

Manifesto Sustainable Building HIAG

Land is precious. HIAG develops underused industrial sites into living space for tomorrow. In doing so, it strengthens the densification of the inner city. Through its activities, HIAG creates ecological, economic and social added value and lives up to its claim of being a responsible real estate company. Its employees are proud of the work they have done. They identify with the future-oriented projects that are optimised throughout the entire life cycle.

For new construction projects and transformations, HIAG checks each project against the following six principles. Each principle is backed by use-specific requirements from the DGNB catalogue of the Swiss Sustainable Building Council (SGNI). The Investment Committee verifies compliance with these principles during project approval.

1. resilient to the impacts of climate change

Buildings are designed to cope with the impacts of climate change. This means that they can cope with increasing heat, drought, heavy rain, hail, floods and storms and become part of the solution through their design.

2. optimal accessibility and strengthening of sustainable mobility

The areas are developed in a way that serves the intended use. Innovative mobility concepts tailored to the development concept are used to create modern infrastructures for the various modes of transport. The continuous improvement of accessibility takes place in close cooperation with partners.

3. high quality of stay and safety

The design of the outdoor space contributes to the attractiveness of the properties. It ensures a high level of well-being, safety in operation and promotes biodiversity. HIAG keeps local industrial history alive by preserving historical witnesses. Historical contamination and building pollutants are professionally removed.

4. energy-efficient and low-emission infrastructure

Greenhouse gas emissions (scope 1-3) and other environmental impacts during construction and operation are optimised in the long term through the selection of suitable materials and infrastructure as well as on-site energy production. To reduce greenhouse gas emissions, HIAG follows its reduction path.

5. high flexibility of use

Versatile and future-oriented utilisation concepts ensure the attractiveness and profitability of the sites in the long term.

6. taking social needs into account

Participatory processes ensure that site concepts are in harmony with social needs. This requires a close exchange with the local population and future tenants.

Innovative solutions, for example in the areas of circularity, user-friendliness, interim uses, are taken into account in the overall assessment.

As a general rule, new buildings are certified (e.g. Minergie A/P-Eco or SNBS). The tenant-specific requirements are taken into account along with the long-term usage perspective. If the costs of certification are disproportionate to the project volume or if they have no substantial added value over the entire life cycle, certification should be dispensed with.