

Conference on sustainable renovation models

Aachen, April 20th - 21st 2016



Pooling among homeowners associations - does it work

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EU-GUGLE is co-financed by the European Commission under the 7th Framework Programme for Research and Technological Innovation, and is co-ordinated by CENER, Spain's National Centre for Renewable Energies.

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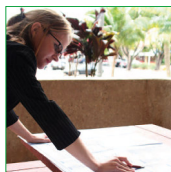
Pooling – several number of homeowner's associations plan and improve their buildings together



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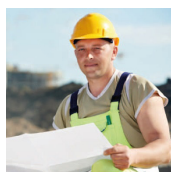
1. Discussion & agreements with the neighbors



2. Establishment of joint committee



3. Principles and rules of the game



4. Selection of project manager



5. Planning and contracting

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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



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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



6

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



Group renovation map

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



Yearly energy savings competition - energy triathlon

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



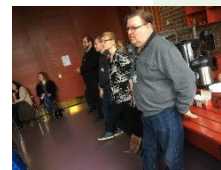
"We can actually see our energy consumption in real time! Energy costs reduced by 17 000 euros in the first year."



EU-GUGLE pilot AsOy Tampereen Pohjolankatu 18-20



Promotion events



**Thank for your
attention!**



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