
MY PLAN

A planning tool for renovations and active
governance in housing companies



Commissioned by the Ministry of Environment

TEAM



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URGENCY



The built environment consumes 30 % of energy



570 000 apartments in need of renovation



11 billion Euros in this decade



RENOVATION



WHY
RENOVATION?



RISING
EXPENSES

HIGH
EMISSIONS

DECLINING
PROPERTY VALUE



OWNER

RESEARCH

ANNUAL MEETING 1. 50 SHARES - 23
VOTING.

ANNUAL MEETING 2. $\frac{1}{3}$ OF
RESIDENTS TAKE PART IN THE
MEETING.

QUOTES

*Survey with residents:
34 respondents – 2/3 do not
participate in house
affairs.*

*“Every shareholder should
have the mindset /
mentality of a board
member.”*

PASSIVENESS

*“Contributing in the
board might be difficult
at first. It is a strange
process.”*

*Motivation of being part
of the board – owning.*

BOARD

“I trust the board.”

*“Trusters are the majority
but quiet.”*

*“I’m not active myself. I
trust the housing company.”*

ISSUE

The right information concerning renovations is difficult to find and interpret for the non-professional.



Renovation processes are long and complex.



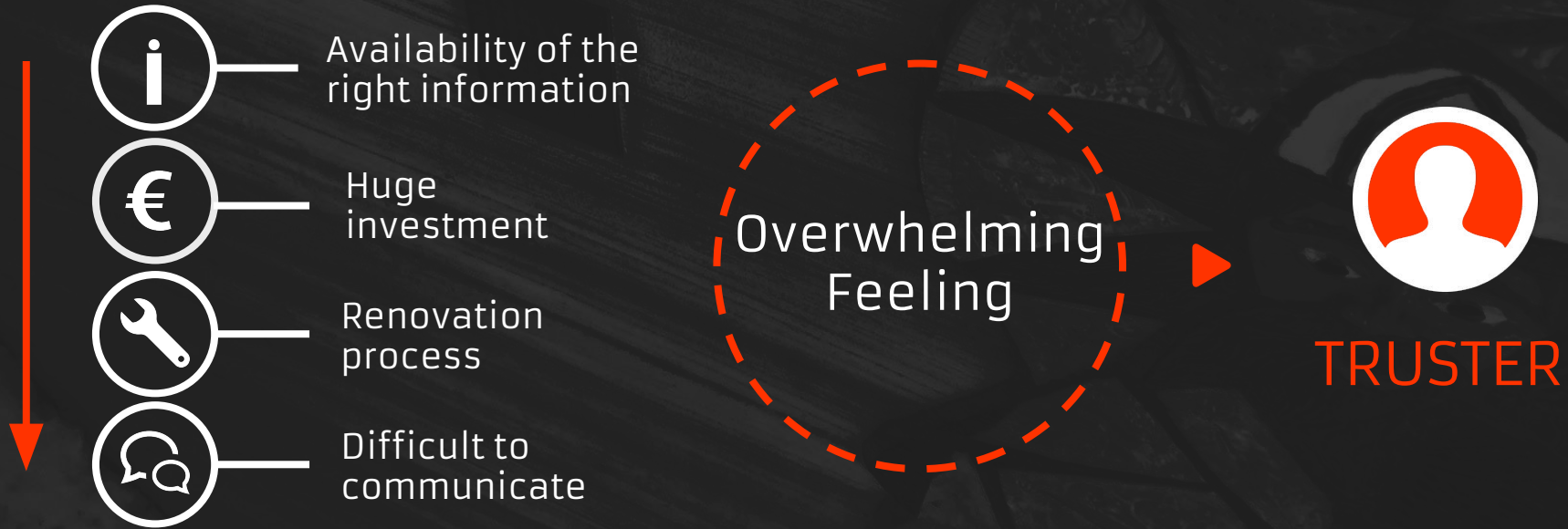
Renovations are a huge investment.



Communicating the need to renovate thoroughly can be difficult.



PROBLEM



OPPORTUNITY

MANDATORY TOOLS

Report on maintenance
and renovation
(Kunnossapitotarveselvitys)

Maintenance manual
(Rakennuksen käyttö- ja
huolto-ohje t. huoltokirja)

Energy certificate



MINISTRY



WE NEED

VOLUNTARY TOOLS

Condition assessment
(kuntoarvio)

Condition survey
(kuntotutkimus)

Building management
plan
(kunnossapitosuunnitelma)

Real Estate of building
strategy (kiinteistöstrategia)

TOOL FOR DECISION
MAKING

OPPORTUNITY

According to the Finnish Real Estate Management Federation, the **current tools** used have **very little** or non-existent **benefits** in the planning or the actual upkeep of a housing company



PROPOSAL

SUPPORTING OWNERS



FROM **PASSIVE** TO **ACTIVE** – GETTING RID OF BEING OVERWHELMED

OUR GOAL

TRANSFORMATION OF APARTMENT
OWNERS FROM TRUSTERS
TO *ACTIVE* SHAREHOLDERS WITH
INFORMED *OPINIONS* AND
DECISIONS

A grayscale background image showing a person's hands writing in a notebook. To the right, there is a mug with a black and white checkered pattern. The overall scene is dimly lit, focusing on the person's activity.

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PURPOSE



FINANCING

Financial advice on renovation.



STRATEGY

Knowing when to renovate and why.



BETTER DIALOGUE

Foundation for discussions and decisions.

Feedback on property value.



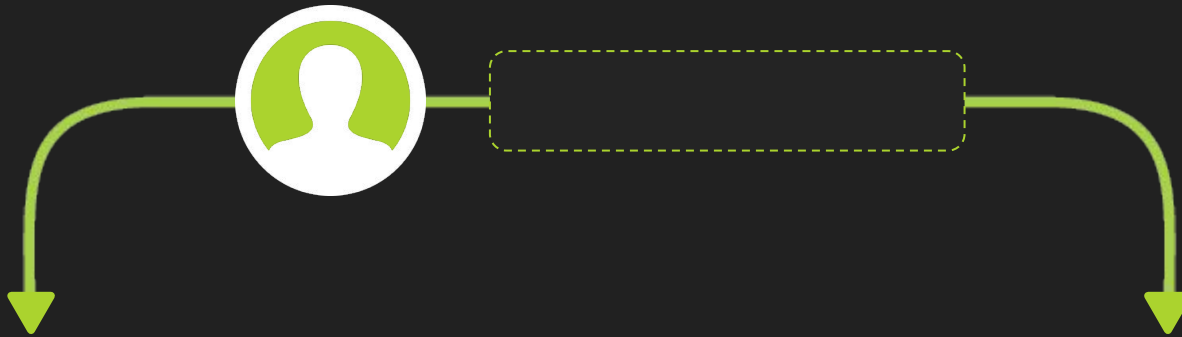
CHANNELED INFORMATION

Information in small chunks.

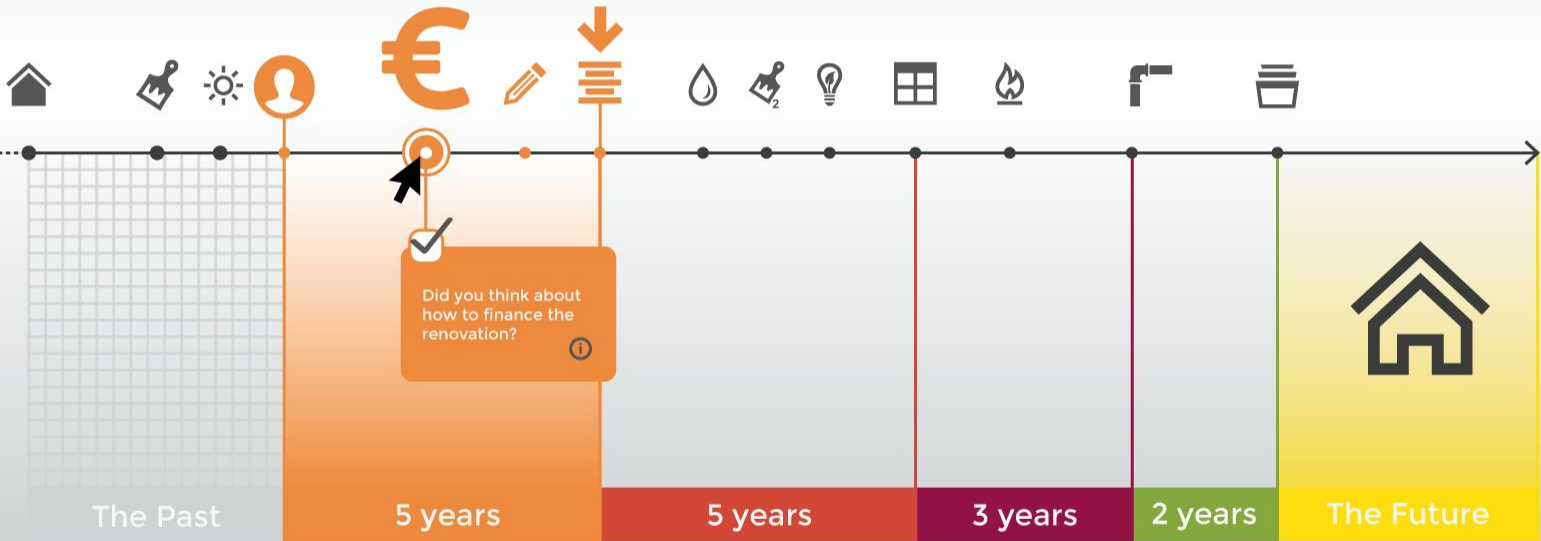
Long term thinking.



ENTER THE CONSTRUCTION DATE
OF YOUR BUILDING

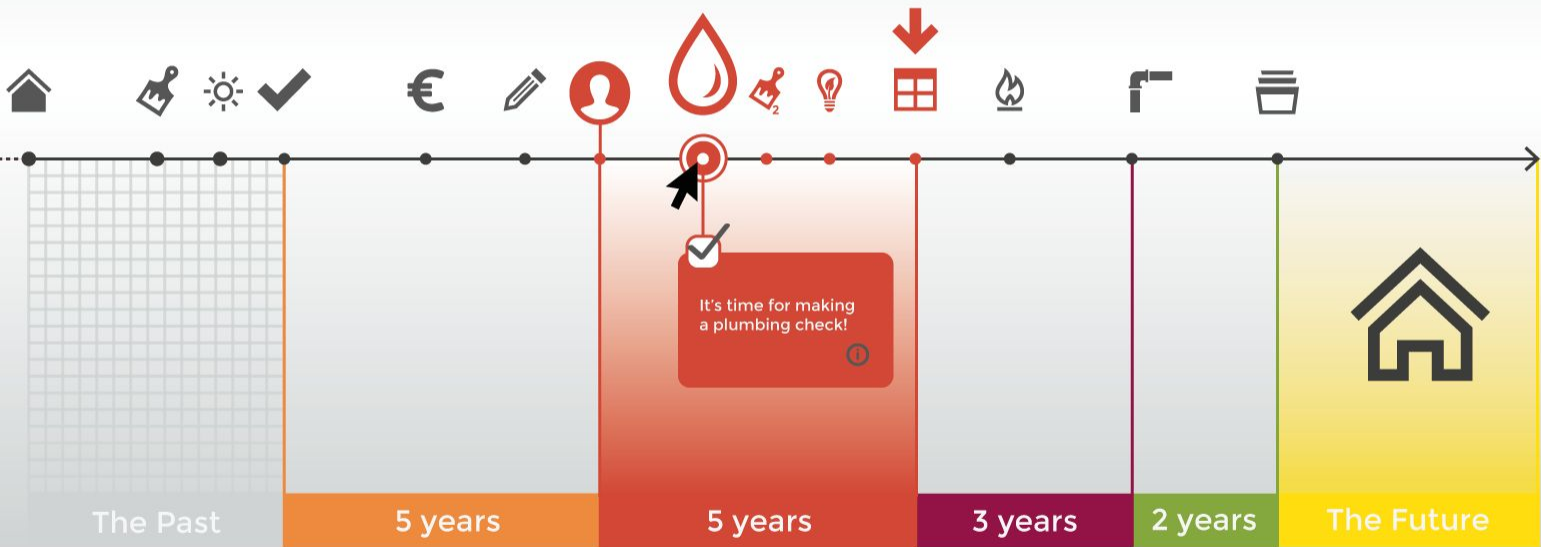


MYPLAN



1980 < 2016 2021 2026 2029 2031 >

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1980 < 2016 2021 2026 2029 2031 >



Did you think how to finance the next renovations?

You have different options to get financially prepared for upcoming renovations. The most common options are saving money or taking a loan. Both options can be beneficial for your housing company - depending on occasion and size of your housing company. Sometimes it is helpful to take into consideration if individual systems or a joint solution make more sense.

Thinking about the main renovations over time you should expect following estimates. Depending on the region they might differ.

Facade 200-300 € /m2
Piping ~ 400-900 €/m2

Tiles 5200€ per bathroom

To get detailed information you can take different steps. Speaking to your board and manager is as helpful as contacting one of the following banks.

www.nordea.com
www.op.fi

2016

2017

2018

2019

2020

2021

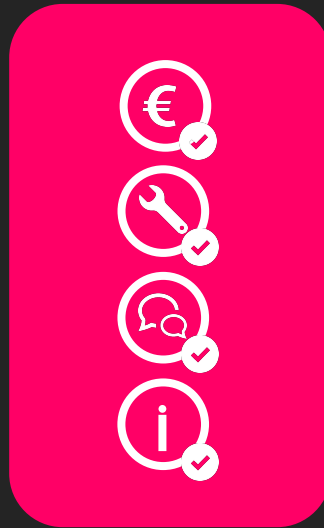




BENEFITS

BENEFICIARIES

OWNERS



BENEFICIARIES

OWNERS



BOARD

More board
members

Easier
decision
making

Guidance in
work with
existing tools

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OWNERS



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GOVERNMENTAL

More renovations in time

Meet the climate change mitigation targets

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UNIONS

Better informed owners

Strategic, long term thinking in housing companies

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MARKETS

Banks
More business opportunities

Contractors
Better planning through better informed partners



NEXT STEPS



STEPS

MINISTRY

1.

No need for many working hours – The information you need exists.

2.

No need for a huge budget – Building this website is cheap and simple.

3.

No need for changing laws – Guidance instead policy.