



# Presentation

Wihlborgs Fastigheter AB - a sustainable property company in a sustainable region

7 April 2011

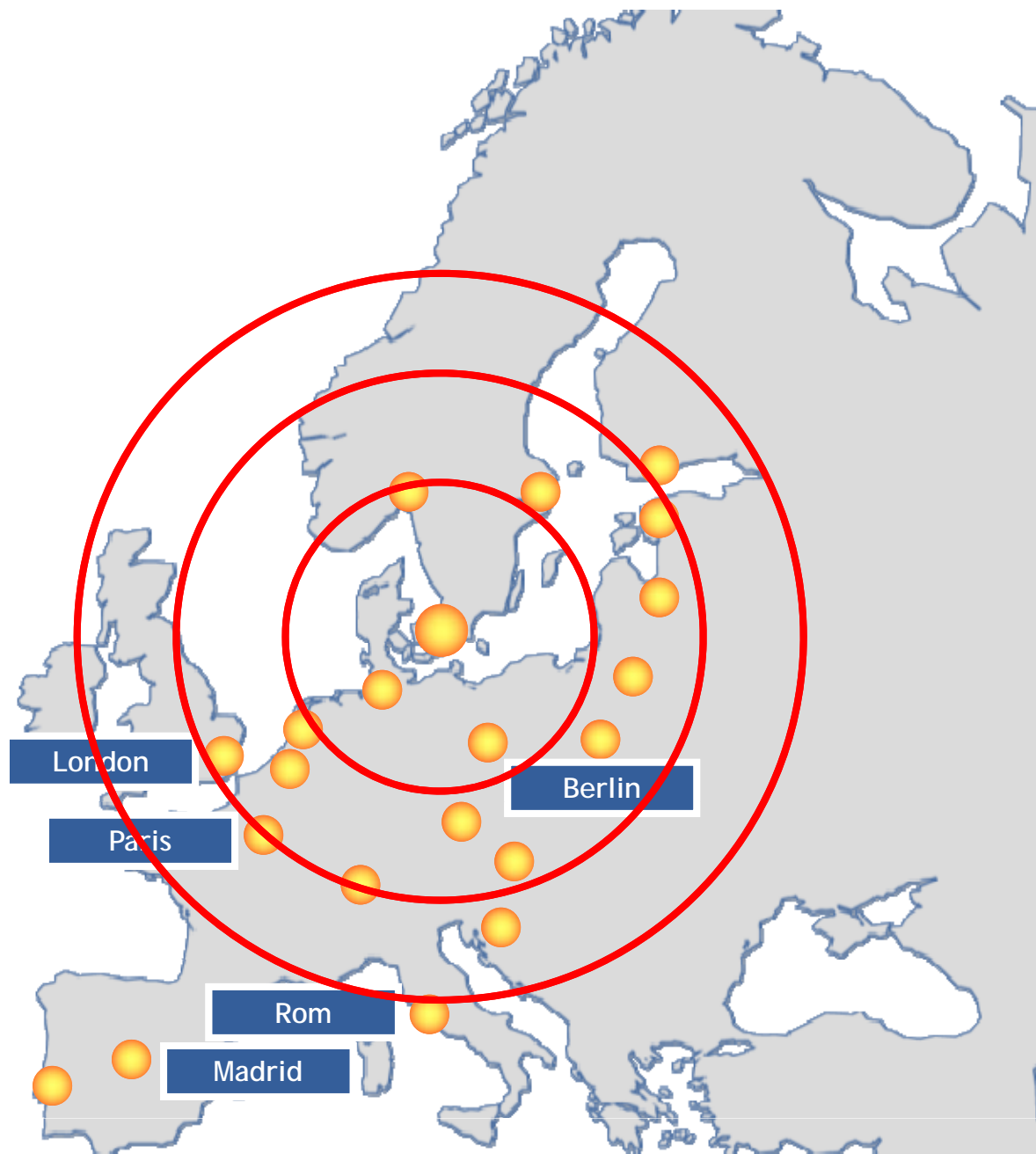
Hanna Claesson, Environmental manager



# The leading property company in the Öresund region



# Close to Europe



# Western Harbour with Dockan







Sigma 11,000 m<sup>2</sup> – year 2000





Tyréns 4,000 m<sup>2</sup> - year 2001



# Ubåtshallen, 15 000 m<sup>2</sup> – year 2001





# TeliaSonera 13,000 m<sup>2</sup> – year 2004



Båghallarna 11,000 m<sup>2</sup> – year 2005





Dockplatsen 10,000 m<sup>2</sup>  
year 2007





Mercedes 5,000 m<sup>2</sup> – year 2008





# Newly built for ÅF & Fojab

9,000 m<sup>2</sup>





# New head office for Skånes Regional Council

11,000 m<sup>2</sup>





# Media Evolution City

7,000 m<sup>2</sup>



# Next project - an officebuilding

9,000 m<sup>2</sup> building permission



Hotel at Dockan scheduled to open in 2013





# Environmental aspects in new productions?

# YES, Of Course

# Environmental Program

Preliminary version xxxx-xx-xx



Hanna Claesson, Wihlborgs Fastigheter AB

Karin Adalberth



## DESIGN

- **Green surface factor**, Roof surfaces are coated with Sedum.
- **Bicycling promoted**, Bike racks arranged in connection to the **building**.
- **Waste sorting**, Waste sections such as glass, plastic, cardboard, batteries, fluorescent lamps, and metal.
- **Cleanliness**, Wall-hung toilets etc.

## LOCALIZATION

- **Soil contaminations including radon**
- **Ground water level**
- **Wind environment**

## MATERIALS, PRODUCTS AND SYSTEM

- **General material selection**. Folksam's Building Environment Guide and the Sundahus environmental database will be used when selecting materials
- **Plastics**, No PVC (vinyl flooring), No PUR (insulation and plastics)
- **Timber in the building**, If tropical timber is used, it should be FSC certified. Scandinavian timber from sustainable logging will be used.
- **Thermal insulation**, Insulation materials (mineral wool) is made up of recyclable materials.
- **Water Management**
- **Flickering**, LED technology? (new)
- **Energy consumption**
- **Appliances**, At least +A rated appliances should be selected.

## OPERATION AND MAINTENANCE

- **Legionella**, Water temperatures
- **Commissioning**

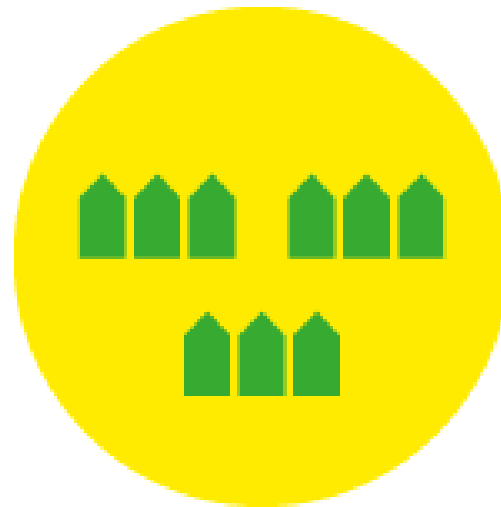
## BUILDING CONSTRUCTION

- The contractor's moisture planning, "Moisture plan"
- Waste management on construction site

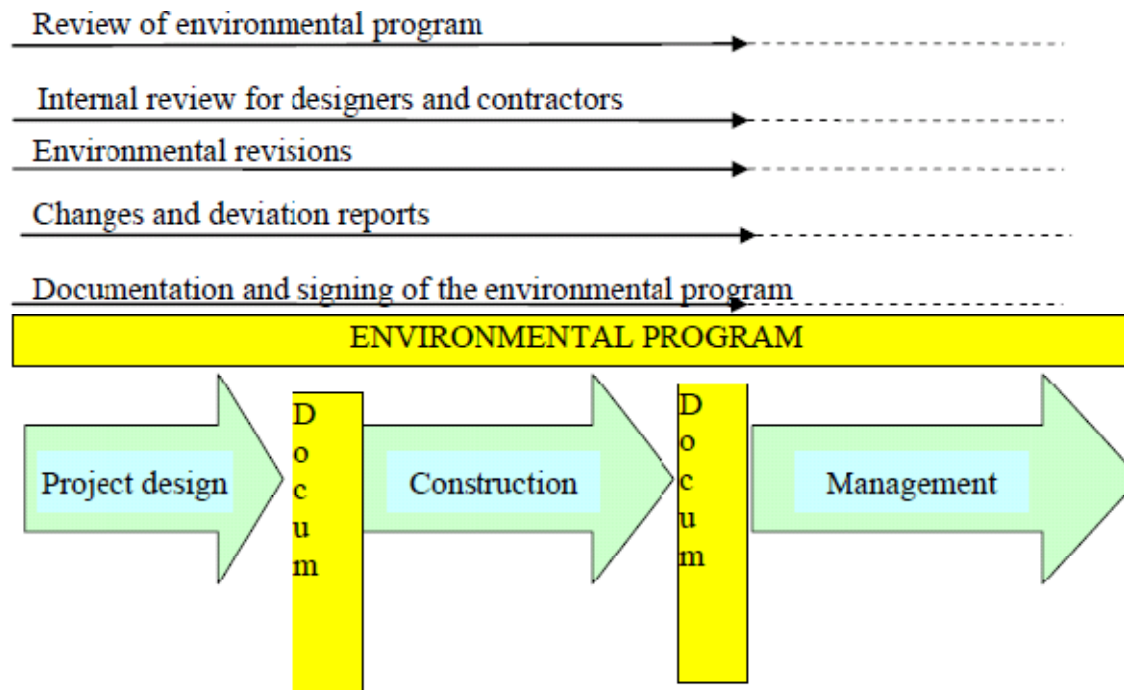
## FUNCTIONS

- Media monitoring
- Renewable energy supply
- Operating efficiency





**SWEDEN  
GREEN BUILDING  
COUNCIL**



K = Construction engineer

VVS = Plumbing engineer

EI = Electrical engineer

Mark = Soil consultant

LA = Landscape architect

Akustik = Acoustician

Entr = Contractors

Mi = Environmental manager

Hyresgäst = Tenant

Environmental aspects	Background	Environmental requirements	Responsible	Comments/verification	sign
<b>1. Localization</b>					
1. Soil contaminations including radon	Knowledge of soil condition so that measures can be taken before any issues arise.	Soil, sediment or groundwater is contaminated above/below the applicable benchmark. To prevent ingress of volatile pollutants	K Mark	L1  The selected solution is reported in the system stage	



Other  
environmental  
aspects?

## REAL ESTATE

Existing properties  
(excluding new  
construction)



- Energy efficiency
- Energy declarations
- Waste
- Phasing out of hazardous substances (PCB)
- GreenBuilding

## PURCHASE

- Checklist including environmental aspects
- Guidelines for the purchase of electricity

## TRAVEL



- Policy Company cars
- Service cars = gas-fueled
- Ecodriving
- Bicycles
- Electric cars

## COMMUNICION

- CDP
- GRI, C+
- Annual Report
- News letter (environmental)
- Education

# Thanks for your attention!