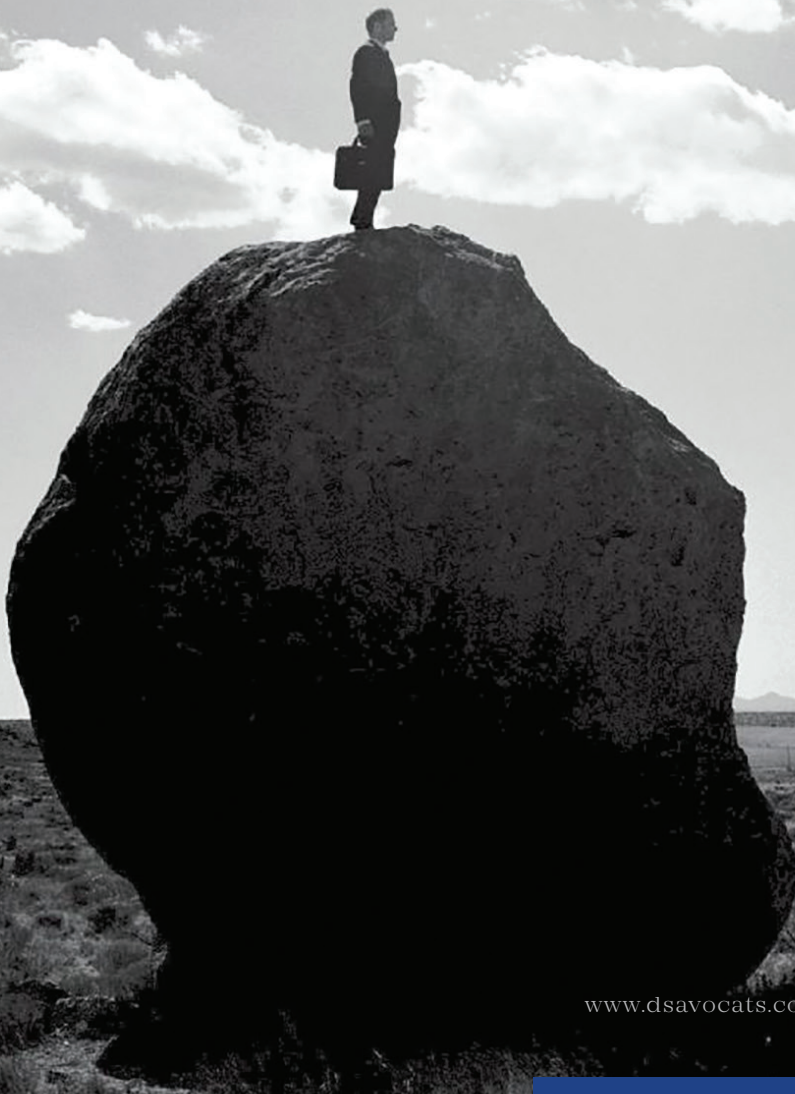




SMART AND SUSTAINABLE
TERRITORIES AND CITIES



4^{CONTINENTS} 25 OFFICES
400 PROFESSIONALS

DS

DS: a dedicated player for sustainable territories and cities in France and abroad

■ Member of
Vivapolis, New
Cities Foundation,
LIFTI, InnovaSol...

■ A comprehensive
offer of legal,
technical and
economic
assistance, based on
partnerships with
recognised experts.

■ Contact:
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SUSTAINABLE TERRITORIES AND CITIES: WHY? HOW?

The Paris Agreement, concluded on 12 December 2015 within the framework of COP 21, highlighted the urgency of the climatic situation and the need for global action, particularly at the level of territories.

In this context of major societal and economic change, the notion of «sustainable and smart» territories

and cities corresponds to a global approach aimed at ensuring the performance and efficiency of territories, especially by the use and appropriation of new legal, real estate, environmental and digital rules.

In this regard, **the concept of the circular economy**, as defined in article 70 of the French law of 17 August 2015 on energy transition for green growth, offers a perfect framework of benchmark and action.



Our areas of expertise

Assistance with urban and land strategies

- Assistance with policies for land reservation and control, and the reclaiming of industrial or commercial wasteland within the framework of an intelligent urbanisation development;
- Taking environmental problems into account in public and private urban planning projects and documents (environmental evaluation...);
- Assistance with the implementation of public participation procedures (public debate, consultation, public survey, etc.);
- Integration of circular economy approaches into urban planning documents and construction and development operations.

Management of environmental impacts

- Integration of circular economy and energy transition approaches into real estate projects:
 - drafting of renewable energy contracts (wind energy, photovoltaic energy, etc.),
 - analysis of waste management methods, end of waste status, sub-products, etc.,
 - analysis of GHG emissions avoided,
 - sustainability labels (HQE, SNB, Effnergie, etc.);
- Advising property owners intending to build on polluted land: change of use, third-party claimant, protected species claims, environmental compensation, land clearing;
- Assistance in connection with the sale of industrial sites and the end of industrial operations: classified facilities cases;
- Drafting of environmental clauses and liabilities warranties for deeds of conveyance;
- Management of problems relating to the discovery of asbestos in occupied office and residential buildings.

Structuring of sustainable constructions

- Negotiation and drafting of architects' subcontracting, and works contracts:
 - property development agreements,
 - commercial leases and their appendices,
 - VEFA, BEFA contracts;
- Assistance with disputes relating to the nonconformity of works to environmental or contractual standards (liability of diagnosticians for example) and the implementation of builders' legal warranties (unfitness for use in the case of energy disturbances, for example)
- Assistance with the monitoring of disputes concerning breaches of environmental stipulations or provisions in connection with the acquisition or operation of buildings;
- Performance of audits in order to assist clients with acquisitions and the verification of the conformity of property assets to environmental laws and regulations.

Intelligent, connected governance

- Auditing and drafting of technology contracts concerning information systems;
- Identification, protection and valuation of intellectual property assets;
- Legal management of information and databases;
- Legal management of information projects;
- Data protection and privacy governance;
- Legal assistance with paperless correspondence, e-administration;
- Security of information systems: treatment of legal aspects.

Our references

DS Avocats assists private and public owners in Europe and all over the world (municipalities, semi-state bodies, property companies, promoters, individual owners, developers) with numerous operations such as:

- The Docks de Saint-Ouen-sur-Seine Eco-District, resulting from the reconversion of 100 ha of former industrial property: an emblematic ecological transition project cited as a reference during COP 21;
- The Groues District in Nanterre (76 ha, including 35 ha of cleared land), the 2016 winner of the ADEME «Circular Economy and Urban Planning» call for expressions of interest;
- The future Palais de Justice in Paris, a landmark building in the area of energy consumption that meets the objectives of the Clichy-Batignolles eco-district;
- ZAC des Docks, ZAC des Bords de Seine, ZAC Ecoquartier Fluvial, etc. search for subsidies, renovation projects to bring property assets into compliance with standards, restructuring of districts or of industrial sites by contractors, developers, municipalities or property companies as part of a sustainable development approach;
- Assisting developers/constructors with the repurposing of polluted land subject to a change of use;
- Provision of legal assistance to a Departmental Council in connection with a project for the acquisition and installation of a pilot system and of industrial equipment for the collection and treatment of road network data, including road traffic data within the framework of the European SYNCRO project;
- Provision of legal assistance to an eco-organisation that collects harmful domestic waste in connection with the revision of its information portal;
- Assisting an urban transport company in connection with the overhaul of its information and planning system;
- Data protection and privacy missions for local authorities.



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