

greenproperty - The sustainable quality seal for real estate with a future Innovation criterion



Innovation

- Each dimension lists a criterion for “innovation.”
- This innovation enhances proven technical innovations that are available on the market.
- Meeting this criterion can increase the degree of fulfillment within the dimension by 5%.
- The criteria are either fulfilled or not fulfilled.
- A criterion is fulfilled if the requirement for the indicator has been met in full.
- The innovations are revised and/or modified annually by the Committee.



Dimension	■ Use	■ Infrastructure	■ CO ₂ /energy	■ Materials	■ Life cycle
Criterion	1.6 Innovation	2.6 Innovation	3.6 Innovation	4.6 Innovation	5.6 Innovation
Indicator	Tenant platform	Smart, intelligent infrastructure for tenants	Predictive heating system	With high transfer rate	Visual display of personalized energy data
Measurement	An electronic platform is installed for tenants that provides tenant information, options for contacting the management company, and a mandatory community function that allows tenants to actively communicate with one another.	There are electronic parcel boxes featuring a range of large lockers, or there is an electronic locking system that enables tenants to use their smartphones to open the doors to their apartment and the building, or grant access to third parties.	Using a smart device and based on weather forecasts from the internet, the heating curve can be lowered or raised at different times (e.g. Pronoo) to utilize the thermal inertia of the building and save energy.	The property is equipped with state-of-the-art fiber optic cabling, including in rented areas, meaning that tenants benefit from high-speed internet transfer rates.	Results of energy data and consumption measurements are provided to tenants and users in a clear and easy-to-understand visual format. The data must be made available to building users via PC, smartphone, or tablet.
Example	Promoting social communication via digital tenant platforms	Smart, intelligent digital infrastructures for users	Use of new media to reduce energy consumption	Use of the latest technological materials for the digital development of rented areas	Use of apps so that tenants get a direct overview of their individual energy consumption

Source Credit Suisse Asset Management (Switzerland) Ltd