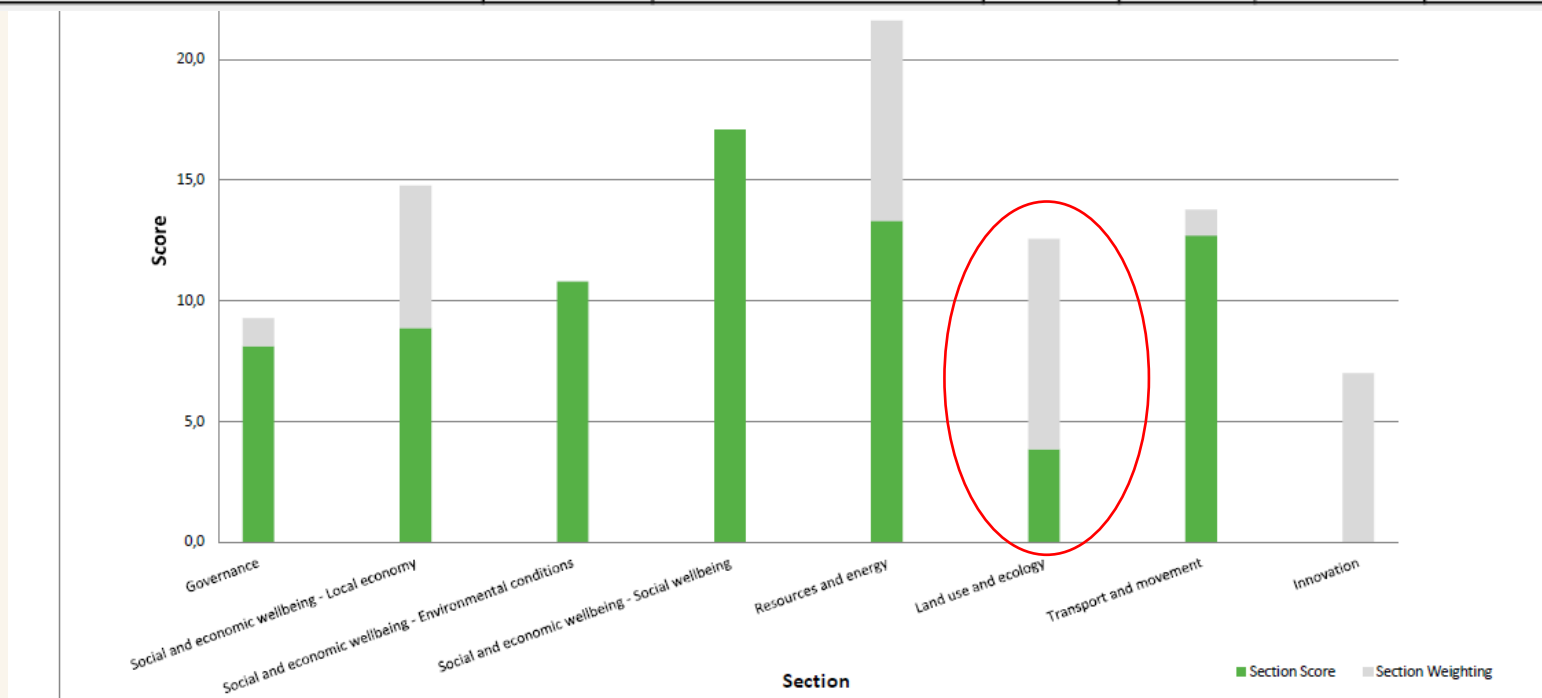
Endurnýting á gróðri

- Nauðsynlegt var að fella nokkurt magn trjáa á Orkureitnum vegna byggingarframkvæmda
- Unnið er að framleiðslu klæðningar úr öllu nýtanlegu efni eða 52 tonnum af trjábólum fyrir Orkureitinn
- Hönnuð hefur verið sérstök viðarklæðning sbr. mynd, sem verður einkennandi fyrir verkefnið
- Allir trjátoppar, greinar og runnar voru kurlaðir af Gæðamold til endurnýtingar annars staðar

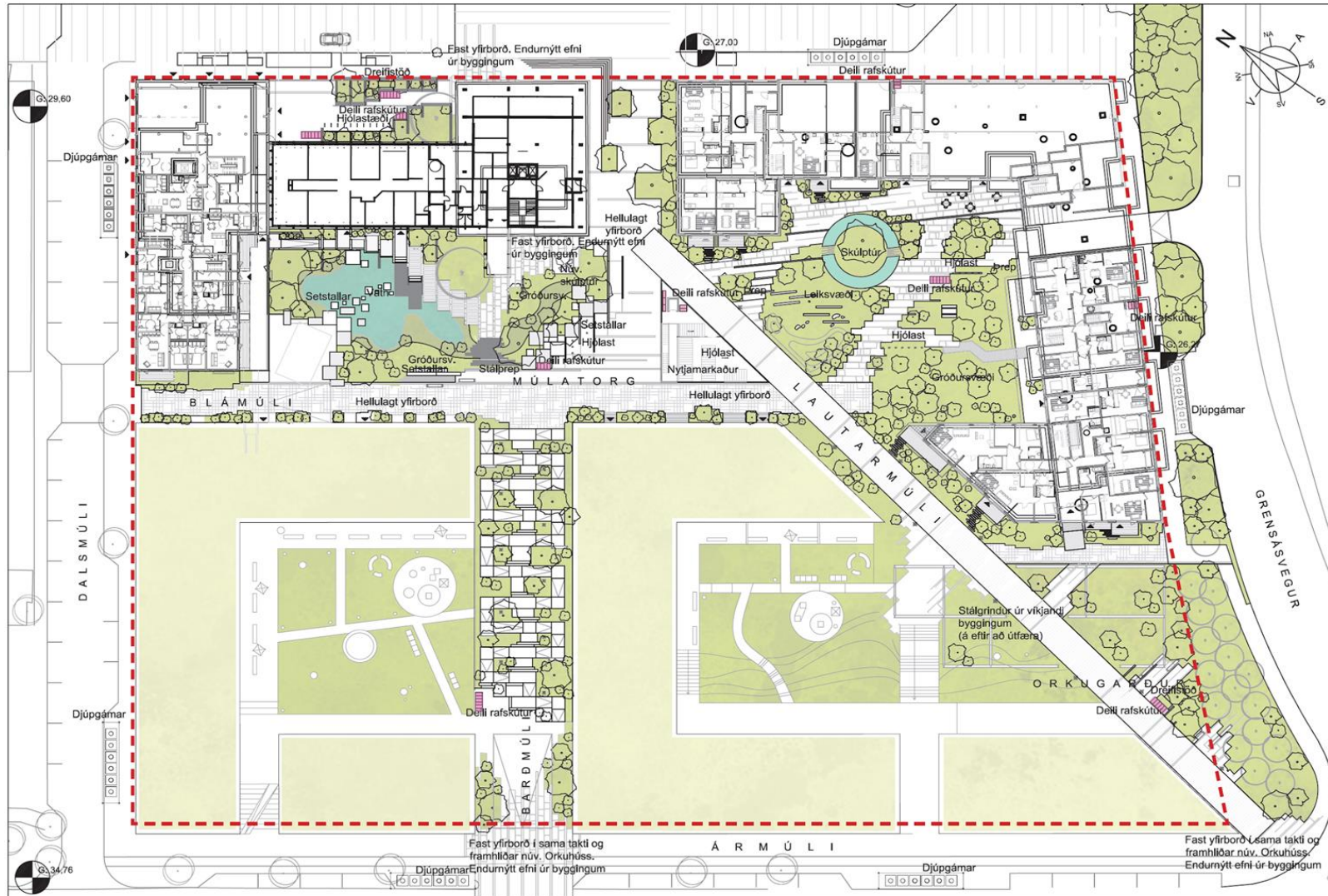


Landnotkun og vistfræði – Land use and ecology

Identifier	Issue name	Step	Have mandatory standards been met?	Credits achieved	Credits available	% of credits achieved	Issue weighting	Issue score	Category score
Land use and ecology									
LE 01	Ecology strategy	Step 1	Yes	0	1	0,0	3,1	0,0	3,8
LE 02	Land use	Step 1	Yes	1	3	33,3	2,1	0,7	
LE 03	Water pollution	Step 2	N/A	3	3	100,0	1,0	1,0	
LE 04	Enhancement of ecological value	Step 2	N/A	0	3	0,0	3,1	0,0	
LE 05	Landscape	Step 2	N/A	5	5	100,0	2,1	2,1	
LE 06	Rainwater harvesting	Step 3	N/A	0	3	0,0	1,0	0,0	

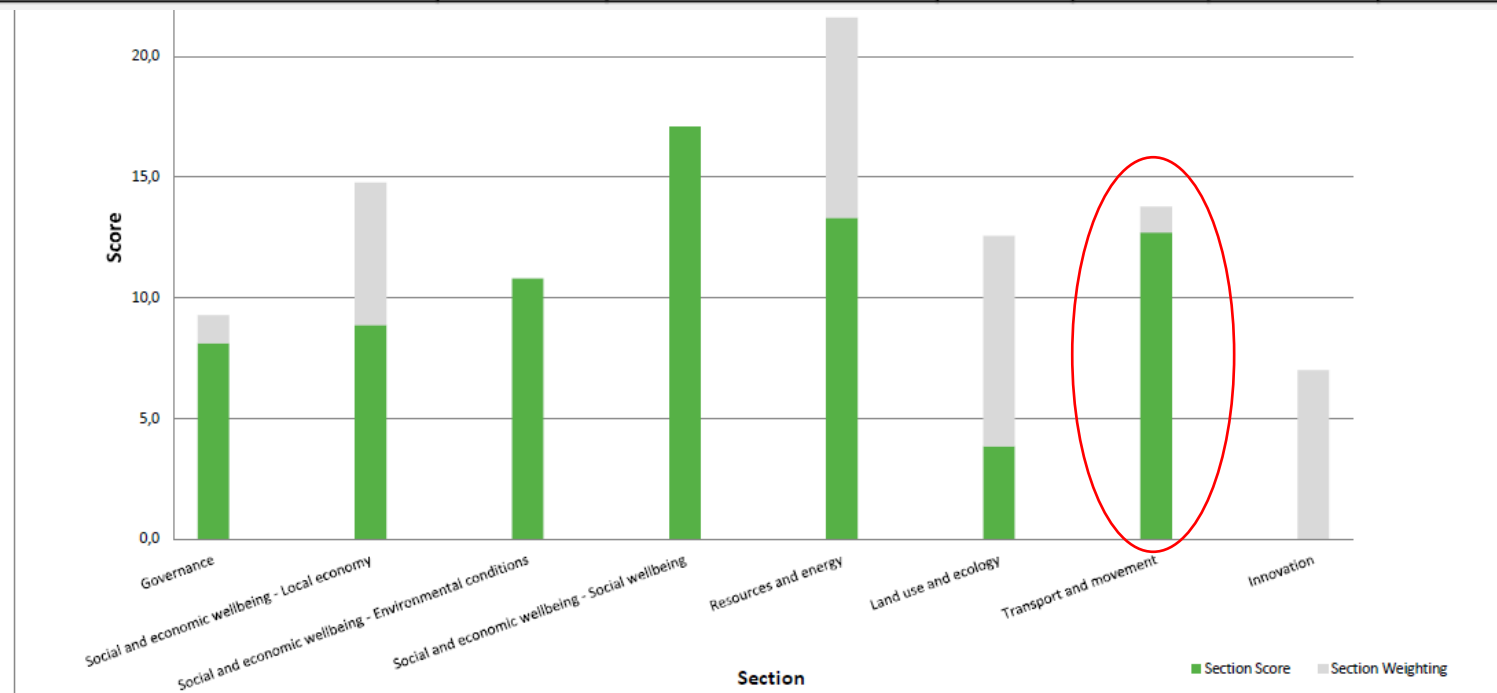


Landslagshönnun



Samgöngur – Transport and movements

Identifier	Issue name	Step	Have mandatory standards been met?	Credits achieved	Credits available	% of credits achieved	Issue weighting	Issue score	Category score
Transport and movement									
TM 01	Transport assessment	Step 1	Yes	2	2	100,0	3,2	3,2	12,7
TM 02	Safe and appealing streets	Step 2	N/A	4	4	100,0	3,2	3,2	
TM 03	Cycling network	Step 2	N/A	1	1	100,0	2,1	2,1	
TM 04	Access to public transport	Step 2	N/A	4	4	100,0	2,1	2,1	
TM 05	Cycling facilities	Step 3	N/A	2	2	100,0	1,1	1,1	
TM 06	Public transport facilities	Step 3	N/A	1	2	50,0	2,1	1,1	





Orkureiturinn - helstu upplýsingar og núverandi framgangur verkefnisins

Lykiltölur



Fjöldi íbúða
436



Birtir fermetrar
44.000 m²



Atvinnurými
1.687 m²



Fjöldi bílastæða
348 neðanjarðar



Fjöldi hjólastæða
872 yfirbyggð

Verkefnið

- Reiturinn er á frábærum stað í grennd við miðbæ Reykjavíkur við Laugardal og Skeifuna
- SAFÍR teymið samanstendur af reynslumiklu fólki sem hefur komið að fjölda verkefna í uppbyggingu íbúða, Arkþing Nordic eru hönnuðir.

Tímalína

- Uppsteypa er langt komin á fyrsta hluta verkefnisins
- Fyrstu íbúðir afhentar haustið 2024
- Áætlað er að fyrstu íbúðir komi í sölu vorið 2024
- Framleiddar verða rúmlega 100 íbúðir á ári í 4 ár

Framkvæmdatímabil

A: Q1 2023- Q3 2024

B: Q3 2024- Q2 2026

C: Q3 2025- Q4 2027

D: Q3 2023- Q3 2025





Takk fyrir

**BREEAM Communities
Final Assessment (Steps 2 and 3)**

The assessment of:

Orkureitur
Suðurlandsbraut 34 / Ármúli 31
108 Reykjavík
Iceland



has been carried out according to Technical Manual:

BREEAM Communities 2012

and based on the Assessment Report produced by:

Mannvit hf.

has achieved a score of 74.8%

Excellent



Certificate Number: BREEAM-0096-4932

Issue: 01

BRE Global Ltd is accredited by UKAS. The assessment process is certified by BRE Global Limited in accordance with the requirements of Scheme Document SD123

2 May 2023

Date of issue

C. Butler

Signed for BRE Global Ltd, Catherine Butler

Olof Kristjansdottir

OK07

Licensed Assessor

Assessor number

Reitur hf.

Client for the Assessment

Alark

Architect

Reitur hf.

Developer

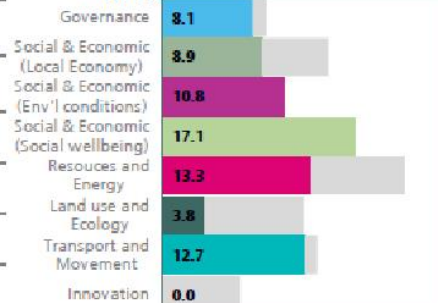
VSÓ Consulting

Project Manager

Landslag

Landscape Architects

Category



Weighted Category Score ■ Maximum weighted score available



This certificate is issued to this named Assessor Organisation named above based on their application of the assessment process in accordance with Scheme Document SD123.

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