

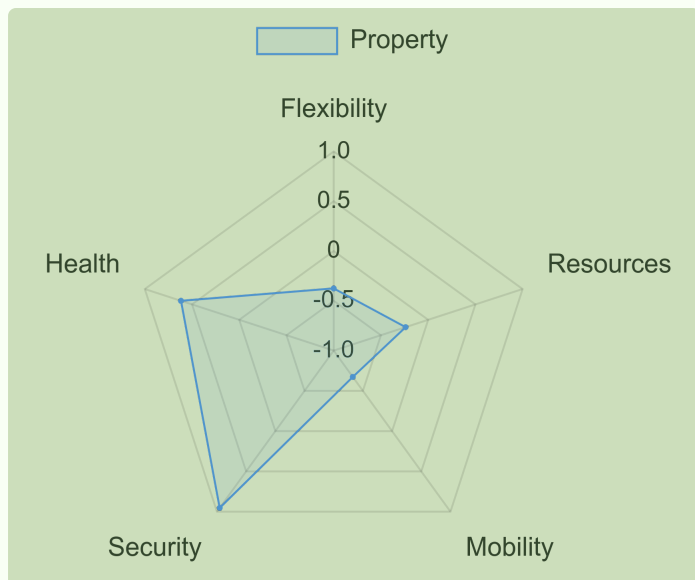


Property Report

Beispiel 5

3048 Köniz, Viktoriastrasse 42

# ImmoRisk Property Rating



	Property
Total	-0.1
Flexibility and Versatility	-0.38
Resources	-0.24
Mobility	-0.67
Security	0.95
Health	0.62

## Property Information

### Flexibility

Is it possible to change the room layout?	No
Is it possible to change the room layout (Office)?	No
Storey height	240
Storey height (Office)	240
Access to installation shafts	No
Space reserves for installations available	In technical room
Elevator available?	No
Accessible with walking aids/wheelchair?	No
Accessible with walking aids/wheelchair (Office/Retail)?	Yes
Doors wider than 80 cm (SIA 900)	Easily achievable
Corridor width	120
Corridor width (Office)	120
Proportion of apartments with wheelchair-accessible bathrooms	0 percent
Proportion of offices/retail with wheelchair-accessible bathrooms	0 percent
Kitchen has free space of 1.70 m x 1.40 m	With structural effort
Parking space for strollers/walking aids	Yes
Shared outdoor space available?	yes

## Resources

Heating energy demand [MJ/m <sup>2</sup> *a]	GEAK B
Cooling requirement of the property	reducible, with structural effort
Renewable energy for heat generation	0% - 24% renewable energy
Renewable energy in power consumption	0% - 24% renewable energy
Water consumption reduction	Toilet with stop button
Delayed rainwater drainage via	
Rainwater use	none
Rainwater use (Office)	none

## Mobility

Public transport quality class	D or none
Bicycle parking spaces per apartment over 70 m <sup>2</sup> / under 70 m <sup>2</sup>	2 / 1
Bicycle parking spaces per 100 m <sup>2</sup> (Office)	1
Distance to local center with post office	1600
Distance to shopping	200
Distance to shopping (Office)	500
Distance to recreational areas	500
Distance to recreational areas (Retail, Office)	500
Prime location	no

## Safety

Natural hazards: in red or blue hazard zone (+20% radius)	no
Flood risk	none
Earthquake risk	none
Adequate lighting in unclear areas	adjustable
Fire protection	Building constructed after 1985

# Health

Comfort ventilation available	no
Comfort ventilation available (Office)	retrofit possible
External noise	quiet
External noise (Office)	moderate
Airborne noise	Built before 1988, renovated
Airborne noise (Office)	Built before 1988, renovated
Impact noise	Built before 1988, not renovated
Impact noise (Office)	Built before 1988, renovated
Noise from technical installations	Built before 1988, not renovated
Noise from technical installations (Office)	Built before 1988, renovated
No artificial lighting needed during the day	yes
No artificial lighting needed during the day (Office)	yes
Mobile phone radiation power within 300m	high
Distances to electrical infrastructure maintained?	yes
Radon risk	medium
Building materials	other
(Suspected) contamination	no