Green Building - Technological Approaches for Realization 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 under 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 realization. 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.