



RENOINVEST

sustainable renovation of buildings

KAKO NAPREJ PRI PRENOVAH STAVB

Spodbujanje pametnih naložb v trajnostno in
premišljeno prenovo stavb

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ZAVOD ZA
GRADBENIŠTVO
SLOVENIJE

SLOVENIAN
NATIONAL BUILDING
AND CIVIL ENGINEERING
INSTITUTE

ZELENI PREHOD V GRADBENIŠTVU – nizkoogljično gradnja & trajnostni gradbeni materiali

11/09/2024, GZS, Ljubljana



Roundtables enhancing smart Investments in sustainable Renovation of buildings
LIFE22-CET-RENOINVEST

NEXT STEPS FOR
BUILDING RENOVATION

Encouraging smart investments in
sustainable & smart building renovation

(Trajnostna) prenova stavb...?

Globalno segrevanje?

Zmanjšanje izpustov TGP?

...

Viri.

Prostor.

...

Višja kakovost bivanja, ugodja

Ekonomski vplivi (e-revščina)

Družbeni vplivi

(Sustainable) renovation...?

Global warming?

Reducing GHG emissions?

...

Resources.

Space.

...

Higher living comfort

Economic impacts

Social impacts



OSREDOTOČENOST mora biti na ljudeh, zadovoljstvu uporabnikov, obstoju človeštva in narave.

FOCUS should be on people, the user satisfaction, the existence of humanity, the existence of nature.

Projekt *Project*

RENOINVEST

Okrogle mize za krepitev pametnih investicij v trajnostno obnovo stavb

SO-FINANCIRANJE

LIFE-2022-CET in MOPE

TRAJANJE

oktober 2023 – marec 2026

PARTNERJI

EMI, Archenerg, RENOWAVE, IIBW, GZS, ZAG

RENOINVEST

Roundtables enhancing smart investments in sustainable renovation of buildings

CO-FINANCING

LIFE-2022-CET and MOPE

DURATION

October 2023 – March 2026

PARTNERS

EMI, Archenerg, RENOWAVE, IIBW, CCIS, ZAG

NAMEN Prepoznavanje izzivov in priložnosti za trajnostno prenovu stavb.

CILJ Povezati deležnike, vzpostaviti skupine za naslavljanje problematike in razviti smernice za Akcijski načrt.

AIM To address the challenges and opportunities for sustainable building renovation.

OBJECTIVE To connect stakeholders, establish groups to address issues and to develop guidelines for Action Plan.



Podlaga *Basis*

WP2 Pregled politik, zakonodaje in trga za trajnostne prenovе stavb v Avstriji, na Madžarskem in v Sloveniji

FOKUS področje “financiranja prenov stavb”

***WP2** Policy context and market capacities for sustainable building renovations in Austria, Hungary and Slovenia*

***FOCUS** area “financing building renovation”*

WP2

Zbrati vse informacije, pomembne za procese financiranja trajnostne prenovе stavb

Prepoznati ovire in perspektive, pomembne za razvoj pametnih finančnih priložnosti

Je podlaga za OKROGLE MIZE in DELOVNE SKUPINE v **WP3**.

1. NACIONALNA OKROGLA MIZA – 24. OKTOBER 2024, GZS

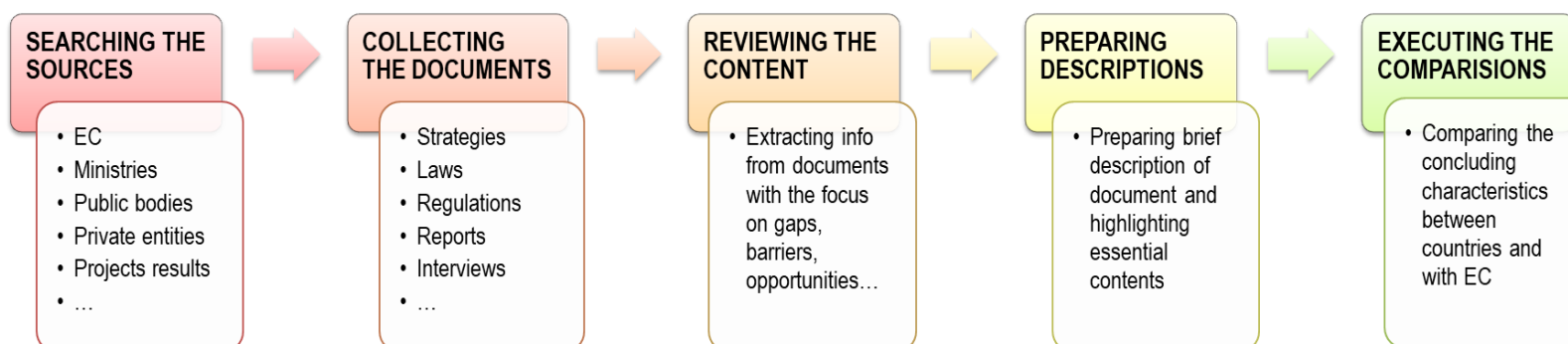
WP2

To gather all information relevant for the financing processes of sustainable building renovation

To identify barriers and perspectives that are important for development of financial opportunities

Is the basis for ROUND TABLES and WORKING GROUPS in **WP3**.

1. NATIONAL ROUND TABLE – OCTOBER 24th 2024, GZS



Slika 1: Raziskovalni pristop po korakih *Figure 1: Step by step research methodology*

Podlaga *Basis*

SWOT analiza za privatne in javne stavbe

IDENTIFIKACIJA slabosti in vrzeli na fokusnem področju
“financiranja prenov stavb”

OCENA slabosti in vrzeli – 5 stopenjska lestvica

SWOT analysis for private and public buildings

IDENTIFICATION of weaknesses and gaps in the focus area of “financing building renovations”

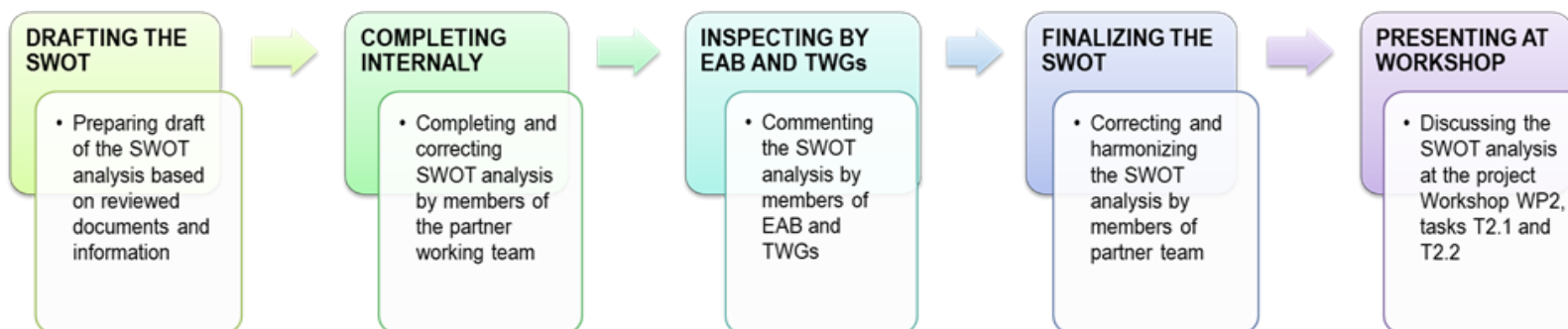
ASSESSMENT of weaknesses and gaps - 5 level scale

SWOT analiza prednosti, slabosti, priložnosti in nevarnosti

SLABOSTI IN VRZELI Število identificiranih primerov je **33**

SWOT analysis of strengths, weaknesses, opportunities and threats

WEAKNESSES AND GAPS The number of identified cases is **33**



Slika 2: Analiza področja “financiranje prenov stavb”

Figure 2: Analysis of the area “financing building renovation”

LEGEND:

	No gaps at all
	Yes, gaps existed and were successfully eliminated
	Yes, gaps exist and are already addressed to large extent
	Yes, gaps exist and are in process of addressing
	Yes, gaps exist, but no action is noticed so far

Gaps and weaknesses

Fragmentation of decision-makers (in construction sector)

Poor communication between key stakeholders

Slow transfer of knowledge to key stakeholders

Strong tradition among users

Slow adaptation of legislation to new technologies and market needs

Not enough promotion of effective technologies

Not enough awareness among population (about the consequences)

Rezultati *Results*

- Visoki stroški investicije
Nezaupanje v tehnologije
Veliki gradbeni posegi
Nezaupanje v izvajalca
Nevedenje o prednostih
(Zeleno) javno naročanje
- ✚ Subvencioniranje, krediti
Manjšanje e-revščine
Deljenje rizikov pri JZP
Višji bivanjski standard
Večja vrednost nepremičnine

- *High investments costs*
Distrust of technologies
Large interventions
Lack of trust in contractor
Ignorance of the benefits
(Green) public procurement
- ✚ *Subsidies, favorable loans*
Reducing e-poverty
Risks sharing (in PPP)
Higher living standard
Higher property value



Fragmentiranost odločevalcev
Počasno prilagajanje zakonodaje
Premalo promocije
Počasen prenos znanja
Premalo usposobljenih delavcev
Digitalizacija sektorja
Pomanjkanje monitoringa učinkov
Nizek nivo varnosti stavb
Slabo razumevanje, informiranje
Visoki investicijski stroški
Močna tradicija med uporabniki

Fragmentation of decision-makers
Slow adaptation of legislation
Not enough promotion
Slow transfer of knowledge
Lack of well-trained workers
Digitalization of sector
Lack of monitoring of effects
Low level of safety of buildings
Poor understanding, information
High investment costs
Strong tradition among users

IDENTIFICIRANI PRIMERI

pokrivajo področja zakonodaje, deležnikov, tehnologije, podatkov, izobraževanja, itd.

GLAVNI IZZIV

NIMAMO prave definicije, kaj je trajnostna prenova stavb in

NIMAMO načrta financiranja za trajnostno prenovo stavb

IDENTIFIED CASES

cover the fields of legislation, stakeholders, technology, data, education, etc.

BASIC ISSUE

NO real definition what is sustainable building renovation and
NO real financing plan for sustainable building renovation

Izzivi-podrobneje *Issues-details*

Neučinkovitost bank

Manjko novih finančnih modelov

Malo zaupanja v finančne modele

Malo davčnih spodbud

Odmevna financiranja prenov

Inefficiency of banks

Lack of new financial models

Little faith in financial models

Few tax incentives

Sensational financing

PAMETNO FINANCIRANJE

trajnostnih prenov stavb

SMART FINANCING

of sustainable renovation of buildings



Business Plan



Determine Funding



Financing Options



Za konec... *To conclude...*

Kako pospešiti financiranje trajnostnih prenov stavb?

Izboljšati komunikacijo z deležniki
Odpraviti zakonodajne ovire
Zagotoviti finance (Eko Sklad, banke)
Razviti/promovirati finančne modele
Podpreti energetske storitve (ESCO)
Promovirati trajnostne prenove
Pospešiti zasebno investiranje
Podpreti industrijo

How to accelerate financing of sustainable building renovations?

Communication with stakeholders
Remove legislative barriers
Provide finance (Eco Fund, banks)
Develop/promote financial models
Support energy services (ESCO)
Promote sustainable renovations
Fasten private financing
Support the industry

PODPORA INDUSTRIJI

za pripravo vseh vrst certifikatov
za standardizacijo, in prefabrikacijo
za hitrejšo digitalizacijo

INDUSTRY SUPPORT

to assure all types of certificates
for standardization & prefabrication
for faster digitization

DELOVANJA DELEŽNIKOV

...povezana
...celovita
...razumljiva

STAKEHOLDERS ACTIONS

...interlinked
...comprehensive
... understandable



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Hvala

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