



UMWELT BAUEN

Invest in our children's future now!

www.umwelt-bauen.at

A Sustainability Initiative by





Index:
„UMWELT + BAUEN“

Introduction	Page 3
Starting position	Page 4
Definition Sustainability	Page 4
The way out of the crises	Page 5
Opinion	Page 5
Our target	Page 7
The 4 headline targets	Page 9
Scientific Advisory Board	Page 18
„UMWELT + BAUEN“-Partners	Page 20
Partner statements	Page 22
Highlights & Successes	Page 31

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Invest in our **children's future now!**

The Sustainability Initiative „UMWELT + BAUEN“ shows how to do it!

On the occasion of the Economic Stimulus Package 2008, we, in our capacity as **construction social partner** (Federal Guild of Construction, Association of the Stone & Ceramics Industry, Union of Construction and Woodworkers) presented, in cooperation with the environmental **protection organization GLOBAL 2000**, a **CONSTRUCTION Pact** for Austria.

The concept was received with great interest. Further institutions joined. In 2010, 15 partners in all, us included, were able to launch the cross-party Sustainability Initiative **UMWELT + BAUEN**.

► **It is our common objective to convince politicians and the public of the necessity to invest in an intelligent and sustainable future for environment, construction and housing.**

These investments do not only stimulate the economy, thereby creating thousands of jobs, they also benefit the public sector, which means every Austrian.

Our intentions were outlined in several conferences and many ideas were embraced by political leaders. The nationwide refurbishment cheque is a great success of

UMWELT + BAUEN. Our experts have developed concepts ready for implementation, which cover all framework conditions. We succeeded in getting the **Federal Refurbishment Cheque extended from 2011 to 2015**.

The **UMWELT + BAUEN** experts are substantially involved in the annual negotiations concerning the framework conditions. Only if Austria engages in comprehensive modernisation work and the development of renewable energies, she can succeed in meeting her climate targets.

In 2011, **UMWELT + BAUEN** added a **Scientific Advisory Board**. The Advisory Board consists of **40 senior scientists and experts** and is an interdisciplinary knowledge platform with the aim to accompany our Sustainability Initiative scientifically, strategically and implementation-oriented. Apart from that, data, facts and analyses are made available. The Scientific Advisory Board enables the unprecedented cooperation of experts from different disciplines, who act as a **think tank** and discussion platform for the targets of the Sustainability Initiative and help to shape important decisions for future investments in environment, construction and housing.

► **Building for the future** – defined as our common goal in our initiative **UMWELT + BAUEN**.

Only **UMWELT + BAUEN** can boast such an array of trade unionists, entrepreneurs, university lecturers, economic and building experts, property developers, architects, building societies, environmental and energy experts, who have come together to pursue a common goal!

This is unique and what is more, there is no one else, who is currently able to draw up comparable, well-conceived and practice-oriented, but above all feasible and so wide ranging solution proposals.

Abg. z. NR Josef Muchitsch

Union of Construction and Woodworkers

BIM Hans-Werner Frömmel

Federal Guild of Construction

Mag. Robert Schmid

Association of the Stone & Ceramics Industry

Mag. Johannes Wahlmüller

GLOBAL 2000

Starting position

The global crises have shown that any future approaches have to be more determined and courageous at all levels than in the past! Only then, will it be possible to improve our **economic, environmental and social standards in Austria** and to achieve the **targets we have set ourselves for the future!**

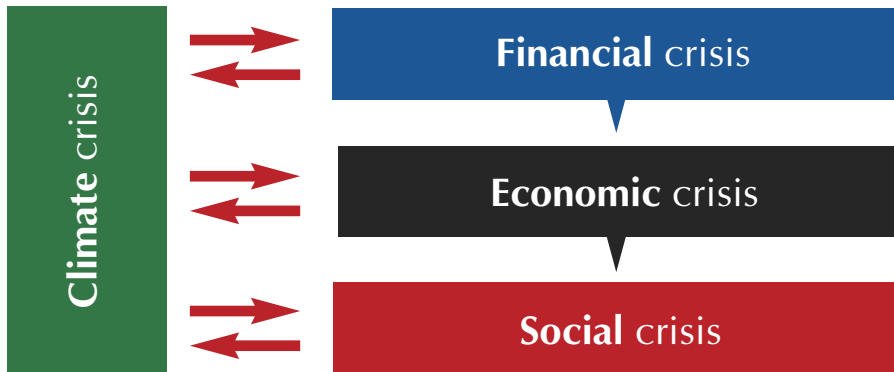
Sustainability means for the initiative ...

- a **future-oriented connection** between **economy, environment** and **social issues**
- **changes to our economy**, which have an impact on the future
- the opportunity to **safeguard existing and to create new jobs**
- **Infrastructure investments in education, innovation, environment and transport**

- **Rate of refurbishment** is only about 1.5 percent
- **Climate targets** will not be achieved
- **Refurbishment Cheque** will not be continued after 2015
- No **appropriation of residential building subsidies**
- No **uniform housing standards**
- **Energy strategy 2020** not sufficient
- **Sustainability in respect of environment, social issues and economy** at risk
- **Employment and order volume** fall
- **Financial crisis** triggered **economic crisis** – bringing with it the danger of a **social crisis** and above all for quite some time a **climate crisis**
- **Austerity alone is not a solution** - no growth means no improvement of the situation

The way out of **the crises**

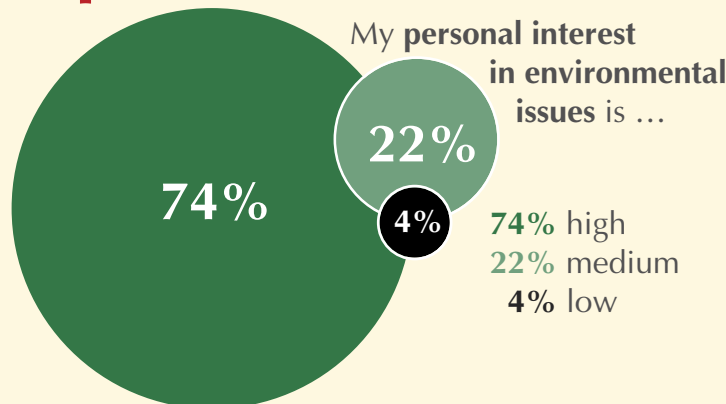
Sustainable investments are needed **to get out of the crises!**



The **economic crisis** developed out of the **financial crisis**. Due to labour market and stimulus packages, Austria was able to avert a **social crisis** in 2009 and 2010.

„The solution is making intelligent investments to tackle the climate crisis!“

Opinion



Who is **responsible for** climate-conscious behaviour ...

56% each individual
 24% state/politicians
 16% entrepreneurs
 2% NGOs
 2% no information provided



Karmasin N=500



Our **target**

„We build a future worth living for our children to ensure that Austria does not only become a social, but also an environmental example at international level!“

We will only be able to reach this goal if all of us can convince politicians to develop measures for the consequent implementation of agreed sustainability targets.

Austerity alone is not a way out of the crisis!
Additional intelligent measures to promote growth and more employment through environmentally effective building investments are of equal importance!



The **4 headline targets**



Increasing the **rate of refurbishment**



An affordable number of **newly built affordable housing**



Switching to **renewable energy sources**



Construction of **future-oriented public transport links** and **education facilities**



Increasing the rate of refurbishment

In order to achieve the energy and climate change policy targets of the EU by, **2020 Austria must reduce her greenhouse gas emissions by 16 percent compared to 2005**, in the area, which is not subject to the EU Emissions Trading System.

The current reduction of CO₂ emissions in buildings must be continued.

- ▶ *There is a great need for refurbishment especially in case of detached and semi-detached houses, which were built during the period 1945 – 1980 (ca. 800.000) as well as in respect of public and commercial buildings.*

Projects, which were implemented successfully, such as the Refurbishment Cheque

2009, have to be continued and extended in the long-term.

- ▶ *In order to reach the 3 % rate of refurbishment aimed at by the Federal Government, additional subsidies of **EUR 300 million p.a. are required for thermal rehabilitation.***

- ▶ *This would spark an investment volume for upgrading buildings and heating systems of ca. **EUR 2 billion** and **create resp. secure up to 28,000 jobs!***



According to AMS, the **building industry** has a **total labour force potential of 342,459 employees.**

According to WIFO, the rehabilitation sector alone is **currently employing 135,000 staff.**



Continuation and extension Refurbishment Cheque

- ▶ We now have to ask ourselves the question: **What state will the buildings we pass on to the next generation be in?**

Extending the Refurbishment Cheque - in addition to the initiated investment volume of ca. EUR 2 billion – would mean that jobs would be created and secured and that CO₂ would

Based on a calculation of the Austrian Institute of Economic Research (WIFO) from 2010, an increase of the rate of refurbishment to 3 percent could save 2 million tons CO₂ in the residential building sector as well as create at least or safeguard at least 28,000 full-time jobs.

be reduced by at least 150,000 tons.

- ▶ What is interesting is the fact that the investments would enable the Finance Minister to yield **twice as much income from VAT and wage**

tax as he is subsequently distributing in subsidies.

Reasonable reforms as regards to building and tax law as well as to the right of residence are also necessary.



Public sector buildings (Bund, Länder, municipalities and their phased out societies) **must also achieve a 3 percent rate of refurbishment.**



UMWELT + BAUEN requests a nationwide Special Housing Programme 2014

The governing parties have at last picked up upon the issue of housing. Common features from the housing programmes of the governing parties need to be implemented urgently.

Rising property prices and steadily climbing rents are an ever increasing burden on Austrians in economically challenging times.

We therefore request to invest - in addition to the appropriation of residential building subsidies - an extra one billion euros for affordable housing.

This does not only ensure affordable accommodation, it also creates thousands of jobs.

In many points, the programmes for affordable housing of both governing parties are in accord

with the UMWELT + BAUEN Strategy Paper „Housing 2020“. This applies in particular to those demands, where consensus is in reach. A short-term target of the Federal Government has to be a nationwide Special Housing Programme 2014. Key elements of this programme include a housing offensive, the appropriation of residential building subsidies, regulations on using funds of the pension and provision funds for subsidised housing, facilities for barrier-free living, measures to reduce building costs whilst maintaining living quality and increasing the rate of refurbishment. Many demands of the initiative can also

Investing one billion euros into housing creates 17,000 jobs!

be found in the Federal Government's Labour Convention 2014 - 2018.

The additional investment shall come from three sources.

Firstly: EUR 500 million from the European Investment Bank. It finances future projects with a low interest level.

Secondly: 300 million due to the fact that pension provision funds may also invest in housing.

And **thirdly:** EUR 200 million from the regular budget, by increasing the amount for the Federal Refurbishment Cheque from EUR 100 to 300 million. Further three billion euros are already available. They come from the residential building



„We have been requesting the **reintroduction of the appropriation of residential building subsidies** since 2009!“

subsidies. Currently, the Länder have the option to use housing subsidies for other projects. That is why **UMWELT + BAUEN** has been demanding to immediately reintroduce the appropriation of residential building subsidies since 2009.

Affordable housing also secures and creates thousands of jobs. Another important demand of

the Housing Programme concerns the building industry. Constructions jobs have been steadily decreased. **Thus, the initiative recommends that contracts financed with public funds and subsidies should be awarded exclusively to Austrian companies, which employing workers who are registered in Austria.** Awarding contracts to Austrian companies does not

contradict EU law! The winter construction offensive in Styria only cooperates with Styrian companies, planners and construction supervision agencies. The Department for Constitutional Affairs has given its go-ahead. An EU court ruling says that awarding contracts to regional companies is legally in order if this is aimed at tackling above-average unemployment.

Affordable housing

The housing costs (rent and operating costs) for a 70 m² flat/month

- **with residential building subsidies amount to EUR 458**
- **without subsidies to EUR 800**

Difference EUR 342/month

Quality standards ...

Subsidised housing must ensure uniform quality standards for good housing quality at affordable prices, whereby building and financing costs, as well as operating costs must be kept in reasonable balance. **UMWELT + BAUEN** has developed a number of relevant valuable proposals.

The Position Paper „**Future investments in Housing, Infrastructure and Environment**“ can be downloaded at www.umwelt-bauen.at.



Switching to **renewable energy sources**

The Austrian Federal Government has set itself the task to achieve a 34 percent share of renewable energy in gross final energy consumption.

► *Im December 2008, Austria committed herself to this in the EU's Energy and Climate Project (2020 targets).*

In 2010, 30,8 percent of the Austrian energy consumption was covered by renewable energy, compared to 30,1 percent the previous year; progress is too slow.

Additional measures are needed to achieve 34 percent.

Hence, investments in research, development and expansion of renewable energy are essential.

As regards to refurbishment, switching heating systems to renewable energies should be driven forward. A study of the umbrella organisation Energy-Climate of the Austrian Chamber of Commerce WKO at the end of 2012 showed the speedy pay-off period and high effectiveness of climate protection as regards to upgrading heating systems with solar integration.

► *Switching heating systems to renewable energy must **become an engine for employment and innovation at the heart of energy policy.***

Building refurbishment is the ideal opportunity for an environmental upgrade of heating systems. In doing so, the energy costs of private households and businesses will be sustainably

lowered and CO₂ emissions drastically reduced. Due to the high number of apprentices required, these investments would also reduce youth unemployment in this sector.

The combination of structural and energy-technical refurbishment measures must be the objective!

Data & Facts

A solar system for heating saves as much CO₂ as 140 newly planted trees convert into oxygen, bringing the Finance Minister EUR 4,000 in tax revenue.

8 such systems secure 1 job.



Reaching the **agreed climate targets**

A heat exchange offensive that switches to renewable energy would initiate the required investments to create secure jobs and budget revenues based on tax yields.

- ▶ ***In 2010, Austria emitted 84.4 million tons of greenhouse gases.*** *In spite of emission trading systems and taking savings outside Austria into account, we were 6.2 million tons above the Kyoto target.*

Instead of implementing effective measures in Austria, we are missing the climate targets and have been paying ca. EUR 90 million each year for CO₂ certificates since 2008. In spite of this, we are far above the agreed climate target and had to spend another **EUR 160 million on certificates from short budget funds in 2012.** Going down this route is not a solution.

In 1980, a detached house had an annual consumption of 250 to 280 KWh per m². In 2010, a detached house consumes on average 55 KWh.

Improving energy efficiency and insulation achieve 30

KWh. According to experts, this energy demand could be covered by 100% renewable energy sources in future.

Target: energy supply which is independent from sources abroad.





Building **future-oriented** public transport links and education facilities

Investments in a sustainable transport infrastructure strengthen business location and international competitiveness.

In order to reach the climate targets in these sectors it is necessary to **expand public transport and make it more attractive.**

▶ *According to the Climate Protection Report of the Federal Environment Agency, the transport sector has seen the largest increase in CO₂ emissions! In concrete terms: CO₂ equivalent in million from 14.0/1990 to 22.6 /2008 – is an increase of 61.42 percent.*

This important socio-political mandate has to be fulfilled at all political levels - from federal government to municipalities.

▶ **The earlier investments are made in the construction resp. refurbishment of transport routes, the more cost effective they will be for the**



Data & Facts:

Compared to 1990, greenhouse gas emissions in the transport sector have risen by 54.4 percent.

With emissions of 21.7 million tons CO₂ (2009) it is one of the major perpetrators of greenhouse gases in Austria and mainly responsible for missing the Kyoto climate targets.

Based on the same high energy consumption to **transport one freight ton**, its distance to be transported by **rail is 300 km**, whereas it is **only 100 km by road**. Facts, which speak for themselves as regards to more investments in the expansion of public transport.



Sustainable budget consolidation can only be achieved with **economic growth**

Investments in a modern education infrastructure are a basic requirement for a good education and the foundation for a perspective for the future of our young people!

Necessary investments in our education facilities by nationwide and regional real estate companies, from toddler groups to universities have to be driven forward. Any yet to be fulfilled promises within the scope of the stimulus packages have to be implemented without delay.

▶ ***Only by having a sufficient number of state-of-the-art education facilities, Austria will be able to escape the European education mid-field and rise to the top.***



About 250 school buildings in Austria are in need of refurbishment.

Investments in transport and education facilities entail boosting the economy and employment; they reduce CO₂ emissions, thereby affecting medium to long-term refinancing.

This would not only contribute towards climate protection and the quality of running a school, but also give a qualitative impetus at the workplace.

Members of **Scientific Advisory Board** **UMWELT + BAUEN**

Chairwoman: **Dr. Maragarete Czerny**, UMWELT + BAUEN

Dr. Wolfgang Amann, Institute for Real Estate, Construction and Housing | **Mag. Eva Bauer**, Austrian Federation of Limited-Profit Housing Associations | **DI Dr. Tania Berger**, Danube University Krems
Walter Blachfellner, housing expert | **Dr. Walter Bornett**, KMU Research Austria | **DI Dr. Helmut Floegl**, Danube University Krems | **Dr. Christian Fölzer**, Union of Construction and Woodworkers
Dr. Susanne Geissler, Austrian Society for sustainable construction | **Dr. Michael Getzner**, Technical University Vienna | **Dr. Herbert Greisberger**, Austrian Society for Environment and Technology
DI Walter Hüttler, e 7 Energie Markt Analyse | **Mag. Franz Roland Jany**, Insulation Industry Association | **DI Wolfgang Jilek**, State Government Styria | **Arch. DI Gerhard Kopeinig**, chamber of Architects | **Mag. Andrea Kunnert**, Austrian Institute of Economic Research | **DI Rupert Ledl**, Danube University Krems | **Mag. Sylvia Leodolter**, Chamber of Labour Vienna | **Prof. Dr. Herbert Ludl**, Sozialbau | **Mag. Andreas Oberhuber**, Research Institute for Housing, Construction and Planning | **Dr. Christian Pöhn**, City of Vienna, MA 39 | **Dr. Bernd Riessland**, Sozialbau | **Prof. Dr. Stefan Schleicher**, University Graz, WIFO | **Dr. Josef Schmidinger**, Labour Forum of Austrian Building Societies | **Dr. Herwig Schneider**, Institute for Industrial Research | **Dr. Margit Schratzenstaller**, Institute of Economic Research | **Dr. Andreas Sommer**, Ministry of Economy | **Mag. Artur Streimelweger**, Austrian Federation of Limited-Profit Housing Associations | **Mag. Lukas Tockner**, Chamber of Labour Vienna | **Univ. Prof. DI Dr. Martin Treberspurg**, University of Agricultural Sciences, Vienna | **Dr. Karin Wagner**, Austrian National Bank | **Hanna Simons**, Greenpeace | **Univ. Doz. Dr. Andreas Windsperger**, Institute for Industrial Ecology Land NÖ | **Mag. Karl Wurm**, Austrian Federation of Limited-Profit Housing Associations

Coordination: **Andreas Huss**, MBA, Union of Construction and Woodworkers

The **scientific Advisory Board** ...

The scientific Advisory Board of the Sustainability Initiative UMWELT + BAUEN is made up of a 20 high-calibre scientists and experts. It is an interdisciplinary and cross-party knowledge platform with the aim to accompany the Sustainability Initiative scientifically, strategically and in a implementation-oriented manner, as well as to make available data, facts and analyses.

The Scientific Advisory Board is based on the so far unique cooperation of experts from different disciplines, who are prepared to act as a **think tank and **discussion platform for the targets of the Sustainability Initiative and to be involved in important decisions for future investments in environment, construction and housing.****

This includes, apart from contributing expertise and experience, also the provision of relevant studies and works on the topics dealt with by the Initiative. The Advisory Board also advises in different working groups on legislative proposals and political targets such as the complex right of residence sector as well as sensible quality standards in subsidised housing.



Scientific Advisory Board UMWELT + BAUEN

Raising and strengthening the public's awareness for sustainability and building

*The Scientific Advisory Board strengthens and supports the Initiative **UMWELT + BAUEN** with new ideas and future prospects. Independent, cross-party experts of universities, research institutes and*

renowned institutions cooperate with huge commitment. The Strategy Paper "Housing 2020" made a significant contribution to the future orientation of housing policy.

Dr. Margarete Czerny
Chairwoman

„UMWELT + BAUEN“ partners

Coordination:

Abg. z. NR Josef Muchitsch

Union of Construction and Woodworkers (**GBH**)

Representatives:

BIM Ing. Hans-Werner Frömmel

Federal Guild of Construction (**WKO**)

Mag. Robert Schmid

Association of the Stone & Ceramics Industry (**WKO**)

Mag. Johannes Wahlmüller

GLOBAL 2000

Mag. Andrea Kunnert

Austrian Institute of Economic Research (**WIFO**)

Mag. Werner Muhm

Chamber of Labour (**AK**)

Dr. Josef Schmidinger

Labour Forum of Austrian Building Societies (**AÖB**)

DI Walter Hüttler

Energie Markt Analyse GmbH (**e7**)

Dr. Wolfgang Amann

Institute for Real Estate, Construction and Housing (**IIBW**)

Mag. Andreas Oberhuber

Research Institute for Housing, Construction and Planning (**FGW**)

Mag. Franz Roland Jany

Insulation Industry Association (**GDI**)

Mag. Bernhard Achitz

Austrian Trade Union Federation (**ÖGB**)

Doris Hammermüller, M.A.

Austrian Solar Association

Mag. Karl Wurm

Austrian Federation of Limited-Profit Housing Associations (**GBV**)

Mag. Michael Steibl

Association of Austrian Industrial Construction Companies (**VIBÖ**)

BIM Ing. Irene Wedl-Kogler

Federal Guild of Ancillary Construction Trades (**WKO**)

Dr. Margarete Czerny

Chair of Scientific Advisory Board (**UMWELT + BAUEN**)



*„To this day,
we are benefiting
from investments
that were made
in the past!“*

In order to **boost the economy,**
to secure jobs and
to create a future worth living for our children,
the **time has come to make intelligent**
investments in UMWELT + BAUEN!



Abg. z. NR Josef Muchitsch
Federal Chairman

Union of Construction and Woodworkers

Investments in the environment always pay off

We started the Sustainability Initiative for a number of reasons. Investments in building rehabilitation enable the coming generation to have prospects and to enjoy a functioning environment. What is needed now is to at last fulfil the demand for additional affordable flats. Apart from that, achieving the 4 suggested core objectives means that the economy gets a boost and jobs are created, which

in turn benefits the public sector. This guarantees not least basic needs, such as having a roof over your head and an income, both of which guarantee the conditions for a social environment, which is worth living in. Goals can only be achieved if we all go in the same direction and join forces to act in concert!



Hans-Werner Frömmel, engineer
Federal Construction Guild Master

Federal Guild of Construction

Affordable housing is a basic need of the population

Angesichts der Einbrüche bei den Wohnbaubewilligungen und der wachsenden Bevölkerung steuern wir auf eine neue Wohnungsnot zu. Damit Wohnen leistbar bleibt, müssen die Wohnbaufördermittel wieder bedarfsgerecht gesichert werden. Durch

nachhaltige Bauinvestitionen kann die Wirtschaft angekurbelt und der soziale Frieden gewahrt werden. Zudem braucht es steuerliche Anreize, damit auch Privatkapital krisensicher in Immobilien investiert wird.



Mag. Robert Schmid
deputy chairman

Association of the Stone & Ceramics Industry

People and environment, construction and housing

Austrian manufacturers of building materials have been trying for decades to harmonise these terms. The most we Austrians can do for both environment and energy is to thermally rehabilitate. This is inexpensive and has an almost immediate effect. Where rehabilitation is not possible or where additional living space is required, we need new

housing developments. No developed country in the world can cope without a political landmark decision to promote new housing. That is why it has to be ensured that federal grants for residential building subsidies are exclusively used for new developments.



Mag. Andrea Kunnert
building expert

Austrian Institute of Economic Research

Sustainability in the building industry has many dimensions

From a social, environmental and economic point of view, the positive effects of sustainable construction methods are more necessary than ever. Whilst in the past, the construction industry focus-

sed primarily on optimising costs and quality, this approach is no longer adequate. We need more future-oriented and sustainable investments, in particular in affordable urbane housing.



Mag. Werner Muhm
Director

Chamber of Labour

Everybody talks about green jobs; the building industry really has them!

A quarter of the classic environmental workers are employed in the building industry: many environmental investments are directly associated with investments in construction work: energy saving, generating renewable energies, water protection, energy efficiency or environmentally friendly transport are only some examples. High unemployment, high energy prices and missing the Austrian climate targets call for more “Environment + Building investments” and not for ruinous cuts at the expense of employees and environment. Aus-

tria and Europe need modern transport and environmental structures, new housing and living quality, thermal rehabilitation and careful handling of non-renewable resources. Investments in new housing developments and rehabilitation, district heating and CHP, rail and trams benefit employment, quality of life and climate protection. Anybody wanting to make sustainable, i.e. economic, environmental and socially balanced investments, is well placed as regards to building investments in environmental protection



Dr. Josef Schmidinger
board member

Arbeitsforum österreichischer Bausparkassen

Leistbares Wohnen ist Grundlage einer stabilen Gesellschaft

Austrian Building societies finance the new development and the rehabilitation of more than 50,000 flats per year. Investing in a flat or house brings triple benefits: for the state through increased tax yields, for the economy and the workforce through more growth and for the residents due to

affordable housing costs and private wealth formation. We therefore actively support the joint platform of building industry, housing industry and labour representatives for sustainable affordable housing in Austria



Dipl. Ing. Walter Hüttler
Managing Director

e7 Energie Markt Analyse GmbH

Sustainable building and rehabilitating pay off!

The development over the past three years has shown that the demand for sustainable buildings, which are fit for the future, has increased substantially. Major contributors to this trend have been the increased attention to climate protection, rising energy prices and not least the housing crisis.

Buildings with low energy consumption also represent a significant contribution to cost-effective housing. Hence, the sustainable rehabilitation of existing housing does not only present energy and climate change policy, but is also a key task of housing policy.



Dr. Wolfgang Amann
Managing Director

Institute for Real Estate, Construction and Housing

Investments in housing and rehabilitation generate multiple benefits!

The IIBW - Institute for Real Estate, Construction and Housing - has proven the enormous and multiple benefits of new housing developments and thermal rehabilitation in many studies, as they have the potential to achieve socio-political, economic and environmental targets. With both residential building subsidies and non-profit housing we have exceptionally effective implementation tools at our disposal. However, a differentiated view is important. Successful strategies are only possible if new housing developments and rehabilitation, own homes, condominiums, non-profit

and private rental flats are viewed individually and if separate measure packages are applied. Investments in housing and rehabilitation are perfectly suited to get our economy moving again, having the extra benefit that our energy consumption and our greenhouse gas emissions are significantly reduced.

Last but not least, the issue concerns also and in particular the secure, cost-effective and still high-quality housing supply of our population.



Mag. Andreas Oberhuber
Managing Director

Research Institute for Housing, Construction and Planning **Strengthening trust in a secure future!**

We support all targets developed in the initiative because they have one thing in common: future prospects for more intra- and intergenerational fairness, economic growth and protection of the environment. The complexity of the challenges as-

sociated with this, requires above all interdisciplinary cooperation, structuring and conveying information as well as developing solution-oriented approaches.



Mag. Franz Roland Jany
Managing Director

Insulation Industry Association

Sanierungsoffensive – gut für Konjunktur, Klima und Menschen!

The good news is: thermal rehabilitation is a once-in-a-lifetime opportunity for Austria! Better news still: it only produces winners, namely environment, economy and people. In the end, the impressive results of the Refurbishment Cheques 2009, such as investment impulses by a factor of 8, tax reflows by a factor of 2 and about 7,000 newly created jobs were decisive factors for a continuation from 2011 to 2014. According to the experiences in 2009, thermal rehabilitation is the most sensible economic tool that governments

have in times of austerity, to generate revenues and create wealth. It reduces energy waste and CO₂ emissions. And it creates more added value, more jobs, more security of supply, more purchasing power and more comfort of living for households. EUR 300 million p.a. for thermal rehabilitation until 2020 turn into a perpetuum mobile that drives itself and multiplies. Let us use the opportunity and let us create sustainable wealth – economically, environmentally and socially. Always at the centre: the people!



Austrian Trade Union Federation

Building and Environment - vital interests of the population

Over the last decade, Austria's population has grown by about 4 percent and will have increased by another 400,000 to 8,723 million by 2020. This requires an immense increase new housing deve-

lopments and infrastructure facilities to be able to cover basic needs. We are met with a challenge as we need to embrace a low-carbon future.

Mag. Bernhard Achitz
Secretary General



Verband Austria Solar

Solar heat creates jobs and wealth!

Thermal solar systems for water heating and assisted heating play an increasing role in today's everyday life. With a total of 5 million m2 sun collectors, Austria set a new record in 2012. Thus, households and companies are already saving

EUR 150 million energy costs per year. Applying this policy consequently, this value can be doubled within the next 10 years. Let's make heating affordable again!

Doris Hammermüller, M.A.
Managing Director



Mag. Karl Wurm
Chairman

Austrian Federation of Limited-Profit Housing Associations
Our target must be to secure the proven residential building subsidies system!

The non-profit housing industry and residential building subsidies have been partners for many years. With the assistance of residential building subsidies, limited-profit housing associations do not only complete ca. 15,000 flats per year, they also improve the same number of flats as regards to thermal-energetic standards. In doing so, the non-profit players are rehabilitation pioneers and guarantors of a crisis-proof and stable new housing

rate. Hence, in times of economic and budget crisis, securing the proven residential building subsidies system to maintain a construction rate, which meets demand and climate-friendly rehabilitation are the order of the day. The target must be an adequate allocation to the residential building subsidies funds for new development and rehabilitation measures in the Länder.



Mag. Michael Steibl
Managing Director

Association of Austrian Industrial Construction Companies
Protecting the environment requires investments!

The ambitious climate targets can only be maintained both in the medium and the long-term if a broad, coordinated bundle of measures is implemented. However important and desirable energy savings (e.g. through insulation) may be: by only

relying on them, it will not be possible to achieve the climate target. A comprehensive measure package must also include investments in renewable energy production (e.g. wind and hydropower plants) and efficient distribution networks.



Mag. Johannes Wahlmüller
Klimasprecher

GLOBAL 2000

Climate protection as benefit for everyone!

In the meantime, a large part of the public has taken note of the UN Climate Reports and calls have become louder to stir politicians into action. However, they hesitate as they did recently during the climate negotiations in Cancun: too many fear economic setbacks and the loss of comfort and wealth.

The Sustainability Initiative UMWELT + BAUEN is of great value because it shows that climate protection and social development can go hand in

hand. The thermal rehabilitation of buildings makes it possible to reduce greenhouse gases, to lessen energy consumption and even to raise the quality of life. Well thought through climate protection policy is an investment in the future and becomes a benefit for society. The aim is to develop an environmentally friendly society and to safeguard living standards in the long-term. Focussing on renewable energy sources and using energy economically, are vital requirements.



BIM Ing. Irene Wedl-Kogler
Master

Federal Guild of Ancillary Construction Trades Environment and Sustainability

Due to demographic changes, the need for housing in Austria will continue to rise in future. However, from the point of view of the Federal Guild of Ancillary Construction Trades, the focus on quality in the sense of sustainability should also be increased in addition to important issues such as financial support for new home building by the new Federal Government and forcing the pace of thermal refurbishment. In our opinion, good qua-

lity means that high-quality craftsmanship is fairly paid. This will ensure that a building is inhabitable for a much longer period, without requiring untimely repairs, renovations and maintenance work, which means that in the end the customer's, in this case the tenant's financial benefits are far more long-term (cheapest is not always best or cheap does not necessarily mean good value).



Highlights & Successes UMWELT + BAUEN

It is the objective of the Sustainability Initiative with 16 **cross-border federal partners** to convince politicians and the public of the necessity of intelligent sustainable future investments in environment, construction and housing. Josef Muchitsch, Member of the National Council, is the initiator and speaker of the Initiative. Investments in building refurbishment - such as the implementation and extension (until 2016) of the Federal Refurbishment Cheques - or to raise the awareness for affordable housing with the people in charge, are only some successes of the Initiative.

Setting up **Scientific Advisory Board UMWELT + BAUEN**

Strategy paper HOUSING 2020

Having a place to live is one of the basic needs of people and of major socio-political interest with

regard to housing costs. Housing must be affordable again and once again become the top priority for politicians. That 25% of Austrian households have to spend half their income on rent is not acceptable. Hence, the **UMWELT + BAUEN** experts have drawn up the strategy paper „HOUSING 2020“ at the request of the Minister of Economic Affairs. **It is only due to this initiative that „affordable housing“ has become the number one topic.**

Joint position paper for the coalition negotiations 2013. **„Future investments in housing, infrastructure and environment“**

... many demands of the Sustainability Initiative **UMWELT + BAUEN** can also be found in the Federal Government's Labour Convention 2014 - 2018.

- Reinstatement of the **appro-**

priation of housing subsidies incl. all reflows

- **48.000 housing units p.a.** focus: subsidized rental apartments in urban areas
- **Craftsman bonus**
- Separate subsidy options for **senior-focussed and thermal refurbishment**
- **Reduction of building costs** in respect of standards and guidelines
- **Measures for infrastructure:** road, rail, residential hydraulic engineering, flood protection
- **Best over cheapest supplier principle**
- Measures **against bogus registrations**

... now, all of us have to make sure that these demands are indeed implemented.

UMWELT + BAUEN will be presented and discussed in Brussels.



UMWELT BAUEN

The Sustainability Initiative

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BIM Ing. Hans-Werner Frömmel | Federal Guild of Construction
Mag. Robert Schmid | Association of the Stone & Ceramics Industry
Mag. Johannes Wahlmüller | GLOBAL 2000
Mag. Andrea Kunnert | Austrian Institute of Economic Research
Mag. Werner Muhm | Chamber of Labour
Dr. Josef Schmidinger | Labour Forum of Austrian Building Societies
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