

Building Process Organisation Model fit for Innovative Housing Concepts?

Case Study of The Netherlands

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Background

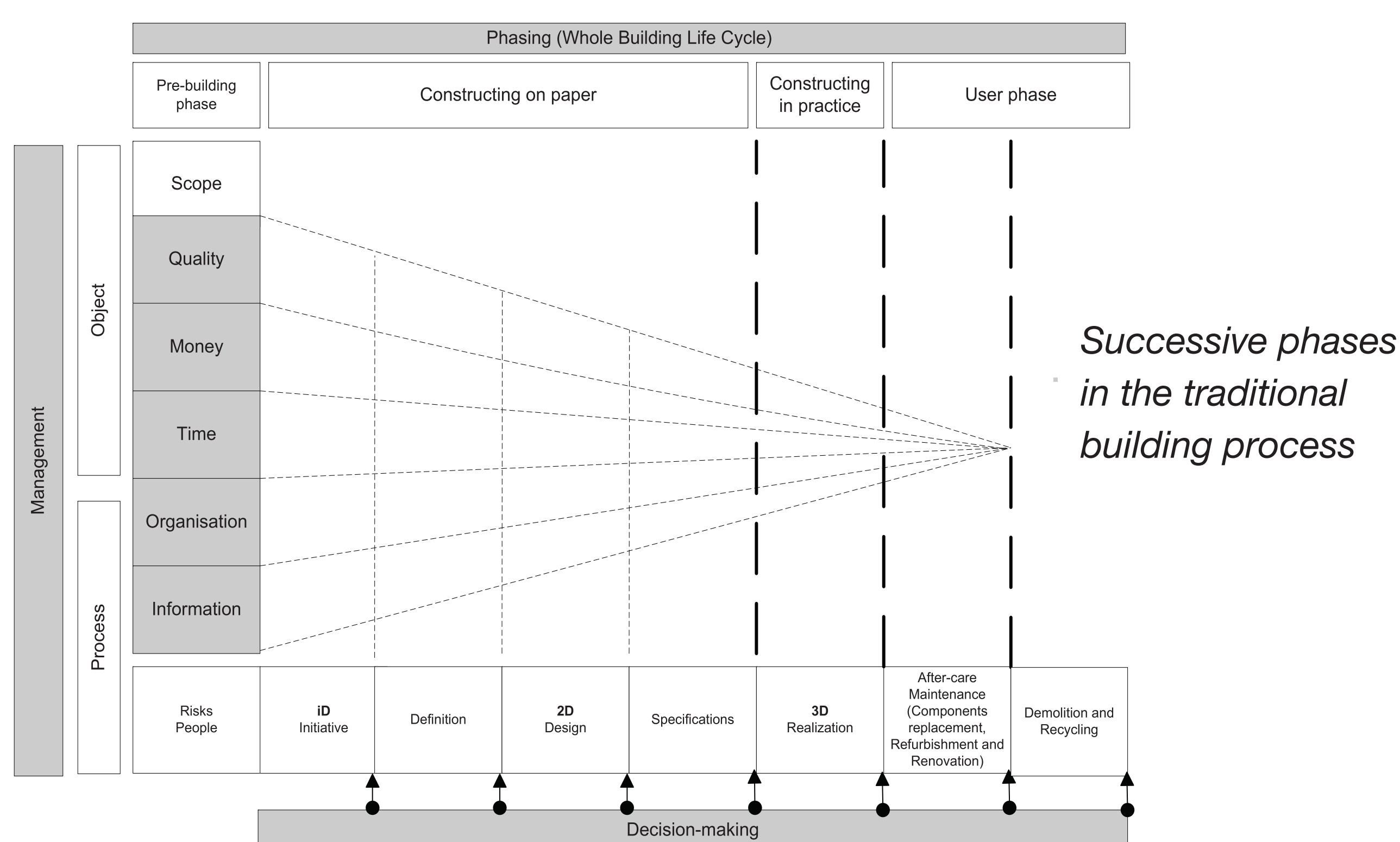
- Growing justification and political commitment in Europe to tackle energy efficiency in buildings.
- Shift is required in the construction sector towards large scale successful implementation of innovative energy efficient and sustainable building concepts.
- Results of this study are preparatory work for the 7th Framework Programme project “Cost-Effective”.

Opportunities with selected Novel Concepts in the Building Process Organisation Model

- Whole Building Life Cycle Costing
- Cradle-to-Cradle
- Living Building Concept
- Private Initiatives.

Opportunities exist to foster changes in behaviour (way of cooperation and influence) of actors to come up with innovative and creative solutions.

Study question: “How fit is the traditional building process organisation model in the Netherlands for innovative housing building concepts?”



Bottlenecks

- Based on over 200yr old organisation model.
- Many actors, fragmented process into successive phases.
- Strict division of influence/responsibilities and way of cooperation blocks taking operational costs of building into equation. User / buyer has little say in quality and needs.

Conclusions

- Required breaking down the way how actors are structured and connected.
- The organisation modes should be re-engineered to enable long-term relationship between actors and whole life cycle (operation costs).

Opportunities exist with selected Novel Concepts.

- Practicability of these novel concepts is still in an experimental phase.
- Novel tendering and contracting strategies are desirable.
- Exact means of implementation is in need of further development.
- Tools and instruments need to be developed to translate principles into formal agreements between actors.

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