

**PARP conference 19.10.2023**

**Bygg Reis Deg 2023 in Lillestrom**

Iceland  
Liechtenstein  
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Norway  
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# SEQUOIA

## SMART URBAN DEVELOPMENT



# SEQUOIA: A YOUNG AND AMBITIOUS TEAM WITH DIVERSE EXPERTISE...

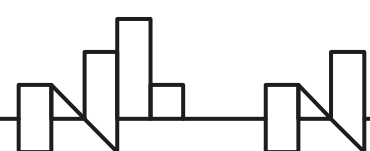
- Founded in 2020
- Nine employees with diverse backgrounds
- Primary focus: redevelopment of existing buildings and environmentally friendly development
- Approximately 33,400 sqm under development, some 300 housing units
- Estimated sales values of NOK 3 billion



**309**  
Planned units

**33.400**  
Sqm under development

**NOK 3 billion**  
Estimated sales value



# THE ANSWER: BYGDØY ALLÉ 2. THE POINT: WE DEMOLISH TOO MUCH!

15.598\*

Buildings demolished each year,  
average since 2012

2.000.000+?\*

Square meters demolished each  
year (resi+commercial)

~850.000

Tons of waste each year from  
demolition, average 2019-2021

\* 22.000 buildings according to Grønn Byggallianse

\*\* Assumptions: ca 2.500 dwellings per year, assumed average size of 200 sqm per unit + ca 500 malls, office-, school/university-, and health related buildings, average size assumed 3.000 sqm

Source: Statistics Norway (SSB), Sequoia Analysis



# SO, WHY SHOULD WE PRESERVE AND TRANSFORM?

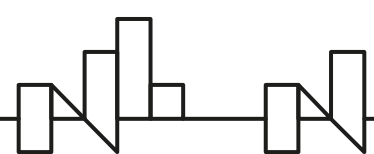
## Norway is far from achieving the goals set in the Paris Agreement:

- Emissions to be reduced by 2030 (compared to the 1990 levels): 50%
- Status 2023: 5% reduction
- Approximately 50-60% of greenhouse gas emissions from buildings occur during the construction phase
- New buildings are more energy efficient, but the break-even point in terms of environmental impact might not be achieved until after 80 years
- If existing buildings are upgraded significantly in terms of energy efficiency, the break-even point could extend to as much as 125 years



**The most sustainable buildings already exist - SINTEF**

Source: Norwegian Environment Agency, Sintef, SSB, Grønn Byggallianse



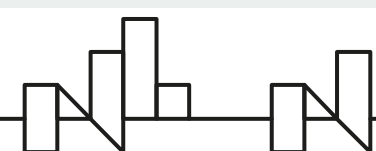
# LOFT CONVERSIONS IS A GREAT EXAMPLE OF ECO-FRIENDLY AND SMART URBAN DEVELOPMENT

- All infrastructure already in place
- Close to public transportation (inside ring 2, Oslo), does not car usage
- New loft apartments provide better insulation and lower energy consumption in the building
- Significant improvement in fire safety throughout the building
- Sale proceeds provide capital for maintenance and extends the building's lifespan

SEQUOIA project in Niels Juels gate 41 in Frogner, Oslo. Four loft apartments ranging from 40 to 85 m<sup>2</sup> BRA, completed 2022

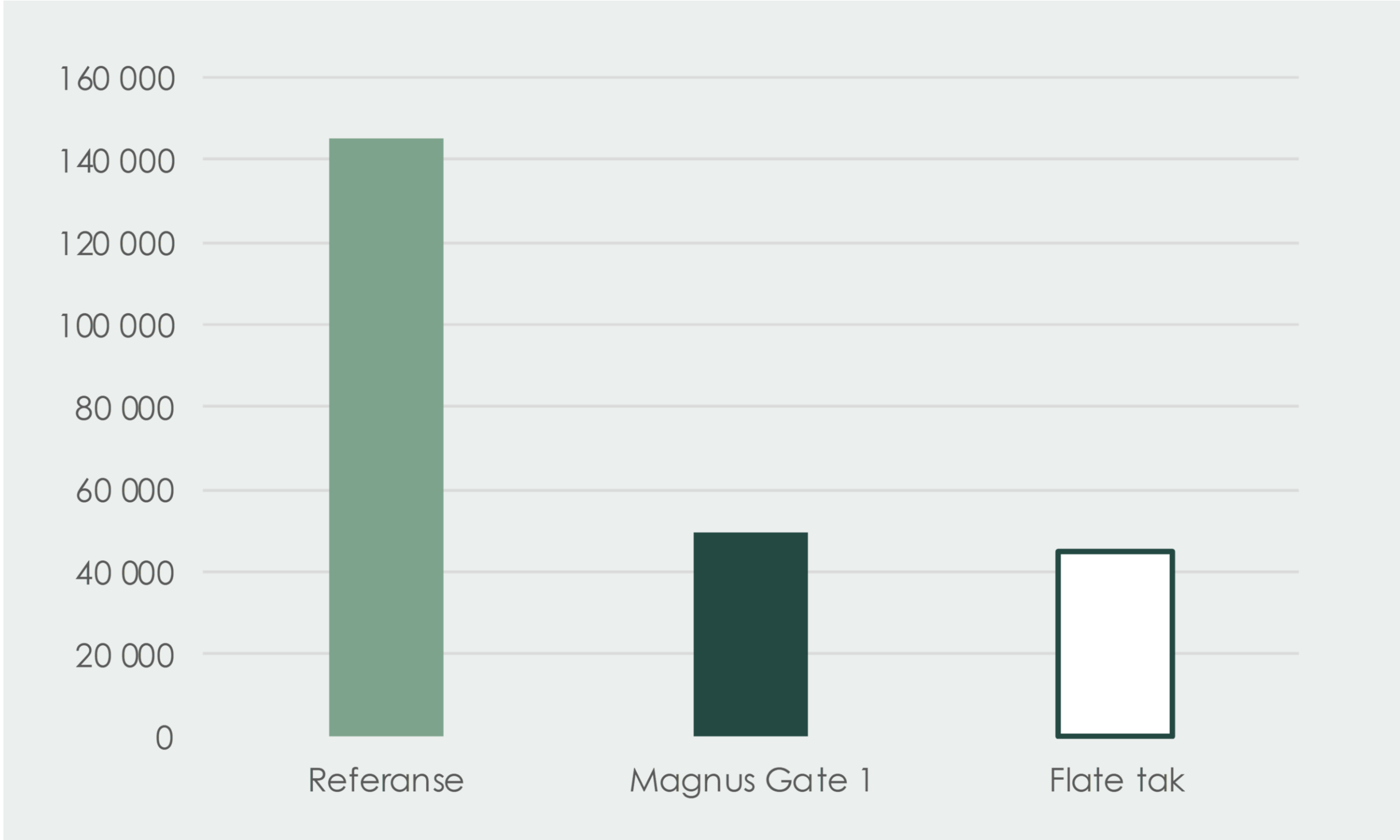


SEQUOIA



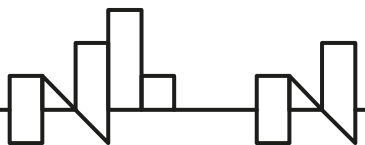
# The greenhouse gas accounting is excellent: 66% lower emissions compared to new construction! Target: 75%

Greenhouse gas emissions, tons of CO2-equivalents



- Rambøll greenhouse gas accounting: low CO2 emissions due to no need for foundation and structural work
- Future projects: 75% reduction?
- Replacing steel with wood in floor constructions, beams, and inner walls. Using sylodyn blocks and gypsum instead of concrete for sound insulation
- More reusable materials from for example Resirqel

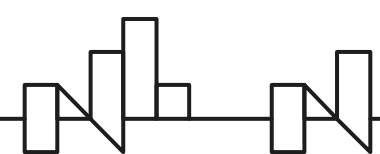
Source: Rambøll/Sequoia



**WE HAVE BEEN THE LEADING LOFT  
DEVELOPER IN OSLO THE LAST 5 YEARS**

# REDEVELOPMENT OF EXISTING BUILDINGS IS COMPLEX – GOOD ADVISORS IS CRUCIAL!

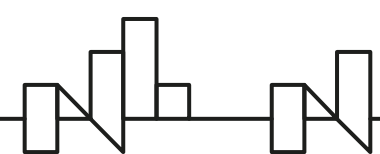
- Regulation and conservation is not straight forward
- TEK17 + 130-year-old buildings
- Floor structures must be carefully designed for statics and acoustics
- Many obstacles to consider - columns, beams, chimneys, soil pipes, ventilation, etc.
- Unforeseen challenges during construction – never according to plan
- Experienced architects, advisors, entrepreneurs and project leaders is very important





AT VESTBYTORGET, WE ARE TRYING TO PRESERVE A 4,000 SQM OFFICE BUILDING FROM 1987 RATHER THAN DEMOLITION.

RATHER: ONFILL+INFILL



**AT DÆLENENGA IN OSLO, WE ARE TRYING TO  
REVITALIZE A BEAUTIFUL 1863 BUILDING, AS  
WELL AS INFILL PROJECTS**



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# THANK YOU!

# SEQUOIA

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