

Lighthouse, Moscow

莫斯科灯塔楼项目



ABOUT THE BUILDING

Lighthouse is a 14-storey office building located in one of Moscow's main business districts. Its construction was completed in early 2012 and by now the building is fully leased out to large international and Russian companies. Among the tenants of the building are McDonalds, Fitch Ratings, Cordiant, KIA Motors, Knight Frank, Hugo Boss, Continental, O1 Properties and O1 Group. The building has 27,499m² net rentable area and ample parking for over 350 vehicles. It is located directly on the Garden Ring – the main Moscow transportation artery.

Lighthouse was constructed in accordance with state-of-the-industry standards and features ultramodern facades and fittings, contemporary lobby design, breathtaking panoramic views and ample parking facilities. It offers one of the best quality options in the area allowing tenants to enjoy comfortable facilities, rich infrastructure and superb transport accessibility.

WHY BREEAM IN-USE?

As one of the largest owners of office real estate in Moscow, O1 Properties considers the reduction of the harmful impact of the urban environment as one of the company's priorities. O1 was one of the first in Russia to start implementing the environmental standards in its office centres and certification of buildings under BREEAM became an important step in this direction. Out of a total of 8 Moscow office buildings certified under BREEAM, half belong to O1.

ALEXANDER OSTROVSKY, CEO O1 PROPERTIES, SAYS:

"BREEAM In-Use is a balanced approach to the sustainability assessment of a building, which allows us to understand the strengths and weaknesses of each particular project and develop the best plan for its improvement"

KSENIA AGAPOVA, ASSOCIATE DIRECTOR, SUSTAINABILITY MANAGER, JLL SAYS:

"BREEAM In-Use is certification that provides a strong competitive advantage, as well as a positive signal to the market about the quality of a building's management system"



KEY FACTS

BREEAM In-Use Scheme

Score

Part 1 (Asset Performance): 57.13%

Part 2 (Building Management): 56.55%

Rating: Very Good

Star Rating: 4 stars

关于该建筑

Lighthouse是一栋14层的办公楼，位于莫斯科一个主要的商务区。建成于2012年初，现今该大楼已全面出租给大型的国际公司和俄罗斯本土公司。这些租户包括McDonalds、Fitch Ratings、Cordiant、KIA Motors、Knight Frank、Hugo Boss、Continental、O1 Properties 和 O1 Group。该大楼净租赁面积为27,499m²，设有350多个停车位。该建筑位于莫斯科的交通大动脉——花园环城公路上。

Lighthouse根据行业领先标准建造，体现在其超现代的外立面和装修、现代的大厅设计、惊人的全景景观和宽敞的停车设施。作为该区域最优质的租赁选择之一，租户可以享受到舒适的条件、完备的基础设施和极佳的交通便利性。

为什么选择BREEAM运营评估体系？

作为莫斯科最大的办公楼开发商之一，O1 Properties将降低对城市环境的不利影响视作公司的首要任务之一。O1是首批在俄罗斯办公中心实施环境标准的公司之一，让建筑获得BREEAM标准认证已然成为该举措得以落地的重要步骤。在莫斯科经BREEAM认证的8处办公大楼，一半属O1所有。

O1 PROPERTIES首席执行官ALEXANDER OSTROVSKY说道：

"BREEAM In-Use是对建筑可持续性评估的一种平衡方法，这使我们能够了解每个特定项目的优势和不足，从而制定出改善它的最佳方案。"

JLL助理总监及可以持续发展经理KSENIA AGAPOVA说道：

"BREEAM In-Use是一种可以提供强有力竞争优势的评估方法，同时是市场上建筑管理系统质量的一个积极性标志。"



关键事实

BREEAM运营方案

分数

第1部分（资产性能）：57.13%

第2部分（建筑管理）：56.55%

评级：非常好

星级：4星

THE BREEAM IN-USE ASSESSMENT

The building achieved 88% of all credits in the Transport section of BREEAM In-Use due to good transport accessibility and facilities for alternative modes of transport. Health and Wellbeing also scored highly, resulting in a score of 72% of all credits, confirming the high quality comfort for building users. Other sections, which scored well include land use and biodiversity, reduction of pollution, use of water saving fixtures and selection of materials on the basis of a whole-life approach.



ENVIRONMENTAL FEATURES OF THE BUILDING

- Good transport accessibility and proximity to amenities
- Construction on a former manufacturing site
- Diverse landscape with variety of local species, which requires less water for irrigation and sets a new standard for landscape design in Moscow
- Design and management of the building for the comfort of users
 - including a large community space within the building (atrium), amenities, healthy indoor environment (air quality, daylight access), stunning views out from the building and to the atrium, high health and safety standards (fire safety training, security and alarm systems)
- Management focusing on rational use of resources and protection of environment
- All necessary information about the building is provided in the form of a building user guide. Tenant fit-outs is managed through fit-out standards, which have with increased requirement for environmental performance
- Energy efficient lighting and controls
- Water saving fixtures

FUTURE PLANS

In Autumn 2013 the building achieved a 'Pass' rating under BREEAM International New Construction and the managers of the building and its investors were inspired to continue this success and introduce best-in-class practice for the environmental management of the building. New features and ideas were introduced into the building as a result, including cycle racks, solenoid valves, a waste management strategy, water metering and leak detection. This helped to achieve a higher score under BREEAM In-Use for existing buildings.

Other features, like public notice boards, site biodiversity management, sustainable management policies were introduced during post-construction stage and were intended to further improve building management rating. The team expects continuous reduction of the running cost and increase of the building's market value and premium rental rates. O1 Properties maintains a portfolio of prime assets in Moscow, which all are subject of BREEAM certification. Out of 8 Moscow office buildings that were certified by BREEAM in accordance with ecological effectiveness standards, 4 belong to O1 Properties. New projects developed by O1 Properties are being planned and constructed in accordance with these high standards.

BREEAM运营评估

该建筑因其良好的交通可达性和备选交通设施在BREEAM In-Use评估的交通环节取得了88%的分数。其在健康方面也取得了72%的高分，这是对建筑使用方面高品质舒适度的肯定。取高分数的其它领域还包括土地利用和生物多样性、减少污染、节水装置的使用和对基于全生命周期方法材料的选择

该建筑的环境特征

- 良好的交通可达性且临近康乐设施
- 建造于前工业用地之上
- 丰富本地物种的多样化景观，更少的灌溉用水需求，为莫斯科的景观设定了新标准
- 基于使用者舒适度考虑的建筑设计与管理——包括建筑内部的一个大型社区空间（中庭）、康乐设施、健康的室内环境（空气质量、自然采光）、外部至中庭的美景、健康和安全的标准（消防安全培训、安全和警报系统）
- 管理强调对资源的合理使用和对环境的保护
- 有关该建筑的所有必要信息均以建筑使用指南的形式提供。按装修标准对租户的装修进行管理，标准自带对环境表现的更高要求。
- 高能效的照明和控制
- 节水装置

远景规划

2013年秋天，该建筑取得BREEAM国际新建筑评估体系的合格评级，鼓舞了该建筑管理者及投资人为延续这次成功，将一流的实践经验引入到对该建筑的环境管理中。因此，新特征和概念被引入，包括单车架、电磁阀、废物管理策略、用水计量和泄露检测。这有助于运营建筑在BREEAM In-Use评估中取得更高的分数。

其它特征，如公告板、场地生物多样性管理、可持续运营策略被引入以进一步提升建筑管理评级。该团队期望能够持续降低运营成本而提高建筑市场估值和租金溢价率。O1 Properties的主要资产均在莫斯科，全部经BREEAM认证过。在莫斯科符合生态效率标准并经BREEAM认证的8处办公楼建筑中，4处属O1 Properties所有。O1 Properties正在开发的新物业也是按照这些高标准规划和建造的。

Further details on the BREEAM criteria can be found in the relevant scheme manuals. Copies of the manuals can be downloaded free of charge from www.breeam.com



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