



MountEE - Energy efficient and sustainable building
in European municipalities in mountain regions
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GOOD PRACTICE SUSTAINABLE BUILDINGS
CATEGORY SUSTAINABLE BUILDINGS

“Galärengrönt” – Green Galären

Region / local area considered: Sweden	Good practice submitted by Nenet Energy Agency
1) Short description of the action/strategy/project "Galärengörnt" – Green Galären A comprehensive renovation project of an office building built 1968. The house owner Galären aims at getting certification according to EU standard GreenBuilding and a reduction of energy of 30%.	
2) Background <ul style="list-style-type: none"> Galären is a group of companies in the property sector with offices in Luleå and Stockholm. Galären in Luleå is developing housing, Commercial and Planning from a green perspective. Galären is the only property in Norrbotten that received the European Commission's Green Building certification. Galären is also a member of the Sweden Green Building Council. 2010 Galären obtained Luleå Energi prestigious energy award for persistent efforts to reduce energy consumption. 2012 it obtained Luleå municipality grant for sustainable development for "gone before and shown the way for sustainable construction". 	
3) Detailed project/program description Targets of the project: <ul style="list-style-type: none"> Creating an environmentally friendly, healthy and energy efficient renovation project; Certification according to EU standard Green Building; Reducing energy demand by at least 30%, thereby also reducing operating costs; Creating an interesting office building to rent. Expected long term and indirect benefits: <ul style="list-style-type: none"> Strengthening Galären's position as a leading property company in a high-quality sector of buildings; Increasing profitability through reduced operating costs; Target group(s): <ul style="list-style-type: none"> Possible hirer; Broader public (marketing). Technical description of project: <ul style="list-style-type: none"> Asbestos decontamination; Removal of PCB materials and replacement with environmentally friendly and healthy materials; Modernization of electricity system and change from direct electricity heating to district heating and heat recovery system; Water saving systems in toilets and tap; 	

- New energy efficient lighting system incl. presence detector;
- Energy efficient and environmentally friendly kitchen;
- Energy efficient CO2 regulated ventilation system;
- Heat insulation of roof.

4) Funding/financing/costs

Costs: No information available due to privacy.

5) Main results

A GreenBuilding certified high quality office building with focus on a comprehensive solution for health and environment.

6) Analysis – lessons learnt and success factors

Drivers and success factors

- Galären environmental policy documents;
- GreenBuilding certification system;
- Demand for high-quality office buildings;
- Need to reduce energy costs.

Main strength/quality of this initiative:

A renovation project of a strong market actor with a holistic approach. GreenBuilding certification is both a quality and a marketing instrument.

7) Time frame

Start date: 2012

End date: 2013

8) Contact

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