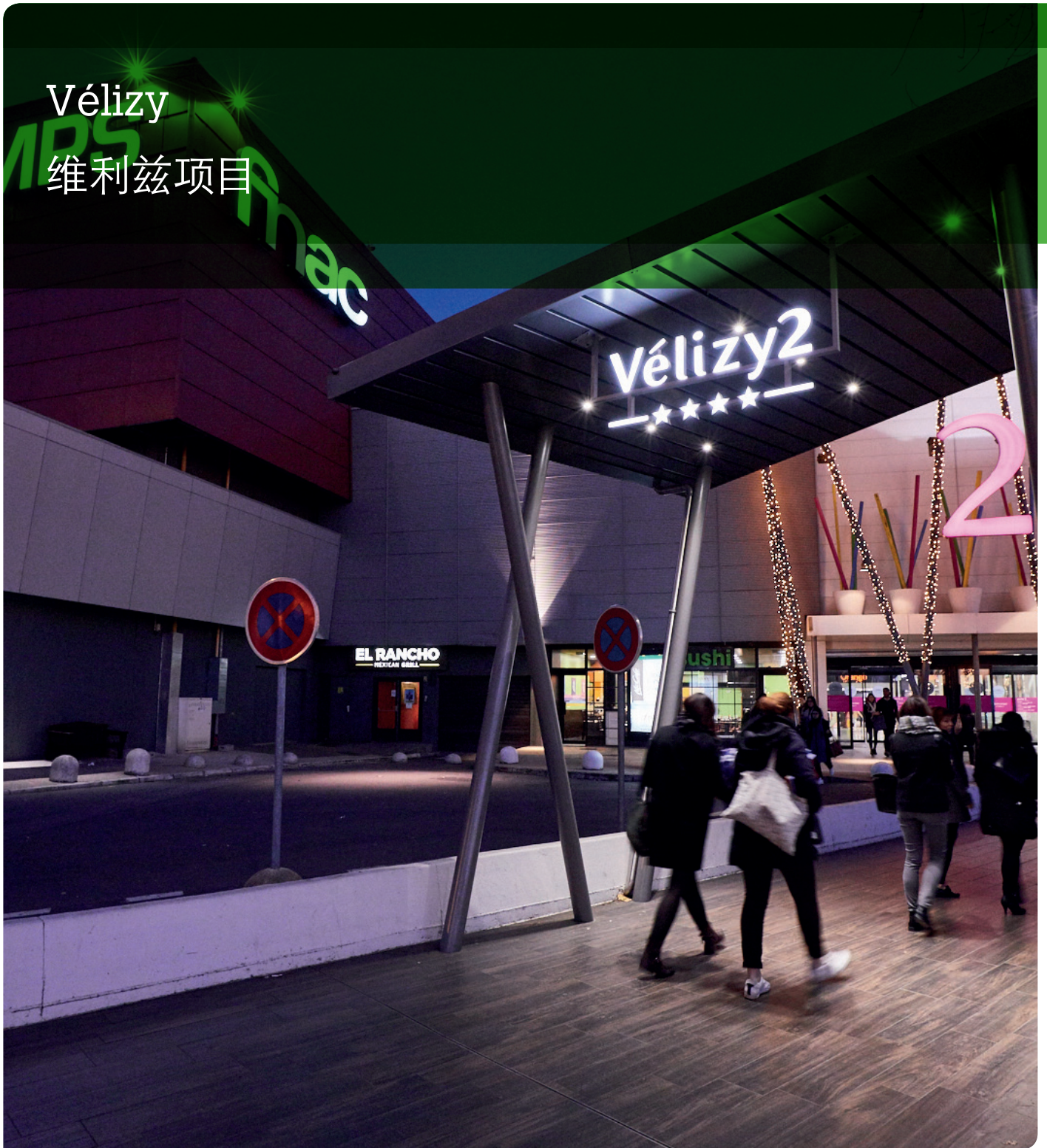


Vélizy

维利兹项目



A continuous investment in sustainability reaps rewards

At 98,000m² Vélizy 2 was the largest commercial centre in Europe when it was opened in 1972.

The large and prestigious commercial centre attracted big retailers which included the very first C&A in France. The commitment to quality and excellence has remained over the years, for example with Canal + choosing Vélizy 2 as the location for their first “Store Canal” in 2011.

The current main owner Unibail-Rodamco, the leading listed real estate company in Europe, acquired the building in 1994 and supported an ambitious team with several renovation projects. The centre also benefits from a new tramway that now connects Vélizy with the centre of Paris and attracts 14.9 million annual visitors for the 180 shops and cinema. The centre continuously invests in sustainability and benchmarks this with a BREEAM In-Use certificate for Part 1 (Asset) and Part 2 (Building Management). The current certificate is a renewal of the assessment undertaken in 2012, originally with a score of 62% for Part 1 (Asset) and 56% Part 2 (Building Management). The certification also fits within a global sustainability policy of Unibail-Rodamco. One of the main targets for the standing managed portfolio for 2016 was to obtain BREEAM In-Use certification for at least 80% of the managed retail portfolio with a minimum of ‘Excellent’ Part 1 (Asset) and ‘Outstanding’ for Part 2 (Building Management).

Vélizy 2 is shortlisted in the BREEAM Awards 2017.

Green Strategy

Energy and Health & Wellbeing: The common area received an entirely newly designed roof in 2007. The new roof is elevated compared to the previous design to allow natural light to the entire building. In the summer the shape of the roof allows natural air to enter the building. This lowers the overall operation cost of the building but also improves the interior environment quality for visitors, tenants and employees. The shops themselves still have partly mechanical ventilation to guarantee the necessary air quality.

Management: Since 2010 works were planned to expand the surface of the commercial centre with 50%. The works have not yet been fully completed. The construction site for the expansion and the renovation sites for existing shops showcased during the assessment that the management policies are in place and are used. The construction sites are clearly separated from the visitor area and have a barrier to protect the building in-use from noise, dust and danger.

Water: In 2016 the water consumption decreased dramatically with a 12.8% reduction corresponding to 8047 m³ saved. This reduction was obtained by the renovation of the restrooms, where high standard water saving equipment was installed.

Energy: Less frequently visited areas have sensors installed to make the lighting only work when necessary. After closing time the entire centre has a strict timing to turn off all the unnecessary lighting during closing time.

Energy intensity: Vélizy 2 improved its energy intensity and achieved a significant reduction of -7.5% between 2012 and 2016 (in kWh/visit) due to a proactive management and a set of specific initiatives as required by the Group’s specific EMS called ‘Sustainable Management Attitude’ designed for the standing portfolio.

Energy purchased: In 2015, 51% of the site electricity purchased (managed by the landlord) was renewable.

对可持续的持续投资将收获回报

面积为98,000m²的Vélizy 2在1972年开业时，是当时欧洲最大的商业中心。

这个极负盛名的大型商业中心吸引了许多大型的零售商入驻，包括首次入驻法国的C&A。多年来一直坚守品质和卓越，例如，Canal+集团2011年将Vélizy 2选作其首家“运河商店”。

其目前主要业主尤尼百-洛当科集团，一家领先的欧洲上市房地产公司，1994年收购了该建筑并给一个有抱负的团队提供了若干个创新项目。受益于一条新的电车轨道，Vélizy与巴黎中心相连接，每年为商场的180家店铺和电影院吸引1,490万的访客。该中心在可持续性方面以BREEAM IN-USE认证（第1部分（资产）和第2部分（建筑管理））为基准进行持续性投入。此次认证是对2012年得分62%的第1部分（资产）和得分56%的第2部分（建筑管理）评估的更新。该认证在尤尼百-洛当科集团的全球可持续性政策中仍然适用。该集团为其常设管理的资产组合在2016年设定的主要目标之一，就是是资产中至少80%的物业获得BREEAM IN-USE第1部分（资产）的“优异”评级，以及第2部分（建筑管理）“杰出”评级。

Vélizy 2入围2017年度BREEAM大奖

绿色策略

能源、健康和舒适: 2007年为公共区域设计了一个全新的屋顶。新的屋顶较先前设计更高，可将更多自然光引入整座建筑之内。夏季，屋顶形状使得自然风进入到建筑里面，整体运营成本得以降低的同时，还为访客、租户和员工改善了室内环境质量。店铺本身还部分保留着机械通风以确保必要的空气质量。

管理: 自2010年，商场就在筹备将商业面积扩大50%，扩建工作还未彻底完成。扩建的施工现场以及对现有店铺的改造现场，均说明在评估中管理政策是得到恰当落实的。

施工现场和访客区被明确分离开来，并设有屏障以保护还在运营中的建筑不受噪音、粉尘和危险的影响。

水: 2016年，用水量大幅减少12.8%，相应节水量达到8047 m³。用水量的减少归功于卫生间在改造过程中安装了高标准的节水设备。

能源: 在客流少的区域安装感应器以使得照明装置仅在需要时运行。打烊后，整个中心有严格的照明时间安排，在打烊期间关闭所有不必要的照明。

能源强度: Vélizy 2改善了其能源（消耗）强度，并在2012至2016年期间实现了-7.5%的显著降低（千瓦时/次）。这要归功于其采用的前瞻性管理和集团为现有常设投资组合特别设计的名为“可持续管理意见”的“环境管理体系”（EMS）所要求的一系列具体措施。

外购能源: 2015年，商场外购（由业主管理）的电力有51%是可再生的。

废弃物: 2016年，废物收集达1,423吨，管理的废物中有64.24%实现了价值回收（63.39%被回收，0.85%通过焚烧回收能量）。租户和访客产生的废弃物被完全分类以便在回收时实现材料的最大回收价值。

管理: 所有新租户需要签订一份绿色租赁协议，确保可持续性管理在所有层面得到实施。

Waste: In 2016, 1423 tonnes of waste was collected, 64.24% of the waste managed was valued (63.39% recycled and 0.85% valued via incineration with energy recovery). Waste from tenants and visitors is thoroughly sorted in order to obtain the highest possible value in recuperation of these materials.

Management: All new tenants need to sign a green lease that safeguards the implementation of sustainability on all levels.

Transport: During 2015 the cyclist facilities have been expanded with additional bicycle racks at several entrances.

Transport: A direct tramway between the shopping centre and Paris has been created, guaranteeing a frequent connection with the city by public transport. The shopping centre provides 3 electrical charging points for electrical vehicles.

交通：2015年间，扩建了自行车骑行设施，在多个入口增加了单车停放架。

交通：建成了购物中心和巴黎之间的直达电车轨道，确保通过公共交通与城市紧密联系。购物中心提供3个电动车充电桩。



Key Facts

- BREEAM rating: Part 1 (Asset) Excellent 73.4 %, Part 2 (Building Management) Outstanding 85.2 %
- Size: 120,763.00 m²
- Visitors: 14.9 million visitors
- BREEAM version: BREEAM In-Use International 2015

Project Team

- Client: Unibail-Rodamco (main owner and manager)
- BREEAM Assessor: Bopro

主要事实

- BREEAM评级：第1部分（资产）优异 73.4%；第2部分（建筑管理）杰出 85.2%
- 规模：120,763.00 m²
- 访客：1,490万人
- BREEAM版本：BREEAM IN-USE国际体系2015

项目团队

- 客户：尤尼百-洛当科集团（主要业主和管理人）
- BREEAM评审员：Bopro

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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