

# Ostrava: Green savings still induces constraints

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“This activity although it is, in my opinion, creditable, but it is unobtainable for most of owners of family houses. Not to speak about any influence on the increase in employment or support for entrepreneurs. In fact, obtaining of all necessary certifications and approvals needed for the subsidy provision costs dozens of thousand crowns,” states Lev Dvorok, the Executive of the construction company Staun. In his opinion, it is therefore impossible to draw by the end of 2012 the subsidies in an amount of 25 billion. Another representative of the construction sector, Pavel Herško from the company J+P, confirmed his words, he, however, called for patience. “At present, there are many unclear issues around the programme; the timing of its start has not been well considered at all. But I suppose that at the end of this year and in the beginning of the next year everything shall be clearer. I believe that the costs related with an application shall be reduced then under ten thousand crowns and the approval process shall be faster,” added P. Herško. The good news for investors is, in his opinion, the fact that so far the prices of façade polystyrene and other material and services have not yet increased. The reasons are in particular deliveries of cheaper material from Poland.

“I consider as useless the regulation that members of the Czech Chamber of Authorized Engineers and Technicians operating in construction must undergo again verification of their competence. Another element gets into the approval process while membership in ČKAIT is totally sufficient,” complained further Lev Dvorek. As added by Pavel Herško, the list of registered suppliers unfortunately already now contains firms and designers who do not achieve the quality of construction work. Also this is considered as another problem by many experts.

## Targets too high?

“The subsidy programme Green savings aims at support of new construction in passive energetic standard,” stated Martin Csurilla on behalf of the company Envi-A which deals just with energetically low-cost construction. In his opinion, however, the question is whether we are prepared for this, resp. the craftsmanship of construction people. “The Czech construction industry is currently only intensively familiarized with energetically low-cost standard, investors know very little about passive houses and even less know the implementation firms. And it is a big problem; it is very risky to overcome so quickly the development. The Czech construction industry is not yet prepared for massive construction of passive houses, more patience would be suitable, so that we do not spoil the principally good idea,” stated also Stanislav Cieslar from the publishing house Konstrukce Media.

Also the role of developing companies in the programme remains unclear. Although they are not involved in the programme on principle but as stated by Marin Čajda from EUBE, it is not by far so simple.

“Subsidies apply to residential houses and they are constructed mostly by developers. It is only play with words,” he stated. “The beneficiary of the subsidy is the client who purchases the house or apartment in the residential house from the developer,” he added and those his words were confirmed also by the representative of SFŽP M. Breuerová. But it remains a question to what extent developers shall increase the price per m<sup>2</sup> of the “green housing” and what shall happen when the client subsequently does not achieve the subsidy.

It has come to light that even after received subsidy, which can take months after the final approval of the building, the unclear issues do not end. The State fund of the environment can perform control of compliance during a period of 15 years. “For example after termination of the life cycle of a biomass boiler, a successful applicant should purchase again a new biomass boiler or to replace it by a source with

the same or better environmental parameters,” claims M. Breuerová. She, however, did not reply the question what happens when the house owner who received the subsidy sells the family house in the course of time to another and that person installs in it a coal boiler.

Martin Csurilla stated that the programme Green savings brings problems and questions: But this is good. Everything is solved during the time, it is necessary to be patient, to discuss, to hear also critical opinions and to reply them. In many European countries the support of this kind does not exist at all, it must be viewed positively.“ In his opinion, the change performed in the programme in early June will not be the last one.

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