

Breeam certification helps to improve the level of building sustainability in Spain by promoting the best practices and technologies available on the market.



BREEAM® (Building Research Establishment Environmental Assessment Methodology) is the most technically advanced method for assessing and certifying building sustainability and is a world leader that has been in the market for +20 years and has certified +541,000 buildings in 77 countries since it was created in 1990.



To improve the environmental performance of buildings, reducing their impact on the environment while they are being built and during the life cycle.

To acknowledge and promote best market practices.

To highlight and promote the economic benefits of sustainability to stakeholders and customers.

To provide a complete method for measuring and monitoring the environmental performance of buildings.

To consider all areas of sustainability, in other words, financial, environmental and social pillars.

To be a market benchmark at the forefront of current legislation while also being a factor for differentiation.

BENEFITS of the CERTIFICATE

## **BENEFITS OF THE CERTIFICATE**

Reducing the impact on the environment and improved health and comfort for anyone whio lives, works or uses the BREEAM® building. More profit for whoever builds,operates and/or maintains the building. Promoted more sustainable building leading to financial, environmental and social benefits for evereyone connected to the life of the building (developers, owners, tenants and users). Transfers Corporate Social Responsibiility from the company to society and to the market in a way that is unmistakable and easy to see.

"Very Good" Certification.

Because good isn't good enough for Real de La Quinta.



# **Environmental benefits:**

## Transport

Location of the site, access to public transport, encouraging the use of bicycles, etc. Design that minimises its environmental impact and respects its surroundings.

## Waste

Reduction of waste taken to the dump during the useful life of the development.

## Pollution

Use of refrigerants and insulation with low global warming potential, heating systems with low NOX emissions rates, etc.



# **Financial benefits:**

## For users

Decreases energy consumption 50-70%, water consumption

is up to 40% less and operating and maintenance costs

are reduced 7-8%.

#### For owners

Increases the value of properties by 7.5%, rents by 3% and the occupancy rate for the properties by 3.5%.



## Social benefits:

The internal atmosphere in buildings where we work, study, buy or relate to others makes a significant contribution to our quality of life.

#### Measures such as:

Air quality Light and sound levels View

These all have a direct impact on making buildings more comfortable, more productive, safer and healthier for users and, hence, for society.



## **Cultural benefits:**

Capacity to transform the market:

- By promoting the use of sustainable building materials.

- By creating sensitivity regarding the importance of building sustainability.

# **Our "Very Good" certification means:**

#### **Reduced Water Consumption**

- through low consumption sanitary ware
- through drip feed watering
- through the installation of humidity sensors to avoid automatic watering during rainy periods
- through landscaping with indigenous plants with low water requirement
- through recycling of rain and residual waters for irrigation

10% less energy consumption than the Breeam "Good" levels

Reduced CO2 emissions resulting from reduced energy consumption

Efficient lighting through LED bulbs with additional sensors to detect natural light levels for exterior lighting control

Construction control : throughout the construction period the environmental impact and waste management have exceeded the 85% score

Apartments all have energy certificates at level B

All gardening waste is recycled

Air conditioning systems are all automated

# BENEFICIARIES

## Who uses BREEAM<sup>®</sup> methodology?

Property Agents use it to promote a building's environmental benefits and credentials to potential buyers and tenants.

Project Designers use it as a tool to improve the operation of their buildings and to increase their knowledge and experience in all aspects of environmental sustainability.

Companies use it to reduce operating expenses, measure and improve the performance of buildings, develop action plans and monitor and report on execution for one single building or for all of their real estate assets.

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