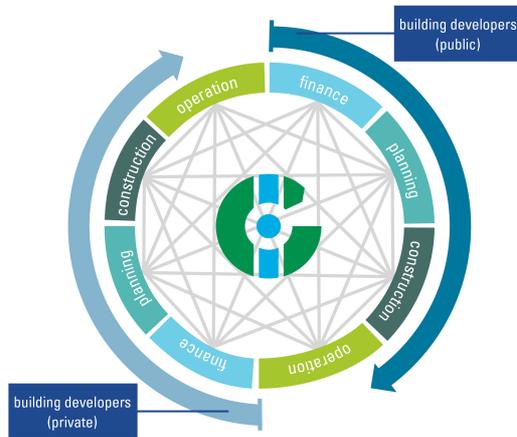


## IG LEBENSZYKLUS BAU WHO WE ARE & WHAT WE DO

### “The working system“



The IG LEBENSZYKLUS BAU (*IG BUILDING LIFE CYCLE MANAGEMENT*) is an Austrian nonprofit association that networks all of the areas involved in the construction process (finance, planning, construction and operation) and is addressed towards both public and private building developers.

**The core message:** successful construction needs **result oriented organization, cooperative project culture and life cycle orientated processes**. And: It is in the **hands of the building developers** to demand that this is actually implemented!

### Intention

The IG LEBENSZYKLUS BAU develops concepts for a market-relevant and sustainable value creation concerning the entire life cycle of building constructions. The goal is the development of **standardized solution methods for life cycle oriented building constructions** for public and private (commercial) building developers.

### Value creation

Legal requirements and guidelines demand resource conservation and energy efficiency for buildings, but from a **business perspective** a life cycle oriented approach also makes sense: The **later utilization phase is an integral part of the planning process** right from the beginning. The **building developers benefit especially in the utilization phase**, for example from lower resource consumption or higher productivity in the company. **They benefit of buildings that support their core business.**

The IG LEBENSZYKLUS BAU **raises awareness of building developers** with regard to these benefits, while at the same time creating the necessary know-how and thus real competitive advantages for the industry members within the fields of planning, construction, financing and operation.

“He who wishes to build and operate a sustainable building must begin with the associated processes“- that is the motto of IG LEBENSZYKLUS BAU. The focus here is on the processes that involve all stakeholders. The association's members within the **working and project groups** (in the areas of planning; construction; financing and operation) follow very different interests and focus in fulfilling the **interdisciplinary and partnership-based business processes**. However, in doing so, they bring together all areas of responsibility and work together concerning standardized, holistic models for building developers.

## CONCRETE VALUES for all stakeholders

The IG LEBENSZYKLUS BAU creates concrete **values for building developers** through:

- utilization of a new, transparent and networked approach to building construction (i.e. integrating the services of all participants)
- utilization of standardized holistic risk and responsibility models
- provision of practical management tools (including the use of the guide “*Der Weg zum lebenszyklusorientierten Hochbau*“ (The way to life cycle management of building constructions))

.... with the **ultimate goal** of providing fully **cost-optimized building constructions**, which are oriented to the organizations core business activities.

The IG LEBENSZYKLUS BAU creates concrete **values for industry professionals** through:

- cooperation in working on forward-looking methods, procedures and allocation models
- the unique networking with other industry members
- the development of a cross-sector understanding
- communication with name and logo
- presence at events and conferences

... with the **ultimate goal** to consolidate our pioneering role in providing **value-added project development** and **create real competitive advantage**.

## Positive Effects on economy, society & ecology

With a life cycle approach, building developers can include the interests of all of the building stakeholders. This enables them to pursue **socio-cultural goals** (i.e. positive effects for the users, customers and neighbours), **economic goals** (i.e. positive effects on investment and follow-up costs for the owner or company) and **environmental goals** (i.e. positive effects on the health of users and the preservation of a healthy liveable environment).

Applied to the requirements of building constructions, this means:

<b>Ecology</b>	<b>Socio-cultural</b>	<b>Economy</b>
Selection of ecological construction materials	Comfort for the user	Value retention and long service life
Optimization of consumption and emissions in construction and management	Supporting the quality of service and infrastructure at the location	Optimization of costs throughout the life cycle
Efficient utilization of land and building floorspace.	Integration into the environment	
	Quality of the design	

## CONTACT:

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