



8th International Conference for Enhanced Building Operations - ICEBO'08
Conference Center of the Federal Ministry of Economics and Technology
Berlin, October 20 - 22, 2008

Hubert Garzorz
Leiter Entwicklung Immobilien
MEAG MUNICH ERGO AssetManagement GmbH
Oskar-von-Miller Ring 18
80333 München
00 49 89/ 24 89 - 25 76
hgarzorz@meag.com

Green Building - Technological Approaches for Re-alization from an Investors Perspective based on the MUNICH RE Tower as an example

The Development "MUNICH RE TOWER" was built from 2001-2003 by MEAG MUNICH ERGO AssetManagement GmbH un-der the Management of Hubert Garzorz. In 1999 the architects Allmann Sattler Wappner won the first prize of the architectural competition and were assigned for the planning and realisation. In the original concept it was planned, to develop the building as a rentable real estate investment. Due to space requirements of Munich Re, the plans had to be changed for the specific use of owner-occupation.

Allmann Sattler Wappner in co-operation with the engineering consultants Transsolar started yet in the early beginning with the fundamental characteristics of the sustainable building concept.

- Concrete Core Activation
- Usage of Groundwater
- Usage of an Underground Concrete Pipe to warm/cool the Induction Air
- Openable Windows in the Flat Building as well as in the Tower Building
- "Chimney Effect" for Natural Ventilation of the Offices in the Tower Building
- Daylight depending Lighting Control
- Heat Recovery Facilities

The building has a very low rate of primary energy consumption of 237 kWh/m²a. The standardised annual average of energy-efficient office buildings is 270 kWh/m²a.