Conference on sustainable renovation models
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Pooling among homeowners associations - does it work

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Pooling – several number of homeowner’s associations plan and improve their buildings together

1. Discussion & agreements with the neighbors
2. Establishment of joint commitee
3. Principles and rules of the game
4. Selection of project manager
5. Planning and contracting
Pooling is solution for
- Pipeline and bathroom renovations
- Facade, window, roof and balcony renovations
- Energy efficiency improvements
- Reform of technical building services
- Improvements of common areas and courtyards

Pooling may relate
- Condition assessments and surveys
- Design brief and detailed planning
- Project management and communication
- Selection of contractors and contracting
- Property management

Pooling is worth to consider if
- Buildings are near each other
- Buildings and their structures and technical service systems are similar
- Buildings are the same age

Benefits
saving  success  smoothly  satisfaction
Case 1 Maunula

- 7 homeowners associations; 405 dwellings; about 28 500 m²
- Built between 1960 -1970
- Pipelines (and bathrooms)

Benefits from pooling
- Economy of scale 2,5-3 %
- Evacuation of residents 2 %
- Project management contract instead total contract) 3,5 %
- Lower target budget 2 %
- Total savings (1 085 200 € / 10 852 000 €) About 10 %
- Savings per dwelling 2700 €

Case 2 Kaukajärvi

3 homeowners associations; 228 dwellings; about 12 480,5 m²
- Built between 1970 -1972
- All building service systems (plumbing, water, air, electricity)

Benefits from pooling
- Savings in planning, total 60 000 €
- Savings in contracting, total 175 000 €
- Savings per dwelling 750 €
Subsidies, tools and examples

Energy efficiency subsidies to renovations and RES provided by the state and the city, announced yearly

Group renovation map

Yearly energy savings competition - energy triathlon

"Energy ninja led his housing co-operative to victory!"

"We can actually see our energy consumption in real time! Energy costs reduced by 17,000 euros in the first year."

EU-GUGLE pilot ASOy Tampereen Pohjolankatu 18-20

Promotion events
Thank for your attention!