

PROPERTY ONE

*ONE FOCUS
E-MOBILITY*

*ELECTROMOBILITY CALLS FOR
FORESIGHT IN PLANNING*

Those who build today must consider the requirements of future residents. Electromobility and the smart home of the future demand far-sighted decisions in planning and installation.

Planning for the future

Today's buildings may not be inhabited, used, and lived in for eternity, but they will be for decades to come. The needs of its occupants will change as surely as technology will. This makes it all the more important to create sufficient capacity today for future requirements when constructing new buildings or renovating existing ones.

This means thinking about connections for charging stations for electric vehicles, creating the conditions for networking and power supply and fitting generously sized distribution boxes. This means that connections for electric vehicles and applications for the smart home can still be installed at a later date. Even if many building intelligence applications are controlled wirelessly and with the aid of external data services, connections for them will still be needed.

In view of the rapidly advancing spread of electric vehicles, the ongoing energy transition and digitalisation, buyers of owner-occupied homes or condominiums are asking themselves what the options are for taking a forward-looking approach to fitting out their properties. Investors, management companies and real estate companies that are having to take the appropriate precautions in the interest of (future) owners, are also faced with this issue. The topic is increasingly being addressed at the meetings of condominium owners. Property One addresses the issue in all new construction and renovation projects, with possibilities for connections, installation and retrofitting being created wherever possible and appropriate.

Conduits for a strong power supply

Looking at the cover panel in the wall of a not quite finished house, the first thing we see is – nothing! No cables, no wires, just a dark shaft. But here, in the basement of a new building, nothing has been forgotten – it's all quite deliberate. Such conduits are needed for retrofitting and upgrading a building later on. They're intended for additional cables and circuits that will be standard in the smart home of the future – for automatic heat regulation, washing machines and sun blinds in the living room that are controlled remotely via app. But almost more importantly, the conduits will be needed for a strong power supply, for use when residents come home in the evening and want to charge the batteries from their electric cars.



In the new Schlosshof building project, a load management tool will be installed and conduits will be used to connect the parking spaces and will allow for easy retrofitting of individual charging station connections for all owners of the residential units.

Looking forward

Electromobility has recently gained significant momentum in Switzerland. Touring Club Switzerland estimates that, in just a few years' time, plug-in vehicles could account for 40% of new registrations. Forecasts predict that as early as 2025, half a million pure electric vehicles will be on the road, and by 2030 this figure is likely to be well over one million.

A coordinated approach is recommended in this regard, as the simultaneous development of several parking spaces in underground garages or outdoor parking areas is preferable to individual spaces. Individual charging stations are also possible, i.e. with a supply line from the owner's private meter to the corresponding garage space. It makes more sense, however, to establish a basic setup for the entire property for later installation, or full development for all parking spaces. More charging stations are also needed for electric scooters and other two-wheelers.

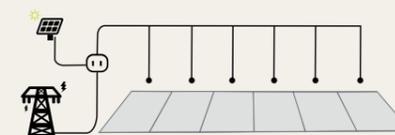
Special charging devices and cables

Because existing household sockets and the power supply system are not designed for charging electric vehicles, special charging devices and cables are needed. These must in turn be installed with an appropriate electric current and require different equipment depending on the location. The battery charging process generates high charging currents over an extended period. If several vehicles are charging at the same time, intelligent load management is required so that charging can be staggered and carried out in predetermined time windows. The necessary preparations also include keeping appropriate space free on the electrical panel.

Systematic approach

A guide from the Swiss Real Estate Association (SVIT) shows how building owners, management companies and owners' associations can proceed with implementation. The fact sheet, which supports those responsible in decision-making and implementation, shows the individual steps for installing charging infrastructure and explains the advantages and disadvantages of the different options. Useful guides, some of them very detailed, have also been published by the Swiss Homeowners' Association (HEV), EnergieSchweiz, the specialist office of the Swiss Office of Energy (SFOE), and the Swiss Society of Engineers and Architects (SIA). Property One's experts will be happy to advise you today on upgrading your property with the necessary infrastructure for tomorrow's electromobility.

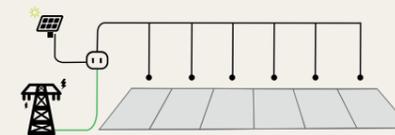
Fit-out levels



A | Pipe for power

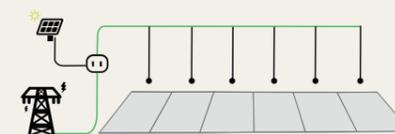
Establishment of development reserves

- Empty pipe infrastructure for electricity and communication (conduits and cable support systems)
- Reserved space in distributor for electrical safety devices and any electricity meters



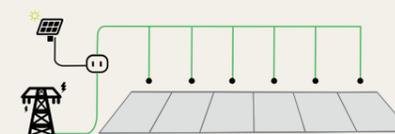
B | Power to building

Establishment of the connection line (building supply line)



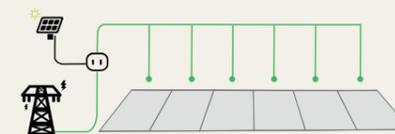
C1 | Power to garage

Power supply line to the charging station, installation of electrical safety devices and any communication cabling. When it comes to fitting the charging station, it will only be necessary to bring down the supply from the line and install a charging station later on.



C2 | Power to parking

Power supply line to the charging station, installation of electrical safety devices and any communication cabling. Supply line to the position of the future charging station. When it comes to fitting the charging station, it will only be necessary to mount or plug in the charging station later on.



D | Ready to charge

Installation of ready-to-use charging stations

Source: www.konfigurator2060.ch

BMW and MINI are setting new innovation standards

The future is now – electric and hybrid vehicles have become part of the streetscape. Electrified vehicles from BMW and MINI are setting new innovation standards and driving the mobility of the future forward at full speed. The new all-electric BMW iX marked the beginning of a new era of the automobile in 2021. The car has a range of 620 km – when charged at a DC fast-charging station and with a battery charge level of 10%, the range can be increased by 150 kilometres within 10 minutes. With a consumption of around 20 kW per 100 km the cost is around CHF 4.40 per 100 km depending on electricity tariffs, compared to CHF 10.00 or more for petrol or diesel vehicles of the same class.

In 2022 we look forward to seeing models including the BMW i4 and the first all-electric BMW X1.

Conventional drive systems also remain part of the portfolio, however, and in 2022 the sporty BMW M series will celebrate its 50th anniversary with a range of special offers.

Whichever drive system you choose, driving pleasure is guaranteed.

With three locations in the Zurich region, on Lake Zurich and in the canton of Aargau, we are THE partner for all your driving needs. In addition to a specialist wheel rim centre, we also have the most state-of-the-art CaroLack centre in Switzerland, which focuses in particular on carbon repairs and the repair of electric vehicles. In the best possible hands – the team at Hedin Automotive looks forward to helping you fulfil your dream of a BMW, MINI or BMW Motorrad.

Your personal contact will be happy to answer your questions.

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ONE PASSION

Property One provides services spanning the entire real estate value chain. With sustainable and innovative solutions, Property One creates more value for its clients and gets people excited about real estate. At its three locations in Zurich, Zug and Ascona, the company combines expertise in the fields of investment, financing, development, execution and marketing as well as real estate family office under one roof. This comprehensive value chain allows Property One to cover the entire property life cycle.



The company consists of an interdisciplinary team and serves all areas in-house, ensuring successful project completion that is both time- and cost-efficient. Property One gives interested investors and potential borrowers access to subordinated financing. The company acts as a central interface for all of the players involved in a project with regard to planning, coordination and organisation, both for private clients and for professional investors. Property One

keeps a constant eye on market developments and reaches out to the various service providers at the appropriate time. The real estate service provider arranges financing, coordinates development and planning, supports the various construction phases, ensures that quality standards are adhered to, takes care of the marketing side of things and structures customised participation models.

