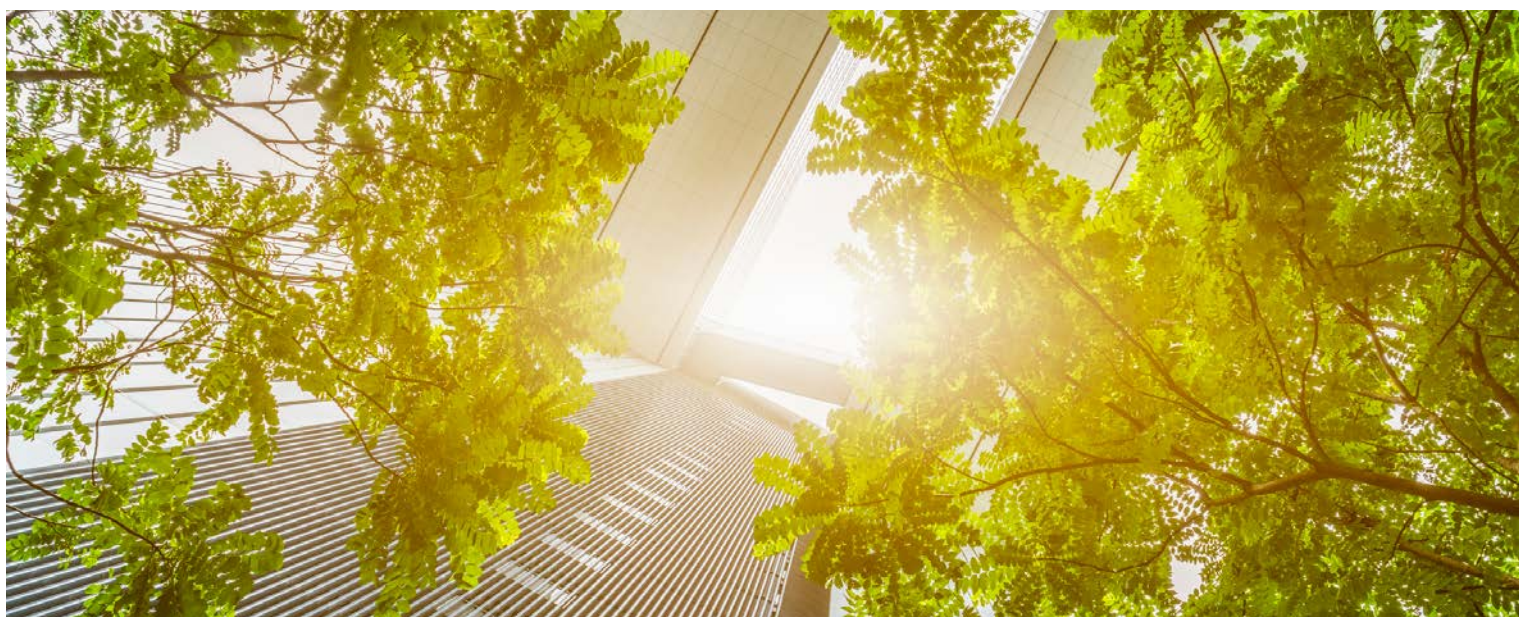


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greenproperty – Comparison of certification systems



Quality seal of approval for sustainable property
A Credit Suisse Initiative

greenproperty is the first comprehensive Swiss quality seal for sustainable real estate. Certification follows a holistic ESG approach, taking account of essential criteria.

(ESG: environmental, social, and governance)

The greenproperty seal of quality sets high standards for sustainable property management and has no reason to shy away from comparison with conventional building certification systems.

Ten years after the greenproperty quality seal was launched, it was revamped in 2019. The handbook, now publicly available, contains updated and pioneering developments in the area of sustainable construction and serves to create transparency.

In addition to the proprietary, holistic greenproperty seal of quality, Credit Suisse Asset Management Global Real Estate also applies other building certification systems to projects in its portfolio. This is why requirements of other labels have also been taken into consideration in the revised version of greenproperty, thereby taking advantage of synergies and reducing the time and effort that goes into certification under multiple systems. The independent consulting agency Amstein + Walthert AG has conducted a comparison of labels which reveals the similarities and differences between greenproperty and the major certification systems in the Swiss market. The comparison was performed objectively, with the results being illustrated side-by-side in a table.

Conclusions

The results show that greenproperty has the greatest similarities with the holistic sustainability labels SNBS, DGNB (SGNI), BREEAM, and LEED. SNBS and DGNB (SGNI) in particular are highly comparable to greenproperty. One reason for this is the fact that both SNBS and DGNB (SGNI) are based on Swiss standards and building regulations, as is greenproperty.

The greenproperty seal of quality is characterized by a performance-oriented assessment system which focuses on the implementation of measures. The right decisions for optimal operation and for meeting the needs of every group of stakeholders should be made as early as the initial planning process and during construction. Furthermore, the focus is not only on energy efficiency and low carbon emissions but also on criteria concerning use, infrastructure, materials, and life cycle. Criteria related to innovation also ensure that the system is dynamic.

The greatest differences in regard to structure and process can be found between traditional labels and standards such as SIA 2040 and CECB. With the exceptions of CECB and, in some cases, SIA 2040, every label involves verification by an independent inspection or certification authority.

Comparison between greenproperty and SNBS, DGNB, BREEAM, LEED, MINERGIE(-P/-A)-ECO, 2000-Watt-Site, SIA 2040, and CECB

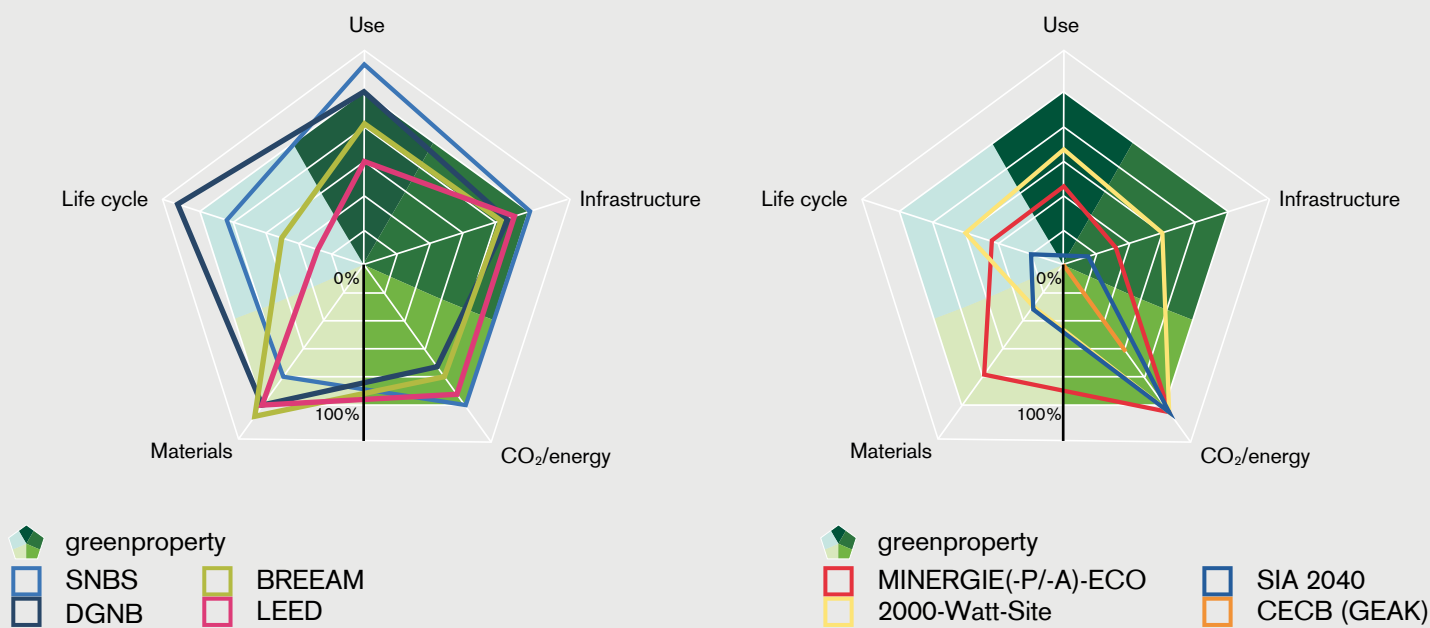


Figure 1: greenproperty in comparison with SNBS, DGNB, BREEAM, LEED, MINERGIE(-P/-A)-ECO, 2000-Watt-Site, SIA Information Sheet 2040, and CECB at the dimension level (greenproperty as the baseline, excluding the additional requirements of the reference labels).
Source: Amstein + Walther AG, Zurich; for illustration purposes only.

Requirements

The comparison between the greenproperty seal of quality and the other labels highlights the differences in orientation and depth of evaluation. The greenproperty seal serves as the baseline for comparison. Requirements that are not evaluated under greenproperty have not been taken into account in the label comparison. These include the following requirements, broken down by subject area, which apply for at least two labels: building site (site relatively free of waste, soil protection on the site, etc.); light pollution (exterior lighting); mobility accounting (energy consumption and greenhouse gas emissions during operation); coolants (environmental impact); individual measurements (e.g. sound insulation after completion).

In addition, greenproperty assesses the following requirements which are not evaluated under at least four of the eight other labels. These include: security and safety (e.g. natural hazards, sense of security); target groups (participation, integration, mixing); emissions (radiation, noise); environmental pollution (site contamination, recycled concrete); and operation (comparison of variants based on life cycle costs, data management/documentation).

Credit Suisse Asset Management always evaluates the cost-efficiency of a project in advance, which is why that criterion is not part of the greenproperty seal of quality.

The dynamic criteria related to innovation that are incorporated into greenproperty have not been taken into consideration in the comparison because there are no comparable criteria present in the other building labels.

Detailed comparison of requirements

- **higher = green:** The label has higher requirements than greenproperty
- **lower = yellow:** The label has lower requirements than greenproperty
- **equal = gray:** The label has requirements equivalent to those of greenproperty
- **none = red:** The label has no requirements

Dimension	Criterion	Indicator	greenproperty*	SNBS	DGNB	BREEAM	LEED	MINERGIE (-P/-A)-ECO	2000-Watt-Site	SIA 2040	CECB (GEAK)
Use	Planning	Participation		equal	equal	equal	none	none	equal	none	none
	Planning	Structural density		lower	equal	none	none	none	equal	lower	none
	Planning	Procedure		equal	lower	equal	equal	none	equal	none	none
	Target groups	Barrier-free construction		higher	equal	equal	none	none	equal	none	none
	Target groups	Integration and mixing		equal	equal	none	none	none	lower	none	none
	Space design	Social contact		equal	higher	equal	equal	none	higher	none	none
	Space design	Spatial identity		equal	lower	lower	none	none	higher	none	none
	Indoor comfort	Indoor climate		higher	equal	equal	equal	equal	none	none	none
	Visual and acoustic comfort	Daylight		equal	equal	equal	higher	equal	none	none	none
	Visual and acoustic comfort	Sound insulation		equal	equal	equal	lower	higher	none	none	none
Infrastructure	Location	Basic services		equal	lower	higher	higher	none	equal	none	none
	Location	Local recreation/leisure		equal	lower	higher	higher	none	equal	none	none
	Mobility	Public transportation		lower	higher	equal	equal	none	equal	equal	none
	Mobility	Infrastructure for bikes		equal	equal	equal	lower	none	equal	lower	none
	Mobility	Motorized private transportation		lower	lower	higher	equal	lower	lower	lower	none
	Security	Natural hazards		higher	higher	lower	higher	none	none	none	none
	Security	Sense of security		equal	equal	lower	none	none	equal	none	none
	Immission	Radiation		equal	equal	none	none	equal	none	none	none
	Immission	Noise		lower	equal	lower	none	equal	none	none	none
	Immission	Outdoor air		lower	equal	none	higher	lower	none	none	none
CO ₂ /energy	Outdoor space	Infiltration /retention		equal	lower	equal	equal	lower	lower	none	none
	Outdoor space	Biodiversity		higher	lower	lower	lower	lower	lower	none	none
	Architecture/concept	Building		lower	lower	none	none	equal	equal	equal	equal
	Architecture/concept	Summer heat protection		higher	lower	higher	equal	equal	equal	equal	none
	Architecture/concept	Efficiency of hot domestic water distribution		lower	none	none	none	equal	equal	equal	lower
	Architecture/concept	Energy and control concept		equal	equal	equal	equal	lower	lower	lower	lower
	Self-supply	Heat used on site		equal	equal	equal	equal	higher	equal	equal	equal
	Self-supply	Degree of self-sufficiency electricity		lower	lower	none	equal	equal	equal	equal	lower
	Greenhouse gases	CO ₂ emissions in operation		equal	equal	equal	equal	equal	equal	equal	none
	Primary energy	Energy consumption index, operation		equal	equal	equal	equal	equal	equal	equal	equal
Electricity	Electricity	Ventilation		equal	lower	none	lower	equal	equal	equal	lower
	Electricity	Lighting		equal	lower	lower	lower	equal	equal	equal	equal
	Electricity	Household appliances		equal	none	lower	equal	equal	equal	equal	equal
	Electricity	Electricity product		higher	none	higher	higher	lower	equal	equal	none
	Contaminated sites	Contaminated sites on the premises		equal	equal	higher	equal	none	none	none	none
Materials	Embodied energy	Primary energy, construction		equal	lower	higher	higher	equal	higher	higher	none
	Environmental impact	Recycling		equal	lower	higher	higher	lower	none	none	none
	Environmental impact	Raw materials		lower	higher	equal	higher	lower	none	none	none
	Environmental impact	Recycled concrete		higher	lower	lower	none	equal	none	none	none
	Environmental impact	Pollutant input		lower	equal	none	none	equal	none	none	none
	Indoor air quality	Indoor air pollutants		equal	equal	lower	lower	equal	none	none	none
	Water	Water consumption		none	higher	equal	equal	equal	none	none	none
Life cycle	Efficiency/flexibility	Space efficiency		lower	equal	none	none	none	equal	equal	none
	Efficiency/flexibility	Usage flexibility		equal	equal	equal	none	lower	none	none	none
	Commissioning	Commissioning		equal	higher	equal	equal	lower	equal	none	none
	Commissioning	Energy controlling/operational optimization		equal	lower	lower	equal	equal	equal	none	none
	Maintenance	Building envelope		equal	equal	equal	none	equal	equal	equal	none
	Maintenance	Building structure/fit-out		equal	equal	none	none	equal	none	none	none
	Operation	Comparison of variants based on life cycle costs		higher	equal	equal	none	none	equal	none	none
	Operation	Planning/construction		lower	lower	none	none	none	lower	none	none
	Operation	Building operation		lower	higher	lower	lower	lower	none	none	none
	Data management/documentation	Building information modeling		lower	higher	none	none	none	none	none	none
Data management/documentation	Documentation for operations		lower	higher	lower	lower	none	lower	none	none	
Total number of higher requirements met by reference label				8	9	8	9	2	3	1	0
Total number of equal requirements met by reference label				29	24	20	17	21	25	14	5
Total number of lower requirements met by reference label				15	17	12	8	11	7	4	4
Total number of requirements not applied by reference label				1	3	13	18	18	18	34	44

Figure 2: Results of content-based label comparison at the indicator level (greenproperty as the baseline, excluding the additional requirements of the reference labels). Source: Amstein + Walthert AG, Zurich; for illustration purposes only.



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