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### Corresponding author details

Family name: Huhtanen  
 First name: Pertti  
 Prefix title: Mr  
 Company/ Organisation: University of Helsinki/KIINKO Real Estate Education  
 Address: Malmin asematie 6  
 City: HELSINKI  
 Postcode: FIN-00700  
 Country: Finland  
 Telephone: +358400625730  
 Email: pertti.huhtanen@kiinko.fi  
 Confirm email: pertti.huhtanen@kiinko.fi

### Abstract Title (max 200 char):

Property Manager and Climate Change – Property Managers’ Barriers and Opportunities in Developing Energy Efficiency Services

### Abstract text (max 2000 char):

Climate change drives mankind towards new ways of living. The 4th industrial revolution was fuelled by cheap energy. The ongoing 5th wave of informatization requires radical changes to the foundations of welfare and improved energy efficiency. The real estate and construction sector is responsible for 40% of energy end use in Finland. The goal is to reach 20% savings in CO2 emissions by the year 2020. However, The Energy Conservation Agreement on Housing and Properties has not resulted in savings. This study is part of "The Anticipation of Competence and Skills Needs in Real Estate and Building Sector" project. A web-based survey on industry trends highlighted energy efficiency as one the three most important factors over the next 10 years. The research question is: how will property managers respond to climate change challenge by developing and delivering energy efficiency services (EES). The empirical part was conducted by applying the competence laboratory (CL) method to a pilot company’s employees attempts to find new methods to develop their work. No energy efficiency service initiatives emerged during first four competence laboratory sessions. The head of the research project asked the researcher to prepare one EES initiative together with the technical property manager. The result was presented in CL session nr 5. On one hand, the reaction was one of reluctance: the CL participants expressed no intention to develop EES – on the contrary, the unit manager anticipated

strong objections from housing company boards when asked to change the existing fixed-price contract to a incentive-based EES contract, even if the time studies show that there are only couple of minutes a month available to scrutinise and act upon deviations in the energy efficiency report of a single building. On the other hand, there was also another voice, speaking about the need to develop a new, optional product line and pricing, and negotiate new agreements.

## Abstract Theme

20 Sustainable Processes

## Keywords

Developmental work research, property manager, social energy saving potential, co-configuration, energy saving companies.

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## Authors of the abstract

Huhtanen, P.T., University of Helsinki/KIINKO Real Estate Education, Life Cycle, Energy, Environmet, Finland (Presenting), pertti.huhtanen@kiinko.fi

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Abstracts will be reviewed by the Scientific Committee and notification will be sent to authors via email before 15 March 2010. Authors whose abstract have been accepted will be asked to deliver an extended abstract and a full paper. These papers will then be reviewed again by the Scientific Committee. Please note that the final acceptance for oral and poster presentations will be made based on the extended abstract and full paper submission. Extended abstracts will be included in the printed version of the proceedings and full papers will be included in the digital publication.

### Required affirmation:

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- All abstracts must be typed in English.
- Please proofread your abstract carefully to avoid errors before submission.

### Abstracts review and disposition

All abstracts submitted will be reviewed by the Scientific Committee. The reviewers will determine if the abstract merits inclusion in the programme and, if accepted, will request the submission of an extended abstract and full paper. An abstract may be rejected for one or more of the following reasons:

- Not appropriate for the SB10 Conference
- No background or hypothesis provided
- Insufficient data or absence of conclusion
- Poorly written
- Apparent duplication to another abstract submitted for the meeting

### Important dates

- Abstract submission deadline = 15 February 2010
- Last chance to login and amend abstracts = 15 February 2010
- Notification of abstract acceptance = 15 March 2010
- Deadline for the submission of the full papers = 30 April 2010
- Notification of full paper acceptance = 30 June 2010

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