

City of Stockholm's real estate portfolio 斯德哥尔摩市的不动产投资组合



STOCKHOLM CITY APPLIES BREEAM IN-USE TO ITS REAL ESTATE PORTFOLIO

The Real Estate Administration of the City of Stockholm carries out BREEAM In-Use assessments on a large part of its asset portfolio, including 19 buildings assessed in 2014 and 40 assessed in 2015 – a selection of which are briefly described below.

WHY BREEAM IN-USE?

Stockholm City has for many years committed work and resources to different environmental and sustainability issues. This has given rise to a world class city with high ecological values and the ambition is to keep improving its environmental and sustainable aspects. The Stockholm City Council believes that BREEAM In-Use can be a helpful tool in the ongoing efforts to improve environmental values, both indoors and outdoors. For this reason the decision has been made to certify a large part of the Stockholm City asset portfolio, which is managed by the Real Estate Administration of the City.

David Hälleberg, Energy Strategist for the Real Estate Administration of the City of Stockholm says “We believe that BREEAM In-Use assessment is well suited to our unique asset portfolio. Therefore, we regard the certification system as an excellent tool in the ongoing work to constantly improve our buildings and management.”

斯德哥尔摩市对其房地产组合采用了BREEAM In-Use

斯德哥尔摩市的房地产管理局对其大部分资产组合开展了BREEAM In-Use评估，包括2014年评估的19栋建筑和2015年评估的40栋建筑 - 精选部分简述如下。

为什么选择BREEAM In-Use?

斯德哥尔摩市多年来一直致力于解决不同的环境和可持续性问题，通过努力在环境和可持续性方面不断改进，赋予了这个世界级城市高生态价值。斯德哥尔摩市委员会认为BREEAM In-Use有助于持续改进室内外环境质量。为此，议会决定对斯德哥尔摩房地产管理局管理的资产组合中的大部门资产进行认证。

David Hälleberg，斯德哥尔摩房地产管理局的战略家说道：“我们认为BREEAM In-Use非常适合我们独特的资产组合。因此，我们将该认证体系视作一个用于持续改善我们建筑和管理的良好工具”



PROJECT TEAM

- Owner: The Real Estate Administration of the City of Stockholm
- BREEAM In-Use Assessor: Pia Öhrling, Piacon AB
- Consultant: PQR Consult AB

FUTURE PLANS

The Real Estate Administration will take the result of the BREEAM In-Use assessments into account when improving their policies and procedures. Building-specific issues that have been raised during assessments will be included in each building's maintenance and action plan. The Administration expects the BREEAM In-Use assessment to give long-term benefits in respect of the environmental impacts of its buildings and the conditions of its tenants. The client also strives for synergetic effects by providing an example for other property owners in Stockholm City.

项目团队

- 业主：斯德哥尔摩房地产管理局
- BREEAM In-Use评估人：Pia Öhrling, Piacon AB
- 顾问：PQR Consult AB

远景规划

该房地产管理局将把BREEAM In-Use评估的结论用于改进其政策和规程。评估期间提出的特定建筑问题将会被纳入每次建筑的维护和行动计划中。该管理局期望BREEAM In-Use评估能够在建筑的环境影响和租户使用条件方面带来长期效益。该客户还会通过向斯德哥尔摩市的其它房地产所有人提供示范来寻求协同效应。

EXAMPLES OF STOCKHOLM CITY'S BREEAM IN-USE ASSESSED BUILDINGS

斯德哥尔摩市按BREEAM In-Use评估的建筑案例



VÅGSKVALPET 2 & 3

Vågskvalpet 2 & 3 was built in 2006 and comprises a sports hall and a gym which has a combined area of approximately 9,500 sq m. The building is owned by the City of Stockholm and occupied by tenants Hammarby innebandy, Årsta AIK, Idrottsförvaltningen and Actic who manage the gym.

The BREEAM In-Use assessment

- Part 1 (Asset Performance) Score: 47%, Rating: Good, Star rating: 3 stars
- Part 2 (Building Management) Score: 26%, Rating: Pass, Star Rating: 2 stars
- Transport: The building is situated in an area that has good public transport infrastructure. Conditions for cyclists are good and there are also restaurants, cash machines and post boxes in close proximity.
- Pollution: The activity in the building does not require grease or light liquid separators and there are no processes that generate nitrogen oxide as a result of combustion of fossil fuels.
- Water: Consumption of water is metered and documented. There is a proactive maintenance policy for water systems.

VÅGSKVALPET 2 & 3

Vågskvalpet 2 & 3 建于2006年，其包括一个体育馆和一个健身房，总面积约9,500 m²。该建筑为斯德哥尔摩市所有，并由租户 Hammarby innebandy、Årsta AIK、Idrottsförvaltningen 和 Actic 使用，并由 Actic 管理健身房。

BREEAM In-Use 评估

- 第1部分（资产性能），分数：47%，评级：良好，星级：3 星级
- 第2部分（建筑管理），分数：26%，评级：合格，星级：2 星级
- 交通：该建筑所处区域配套有良好的公共交通基础设施。骑行条件良好，还邻近餐馆、取款机和邮筒。
- 污染：发生在建筑内的活动不需要使用油脂分离器，且建筑不存在因燃烧矿物燃料而产生氮氧化物的过程。
- 水：水的消耗是有计量和记录的。水系统的维护采用前瞻性政策。

BERIDAREBANAN 10, HÖTORGSHALLEN/FILMSTADEN

Beridarebanan 10 was built in 1958 and expanded in 1994. The 15 000m² building is divided into two parts, one of which is a cinema occupied by SF Bio AB and the other a market hall occupied by a number of restaurants, deli counters and small shops. The building also contains a few mid-sized clothing and furniture stores. Beridarebanan 10 is located on Hötorget Square where there has been commerce for centuries. Today's visitors can experience food cultures from all around the world inside the market hall, along with a farmers' market outside on the square. The building has recently been subject to extensive renovations which involved new AHUs, revolving doors and optimization of the heating and cooling systems. These measures led to a reduction in total energy consumption of more than 25 % between the years 2009 and 2012.

The BREEAM In-Use assessment

- Part 1 (Asset Performance): Score: 42%, Rating: Good, Star rating: 3 stars
- Part 2 (Building Management) Score: 28%, Rating: Pass, Star Rating: 2 stars
- Transport: The building is located in the centre of Stockholm city where the public transportation infrastructure is good. There are several restaurants within the building and there are both cash machines and post boxes in close proximity.
- Materials: A condition survey has been carried out by an independent third party and the maintenance policy is both proactive and reactive. The building is equipped with a sprinkler system as a way to minimize risks associated with fire.

BERIDAREBANAN 10, HÖTORGSHALLEN/FILMSTADEN

Beridarebanan 10建于1958年并于1994年进行了扩建。该15,000 m²的建筑被分为两部分，其中一部分是电影院，由SF Bio AB使用，另一部分为商业，被大量餐馆、熟食店和小型商店使用。该建筑还包含了一些中型服装和家具门店。Beridarebanan 10位于Hötorget广场，该广场几个世纪以来一直都有商业活动。如今，游客可以在该市场和位于广场外的一个农贸市场内体验来自世界各地的美食文化。该建筑近来经过了大规模的翻修，包括新的空气处理机组，旋转门和供热制冷系统的优化。2009至2012年间，通过这些措施降低能源消耗总量25%以上

BREEAM In-Use评估

- 第1部分（资产性能）：分数：42%，评级：良好，星级：3星级
- 第2部分（建筑管理）：分数：28%，评级：合格，星级：2星级
- 交通：该建筑位于斯德哥尔摩市中心，该处公共交通基础设施良好。该建筑内有多家餐馆，且临近提款机和邮筒。
- 材料：一个独立第三方机构开展了现场调查，该建筑的维护政策既具前瞻性又具应变性。该建筑配有喷淋系统以降低火灾相关风险。





HUS 25, JOHANNESHOV 1:1

Hus 25 in Johanneshov was built in 1912 and is approximately 1,521 sq m. The building is owned by Stockholm City and operated by the bakery Gateau AB. The larger part of the building is used for manufacturing, while a smaller part on the second floor is used as office space for those managing the bakery. Hus 25 is a part of Stockholm's old slaughterhouse area and was originally used for slaughtering cattle. Since then it has changed use several times acquiring a number of interesting architectural and historical feature in the process, many of which have been successfully preserved.

The BREEAM In-Use assessment

- Part 1 (Asset Performance) Score: 42%, Rating: Good, Star rating: 3 stars
- Part 2 (Building Management) Score: 46%, Rating: Good, Star Rating: 3 stars
- Transport: The building is situated close to the Stockholm Globe and Tele2 Arena that has good public transport infrastructure. There are also restaurants, cash machines and post boxes in close proximity.
- Waste: Dedicated recycling of multiple waste streams such as metal, glass, lamps, electrics and batteries.

HUS 25, 约翰内斯豪夫1:1

位于约翰内斯豪夫的Hus 25建于1912年，占地面积约1,521 m²。该建筑为斯德哥尔摩市所有并由bakery Gateau AB运营。该建筑大部分区域被用于生产制造，只有位于第二层的小部分区域被用作那些烘焙管理人的办公室。Hus 25所处地块是斯德哥尔摩市原屠宰场区域的一部分，原用作宰牛场。自此，该地块的用途变更过几次，这个过程中该建筑获得了许多有趣的建筑和历史特征。其中许多都得以成功保存。

BREEAM In-Use评估

- 第1部分（资产性能）分数：42%，评级：良好，星级：3星级
- 第2部分（建筑管理），分数：46%，评级：良好，星级：3星级
- 交通：该建筑临近斯德哥尔摩球形体育馆和Tele2竞技场，该位置享有良好的公共交通基础设施。附近还有餐馆、提款机和邮筒。
- 废弃物：专用分类回收系统，如金属、玻璃、灯泡、电气材料和电池。

HUS 344, ULVSUNDA 1:1

Hus 344 in Ulvsunda was built in 1946 and is approximately 1160sqm. The building is owned by Stockholm city and occupied by the tenants BAMAB, M.Maskin and Slottsbacken Holding AB. The facilities are primarily used as offices, but one part of the building is used for storage and there is also a small car repair shop.

The BREEAM In-Use assessment

- Part 1 (Asset Performance) Score: 36%, Rating: Pass, Star rating: 2 stars
- Part 2 (Building Management) Score: 46%, Rating: Good, Star Rating: 3 stars
- Pollution: There are no processes in the building that require larger amounts of refrigerants or that generate nitrogen oxide as a result of combustion of fossil fuels. The building is in a zero flood risk area.
- Energy: Data on energy consumption is metered and documented. The building is connected to Fortums district heating network which is low in carbon intensity.

HUS 344, ULVSUNDA 1:1

位于ULVSUNDA的Hus 344建于1946年，占地约1,160 m²。该建筑为斯德哥尔摩市所有，并由租户BAMAB、M.Maskin 和 Slottsbacken使用。该设施主要用于办公，但该建筑的一部分被用作仓库，该建筑还有一家小型汽车修理厂。

BREEAM In-Use评估

- 第1部分（资产性能），分数：36%，评级：合格，星级：2星级
- 第2部分（建筑管理），分数：46%，评级：良好，星级：3星级
- 污染：该建筑没有需要大量制冷剂或因燃烧矿物燃料而产生氧化氮的工艺流程。该建筑所在区域无洪水风险。
- 能源：能源消耗均计量和数据记录。该建筑采用Fortums 区域低碳排放的热力管网供热。



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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