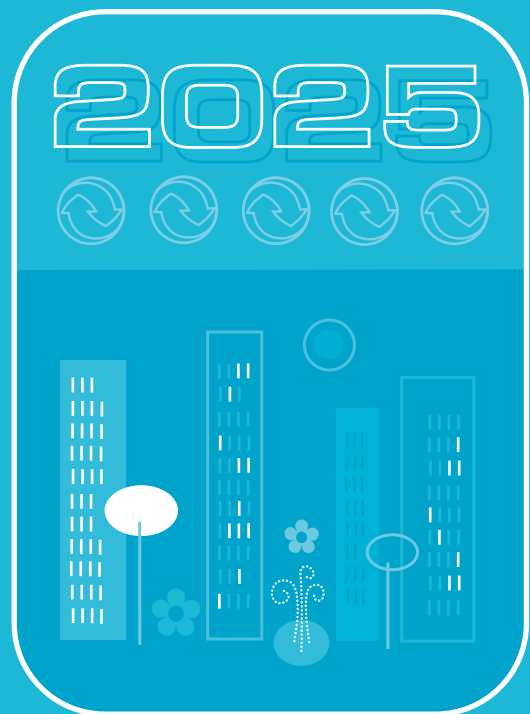


Think new,

think sustainable

– building and managing properties
for the future



A BRIEF PRESENTATION OF
THE SWEDISH ENVIRONMENTAL
ADVISORY COUNCIL'S DIALOGUE
BYGGA/BO

Think new

Our vision

The vision is the dialogue group's picture of a desirable future in 25 years. This vision has been used to formulate a strategy for a sustainable building and property sector. Some quotations from the vision are presented below. It is our hope that the vision will also contribute to a stimulating debate on what sustainable development is: Is this the future we want? If so, how do we get there?

“Health risks stemming from construction or operating factors have been eliminated mainly by means of knowledge and care during property construction and management.”

“More area is devoted to water and greenery in the cityscape. Quiet areas are a part of the town plans.”

“Fossil fuels are no longer used for heating, which has mainly been made possible by switching to renewable energy sources and by means of energy efficiency improvements in the building stock.”

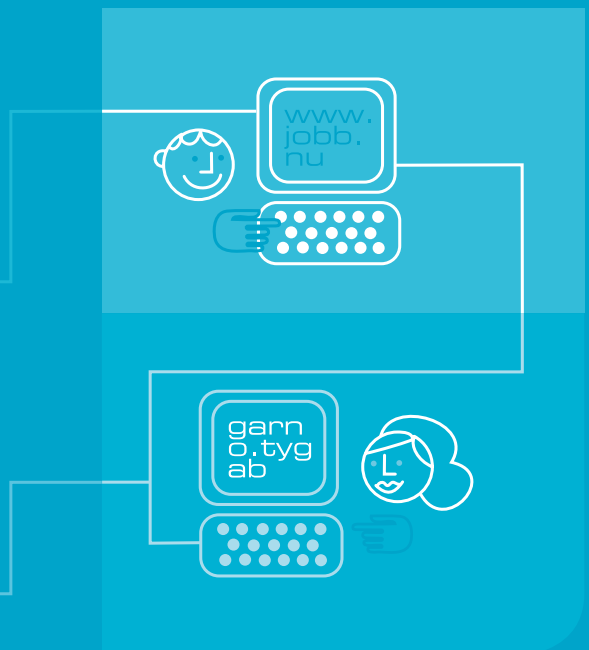
“People like being in their neighbourhoods and home regions, where a broad diversity of workplaces, education, culture and recreation is available. Cafés and restaurants are important meeting-places during both leisure and working hours, which is reflected in the layout and fitting-out of the premises.”

“People have a greater understanding of ecology and what is required for a sustainable society. Many people apply this knowledge in their daily lives, for example when travelling or making purchases.”

“Experience from property management has a great influence on technological development.”

“Swedish building material suppliers are world leaders when it comes to sustainable and environmentally sound products and materials with an attractive design.”

The entire vision in Swedish is posted on www.mvb.gov.se



Think sustainable

Based on the vision, we have prioritized three themes and seven goals

Energy

The building and property management sector accounts for approximately 40 percent of Sweden's total energy use. More than one-third of domestic energy production comes from fossil fuels.

- ▶ Don't use fossil fuels
- ▶ Reduce total energy use.

Indoor environment

People want to have a healthy indoor environment with plenty of daylight, an even, pleasant temperature and no noise. The indoor environment should also be free from dampness and hazardous substances. We spend about 90 percent of our day indoors. A poor indoor environment can lead to allergies and other health problems.

- ▶ Reject unhealthy materials and structures
- ▶ Phase out harmful substances and metals.

Resources

More than 10,000 process plants of various kinds provide our buildings with water, sewage treatment, energy and refuse collection. Every year, 15–20 million tonnes of products of various kinds pass through buildings and plants. Emissions to air, soil and water are considerable.

- ▶ Consider the life cycle cost in all procurement
- ▶ Reuse, recycle and declare building materials
- ▶ Increase industrial thinking and use IT
- ▶ Build area-efficient buildings.

2025



Our Goals

Seven goals for the future

- No fossil fuels are used for space or hot-water heating after 2025. By 2015, more than half of the annual energy need is met by renewable energy sources.
- Use of purchased energy in the sector has decreased by at least 30 percent by 2025, compared with 2000.
- By 2005, sector-specific information is available that makes it possible to reject building materials and structures that contain or give rise to substances known to be hazardous to health or the environment.
- By 2010, all new buildings and 30 percent of existing buildings are declared and classified with respect to building-related health and environmental impacts.
- By 2008, the building sector has phased out all use of those substances and metals that are covered by the Government's guidelines for chemicals use.
- By 2010, the quantity of waste from new construction and reconstruction that is landfilled, counted in tonnes, does not exceed 25 percent of the 1994 level. No more than 10 percent is landfilled in 2025.
- By 2005, extraction of natural gravel has been limited to a few specific purposes and amounts to no more than 3 million tonnes per annum by 2020.

To realize these goals, the sector must cooperate with local and state authorities. Our goals support the Government's fifteen environmental quality objectives.

Strategy

7 strategic areas

Action is needed within the following seven strategic areas in order to stimulate progress in the desirable direction as regards energy, indoor environment and resources. A great deal can be done here to achieve the goals and realize the vision. Examples of measures in these seven areas are given here.

Sustainable community planning

- Plan sustainably and encourage people to get more involved.

New solutions and new technology

- Use the best technology available
- Start more technology procurements and pilot projects.

Life cycle perspective and holistic view

- Focus on system solutions and management
- Focus on life cycle cost in procurement.

Coordination of the building and property management processes

- Increase quality by coordination and competence development
- Provide guarantees with contractual responsibility.

Environmentally classified residential and commercial properties

- Make it easier for the customer to choose environmentally sound homes and commercial premises
- Introduce differentiated tax rates, credits and insurance premiums linked to the classification system.

Investment in research and development

- Invest more resources in research and stimulate development towards the vision
- Follow up research and pilot projects and disseminate the results.

Marketing of environmental solutions

- Sell in environmental solutions with arguments such as health, profitability and comfort.

Participating companies and municipalities

AB Electrolux
Boo1 Framtidsstaden
AP Fastigheter AB
Ericsson Sverige AB
Asplunds Bygg AB
Folksam

Bengt Dahlgren AB
FöreningsSparbanken
HSB Sverige AB
LB-Hus AB
NCC AB
Riksbyggen

Skanska Sverige AB
SBC
AB Svenska Bostäder
Telia AB
Vattenfall AB
Vasakronan AB

White arkitekter AB
Wirsbo Bruks AB
Hofors Municipality
Kalmar Municipality
City of Malmö

The next step

The next step

At a meeting in October 2000, **Environment Minister** Kjell Larsson, **the presidents** of participating companies and concerned **municipal councillors** agreed to continue the dialogue. The work will be intensified with the aim of achieving agreements on concrete measures and follow-up by 1 November 2001. The work will be carried on by a number of task groups in the seven action areas, plus a task group on how building management can best contribute to sustainable development. The task groups will consist of representatives of the dialogue group, the Government, public agencies and any other companies who wish to contribute.

Agreements between the sector and the Government on initiatives that stimulate progress towards sustainable development in the building and property sector can, for example, contain:

- Technology procurements
- More co-financed research projects
- Systems with classification linked to a differentiated tax rate on buildings
- Systems with contractual guarantee responsibility
- Action programmes for dissemination of knowledge

Read the report

This brochure provides a brief presentation of the results of the Environmental Advisory Council's Bygga/Bo dialogue. The report entitled *Tänk nytt, tänk hållbart – att bygga och förvalta för framtiden* ("Think new, think sustainable – building and managing properties for the future") contains the vision and the strategy for a sustainable building and property sector in their entirety.

The report and the brochure can be ordered from the Environmental Advisory Council. They are also available on the Environmental Advisory Council's website at www.mvb.gov.se

At the Environmental Advisory Council's secretariat you can contact Thomas Malmer, Maria Delvin, Susanne Wennerstein or Administrative Director Siv Näslund.

The Swedish Environmental Advisory Council

The Environmental Advisory Council, which advises the Government on environmental issues, has the commission of carrying on a dialogue with segments of the business community regarding their work with sustainable development.

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