

GOOD PRACTICE SUSTAINABLE BUILDINGS

FUNDING INSTRUMENT "WOHNBAUFÖRDERUNG" "FUNDING FOR RESIDENTIAL BUILDINGS"

CATEGORY : SUCCESSFUL FINANCING INSTRUMENTS

Region / local area considered:	Good practice submitted by
Vorarlberg	Sabine Erber
1) Short description of the action/strategy/project	
<i>Funding instrument "Wohnbauförderung" "funding for residential buildings"</i>	
<p><i>The object of ecological residential building support is to support the creation of owner-occupation, to enable people to live in contemporary and healthy residences and to guide the development of residential building in Vorarlberg.</i></p>	
2) Content/background/targets	
<p>How did the idea for the strategy/building project/instrument come up? What challenges (problems) was aimed to tackle by implementing this? Please describe the general background.</p> <p><i>The idea of a funding for residential building was implemented after world war 2 to strengthen the privateowned part of the building stock. Later the instrument could be adapted for the changing needs of the society.</i></p>	
<p>Does the action fit into a broader (regional/national) strategy?</p> <p><i>Vorarlberg was a lighthouse for energy efficiency with its energy saving house already in the year 1989. Therefor it was easier to raise the standard step by step over the years, than in other countries.</i></p>	
3) Detailed project/program description	
<p>What are the main objectives and concrete targets? Mention quantified objectives if any.</p> <p><i>The funding brings the following benefits:</i></p> <ul style="list-style-type: none"> • <i>Information and advice before and during the planning phase</i> • <i>Definition of modern residential building standards that respect the needs of ecology and biology, and are energy-efficient</i> • <i>Quality assurance by defining aims clearly in the planning phase and checking their attainment on completion</i> • <i>On-going advice from the start of opinion formation, through the planning and constructing phases, up until the commissioning of the building by the energy consultancy service</i> • <i>Confirmation of quality once a building is accepted, with its building and Energy Performance Certificate comprising a valuable component of the property concerned</i> 	
What long term and indirect benefits are expected from implementing this strategy/building project/instrument?	

The long term benefits of ecological residential building support is to raise the owner-occupation in the building stock, to improve the energy efficiency and sustainability of private owned houses and to react on social changes.

Who (what structure / organization) is implementing the strategy/building project/instrument?
The funding was implemented by the government of Vorarlberg. The development of the funding systems and the criterias are coached by the Energy Institute.

What is/are the target group(s) the action/strategy/project is directed towards?
The Funding system is adressed to the private owner of residential buildings or appartements, for construction or refurbishment support.

What is currently the geographical level of implementation of the action/strategy/project?
Only the province of Vorarlberg is involved, other provinces have different funding systems.

Since when has the strategy/building project/instrument been implemented? Until when will it be running?

The residential building support started in the early 50th and was first focussing on social aspects.

How is the strategy/building project/instrument implemented? Through what steps / methods?

The residential building support has developed over the years.

After a long period of mainly social aspects in the year 1989 social aspects + energy (Vorarlberg energy-saving house) became important. In 2000 ecology (Vorarlberg energy saving house + 16 ecological measures) was added, and 2004 the now called Ecological Residential Building Support (new build and renovation + 52 ecological measures) was extended to refurbishments.

In 2008 In-depth advice on renovation and online building certificates became obligatory.

Since 2009 the passive house standard is the highest funding level and a strong focus on renovation was set: interest-free loans and emphasis on the highest support stages.

Does the strategy/building project/instrument offer any service packages or tools? If so, please describe.

The Ecological Building Ecopass is the tool, which has to be used to get funding. It has 5 topics, 10 criteria and 50 ecological measures and you can receive max. 300 ecopoints.

This building certificate consists of a cover and a two-page catalogue of ecological measures. The first two blocks of information on the cover page contain

- facts that identify the building unambiguously,
- the key figures that were enlisted to calculate the Energy Performance Certificate and
- the most important results emanating from the heating need computation.

The third block of information gives an overview of the

- building's energy efficiency and of its quality in terms of
- building ecology and
- building biology.

A simple chart then shows to what extent the building fulfils what is currently regarded as the optimum. The chart is supported by the specification of the relevant ecological points, while the measures are summarised into 10 groups or 5 objectives.

Please describe who the strategy/building project/instrument has been organized. (e.g. Who has been involved in developing the strategy/building project/instrument and in implementing the strategy/building project/instrument?)

The government of Vorarlberg is responsible for funding and building certificate, the Energy Institute has been involved since the year 1989.

Have you encountered difficulties in involving actors/stakeholders?

There is a mixture between prouddness on the high construction standard and complaints about too high demands. Some professionals and enterprises keep on warning that construction is to expensive for normal people.

4) Funding/financing/costs

For new building you can get between €650 to €1.060 loan per m² in the highest eco level,in the

lowest level you can get €350 to €730€ loan per m²including a subsidy of 22,5%. For refurbishment you get a subsidy of 40% up to €50.000in the highest level and a subsidy of 17.5% up to €25.000in the lowest level.

How is the strategy/building project/instrument financed? Who is involved (public, private bodies, users, etc.)?

The subsidies are payed by taxes.

Is the strategy/building project/instrument financially self-sustainable (returns on investments, etc.)? If so, how? Calculation method?

The instrument costs a lot of money, but is partly payed back by taxes of the building chain.

What are the human resources dedicated to this strategy/building project/instrument?

About 10 people are working permanantly for the funding of residential buildings, 5 in the administration of the province of Vorarlberg and 5 at the Energy Institute.

5) Main results

The analysis for the year 2011 showed that 1.217 new apartments got funding. 28% of these new buildings were constructed in or very close to passive house and in high ecological standard. 40% were constructed as good low energy houses.

In the same year 5.467 appartements got funding for refurbishment. 30% of these were renovated with passive house components, and other 35% with components close to passive house standard.

Which indicators were used?

Heating demand, u-values, eco-points of the building pass

Other results?

The standard of completely private financed residential buildings stays in line with the public financed appartements. An appartement without ventilation system including heat recovery does not meet the standard anymore.

6) Analysis – lessons learnt and success factors

Has the strategy/building project/instrument been evaluated? What are the main results (avoided cost, pollution or GHG emissions avoided, creation of jobs, etc.)?

There is an evaluation every year. The main result is an energy efficient building stock and a high renovation rate

Have the targets been met or are they in the process of being met?

The target of an increased refurbishment rate were exceeded.

What difficulties have you encountered? And how were these overcome?

The accusation of higher cost. Calculations of long term cost show the real costs in a lifetime of a building.

What are the drivers and success factors that can facilitate the implementation of the action strategy/project/instrument?

Strong political will and good coaching for politicians

Should another local government be interested in “importing” this initiative, what would be your recommendations? What would be key requirements to maximize chances of success?

Steepening incentives instead of punishment.

What makes this strategy/building project/instrument innovative? In which way(s)?

Passive house standard is compulsory for public financed multistorage residential buildings.

An optimized building uses about 80% less energy than a standard building.

Ecological targets are funded since 12 years. Even the imbedded energy can be significantly reduced by ecological building materials.

What makes this strategy/building project/instrument transferable? In which way(s)?

The building pass consist of 10 criteria and 50 ecological measures which could be adapted to the needs of other regions

What is the main strength / quality of this initiative?

Energy efficient and ecological construction is defined by criterias and ecopoints. The better you build, so much the better is your subsidy.

7) Time frame

1950, ongoing

8) Contact project owner

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9) Add Logo and 2-3 pictures or diagrams if appropriate!



