

Information about the lecture

Speaker	Stefan Feller
Title	Cost / benefit assessment of roof greening in subsidized housing
Group of topics	June 21 st , 2017 Cost-Benefit analysis
Language	German
Content	<p>In a statute dated 08.05.1996, Munich city council enforced a regulation that all flat roofs with a size of $\geq 100\text{m}^2$, all garages with flat roofs and all roofed entrances to underground car parks must be permanently greened.</p> <p>Since then, both the building branch and Munich's municipal housing association GEWOFAG have consistently implemented this requirement.</p> <p>Lately though, with regard to exploding rental fees, various political parties are demanding that subsidized housing becomes cheaper again. In this context, additional costs for roofing are always a subject of discussion. Is low-cost subsidized housing compatible with greened roofing or does it conflict?</p> <p>As far as large-scale extensive greened roofs are concerned, from the housing industry's point of view, additional costs, both in production and in maintenance have been proven to hardly matter.</p> <p>In the case of intensively used roofs, additional costs for planning and construction work can be of considerable significance and either rental rates or subsidies must compensate for this. At the same time, it is essential to avoid burdening tenants with higher running costs in addition to high rent.</p> <p>With increasing pressure on attractive metropolitan areas, conventional buildable sites in many cities will be rare and the density of housing will increase. Subsequently, development plans for housing specify intensive greening of roofs in order to meet the required standards for green areas. How this will effect maintenance costs in the future, and whether or not these development concepts will be successful, is yet to be seen. In addition, there are also unfamiliar technical questions. The uncertainty among contractors, housing associations, and also among many planners and builders is correspondingly great.</p> <p>GEWOFAG is looking into the impact that intensive use of roof gardens in current building projects will have on building and maintenance costs, but also which advantages need to be taken into account, and subsequently which planning approaches could result.</p>