

# edilportale<sup>®</sup>

## TOUR 2016

Efficienza energetica e comfort abitativo  
Tecnologie non invasive e sicurezza  
Sostenibilità economica e ambientale

in collaborazione con

**VELUX<sup>®</sup>**

 **tecnova**  
group Innovative Green  
Building Solutions

 **alubel**  
tra la terra e il cielo

**Firenze, 5 maggio 2016**

**#circular #digital #social**

**La nuova industria immobiliare**

**Thomas Miorin**



#circular  
#digital  
#social

La nuova industria immobiliare

**Thomas Miorin**  
Direttore Habitech  
 tmiorin



300 € / m<sup>3</sup>

1984

# Mind the Gap

Difference between official car CO<sub>2</sub> test results and real-world emissions in 2014

No gap between official and real-world emissions

Gap between official and real-world



Source: derived from Spritmonitor data from ICCT, 2015

# The gap between official fuel economy/CO<sub>2</sub> tests and real-world driving 2014

Real-world fuel consumption - exceedance as % of test results

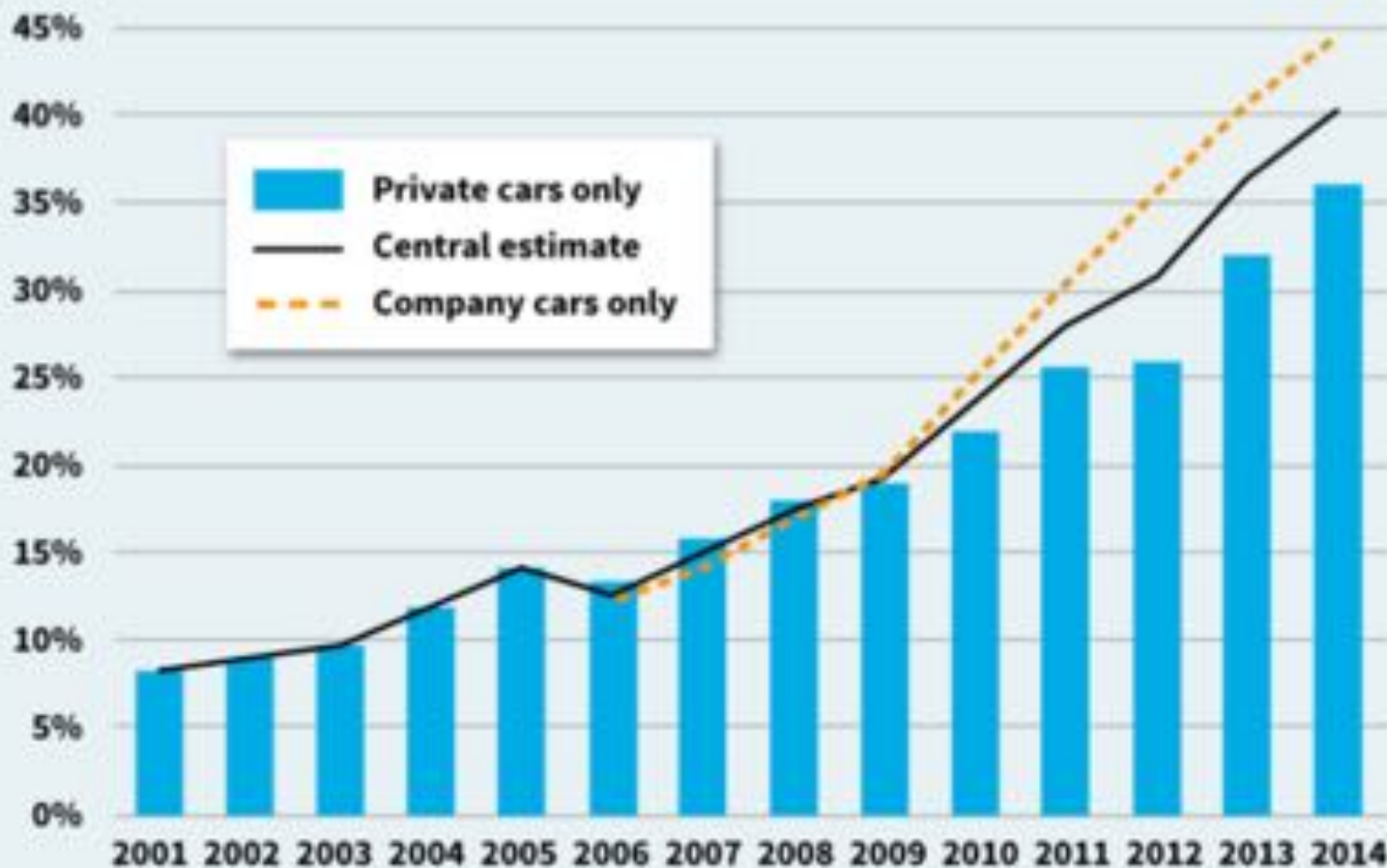
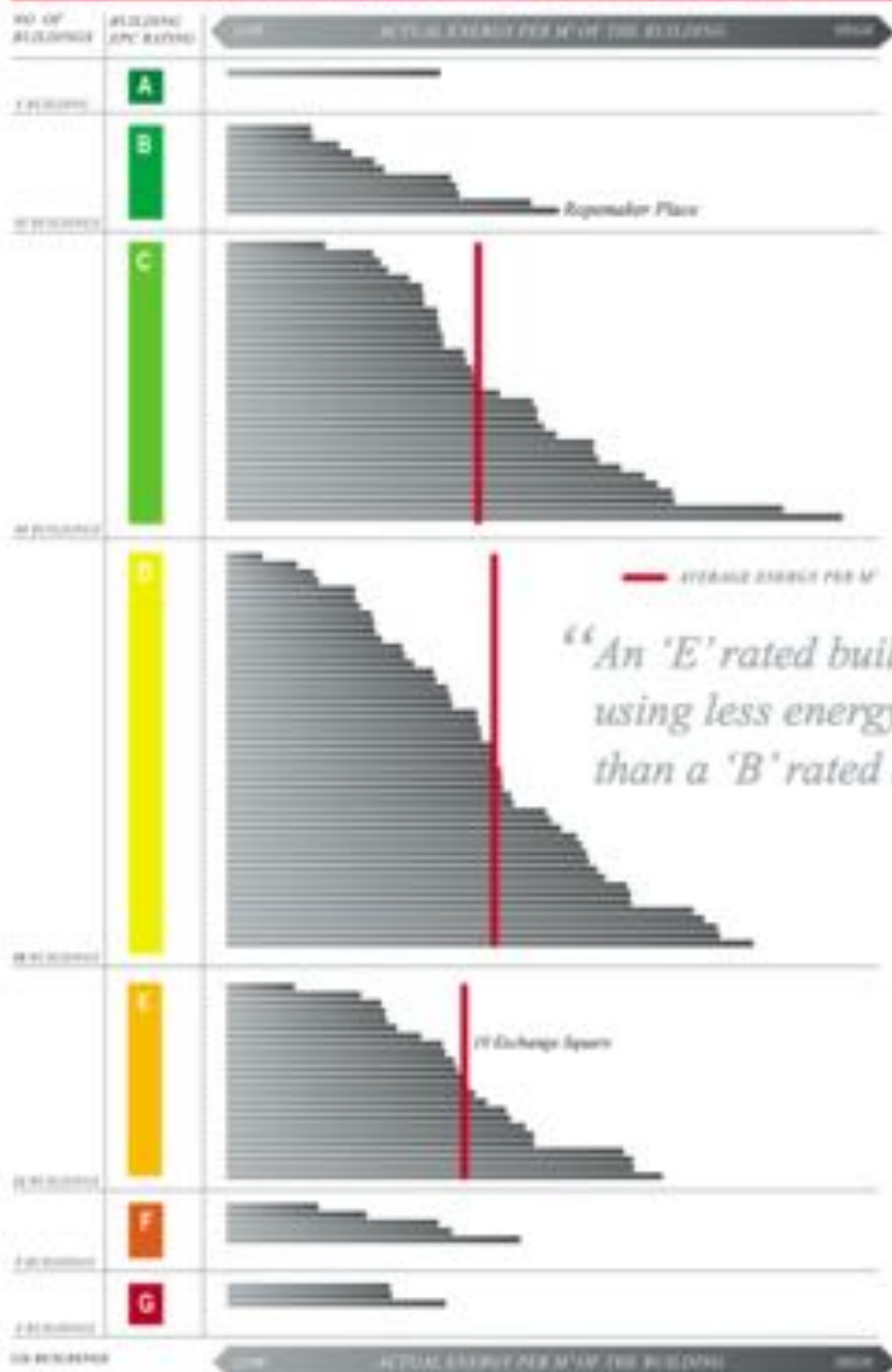
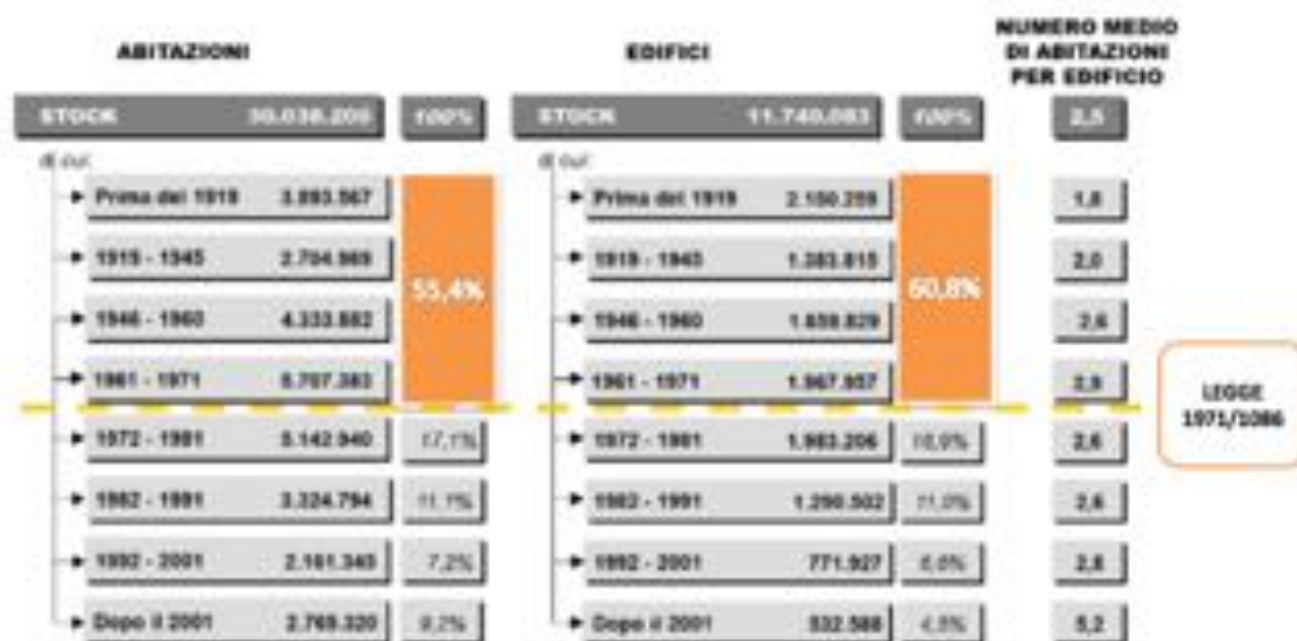


Figure 1 – Actual energy use of more than 100 BSE member offices grouped by their EPC rating





**18.000.000**  
 abitazioni da riqualificare

2 miliardi di m<sup>2</sup>





**12711 days**  
**305071 hours**  
**18304271 minutes**

**#1casaALminuto**



Housing  
Network

## the guardian

### One house every minute: are sustainability targets an impossible mission?

One property will need to be retrofitted every minute to meet government sustainability targets, posing a tough challenge for housing

Matthew Buck

Tuesday 11 November  
2014 15:00 GMT



On the scale of the challenge is equally large. It is estimated that an average of 200,000-300,000 jobs will need to be carried out between now and 2050 if the UK is to meet its target of reducing carbon emissions by 80 per cent, and only through the "energy" sector. Unfortunately, the Committee on Climate Change recently reported that the UK was some way off meeting the targets set in its carbon budget, in part because emissions from the building stock remain stubbornly high.



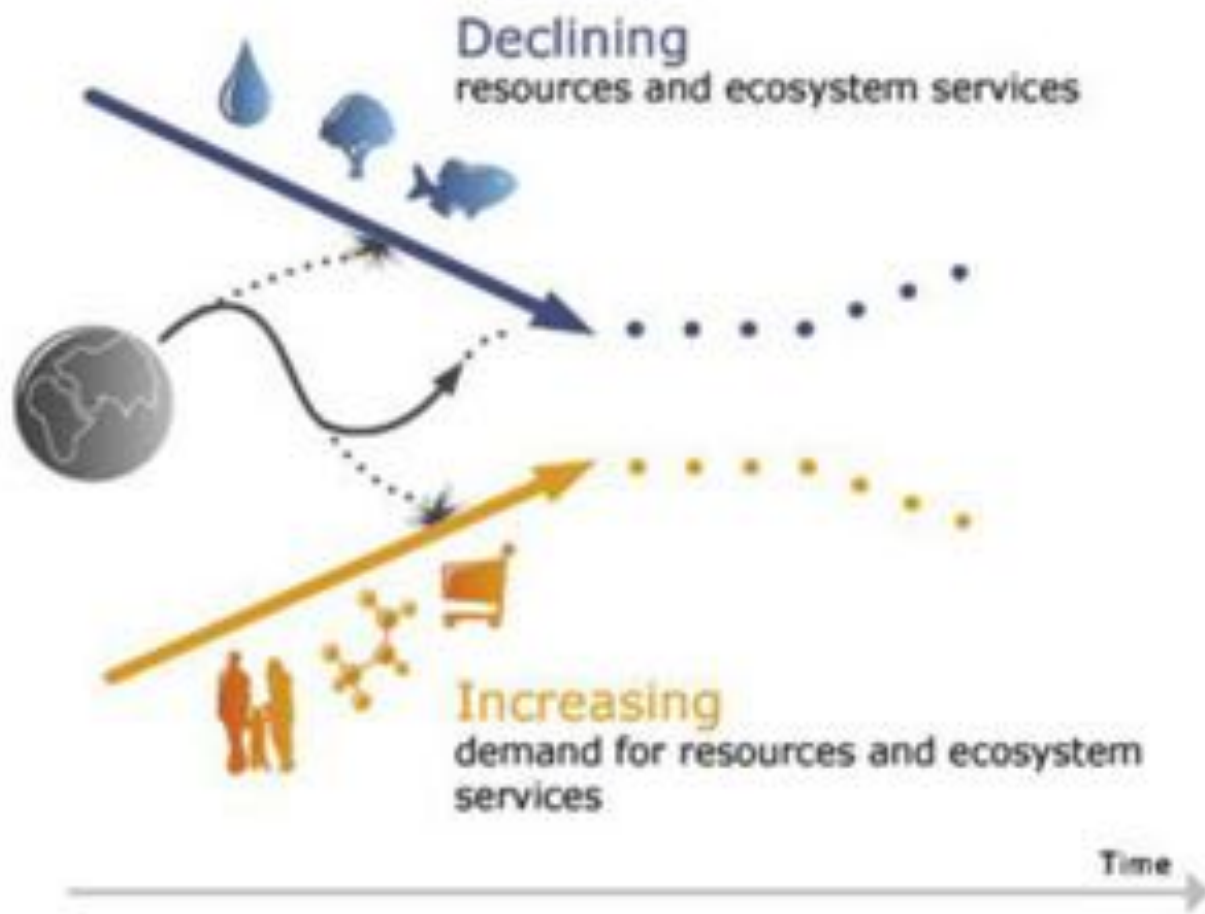
### German Building Stock in Need of Renovation

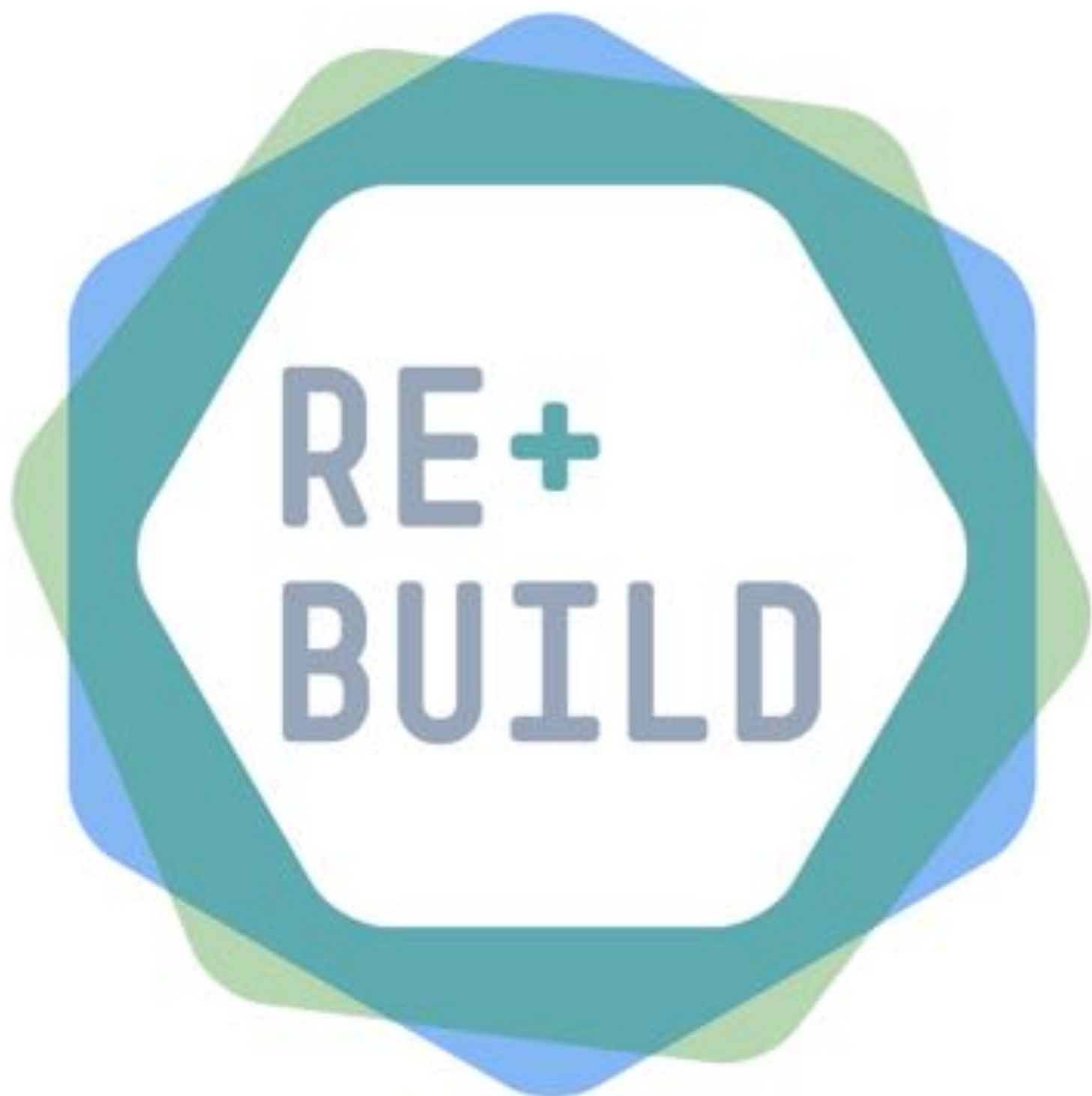
40 mln residential units – the largest housing stock in Europe  
50% of housing stock up for refurb in next 20 years!

Source: Federal Ministry of Transport, Building and Urban Development, BBSR data, Foundation New Responsibility

*2 edifici al minuto per 20 anni*







RE+  
BUILD

#circular



#digital

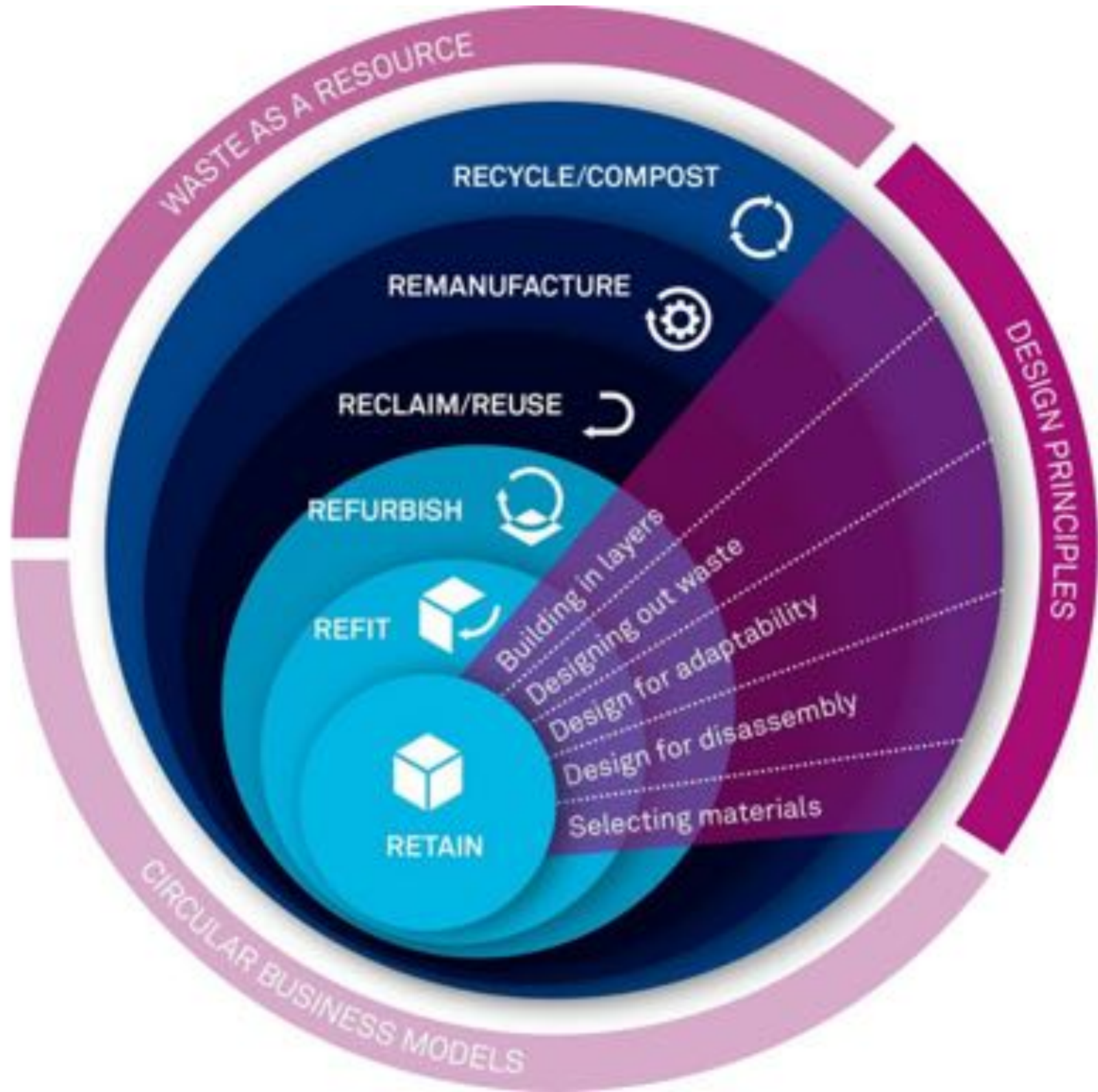
#social

il modello lineare non funziona più

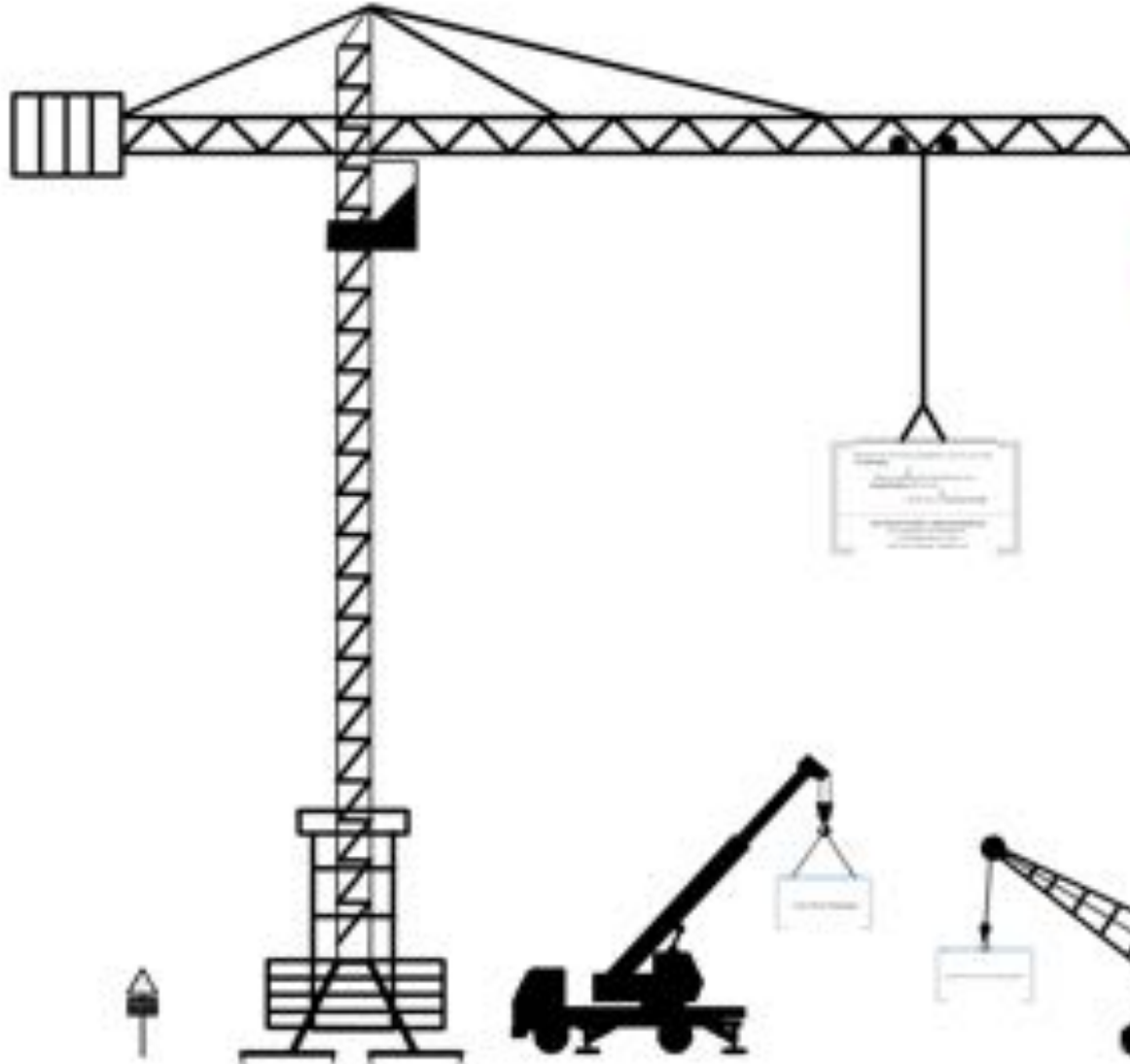
Per un'edilizia circolare:

1. non eliminare lo spreco ma eliminare il concetto di rifiuto
2. abilitare la filiera a processi efficienti









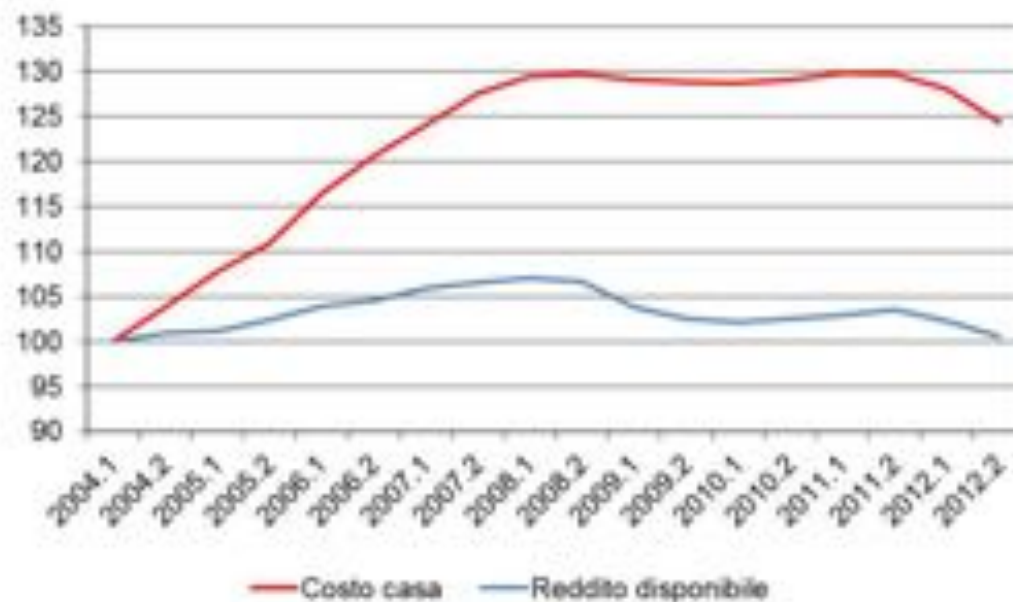
una nuova  
edilizia industriale



# il prodotto immobiliare



# prezzo



built to rent

energia: leva di estrazione di valore







## ABBORDABILE

*Finanziabile dai risparmi energetici*



## QUALITA'

*Performance garantite a lungo termine*



## NON-INTRUSIVO

*Riqualificazione entro la settimana*

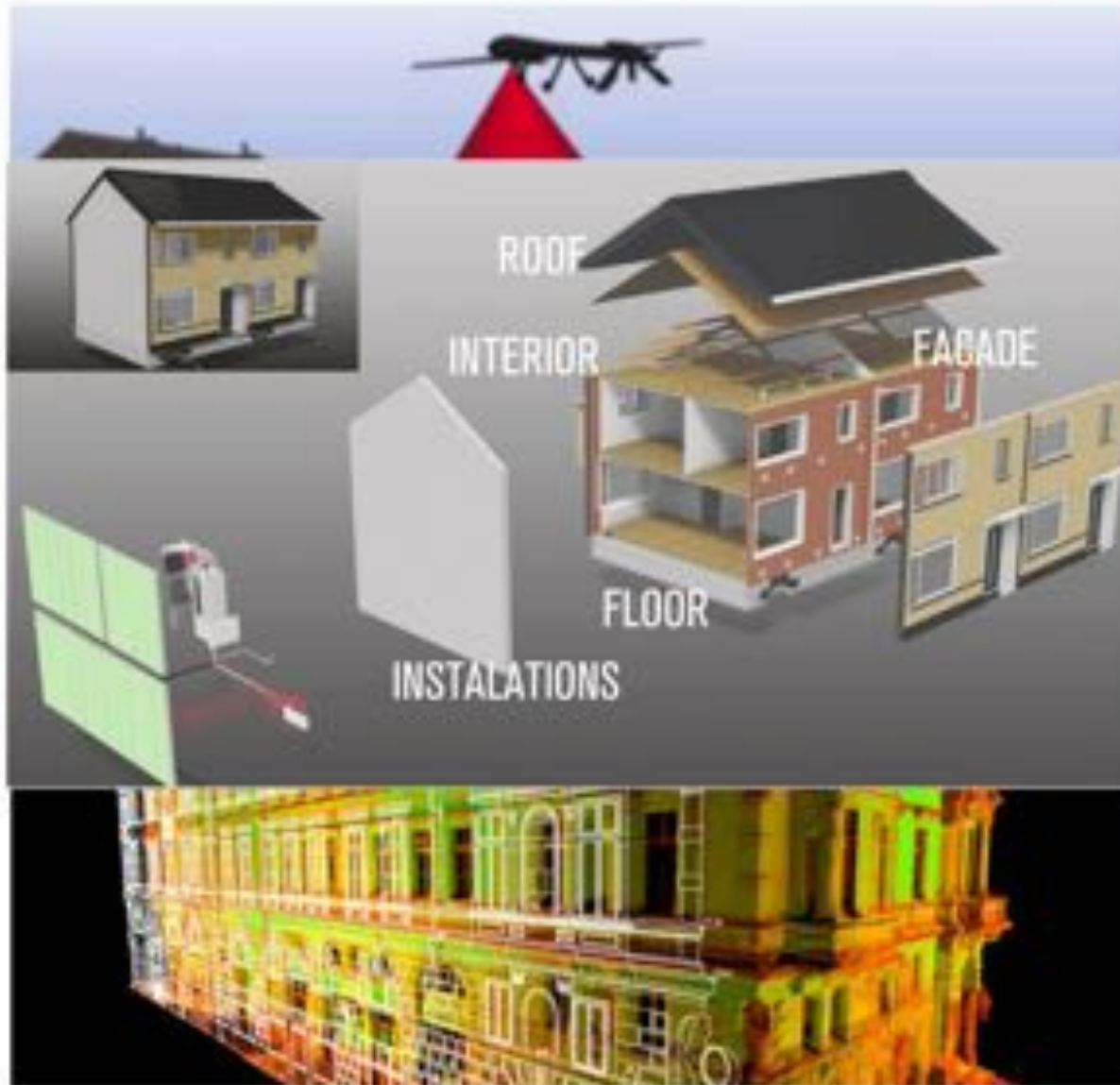


## MIGLIORA LOOK & FEEL

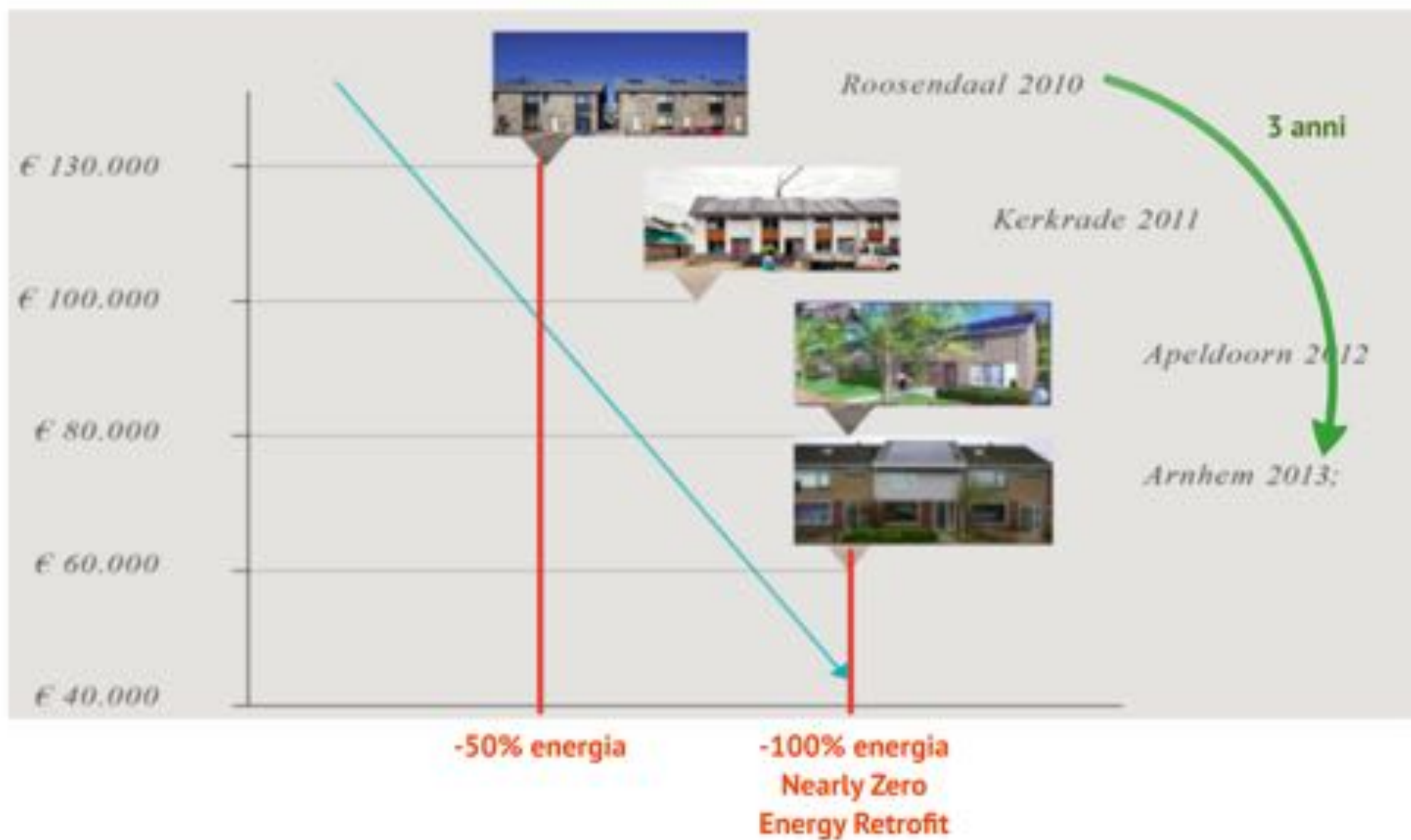
*Rendere i vicini gelosi*



# digital manufacturing



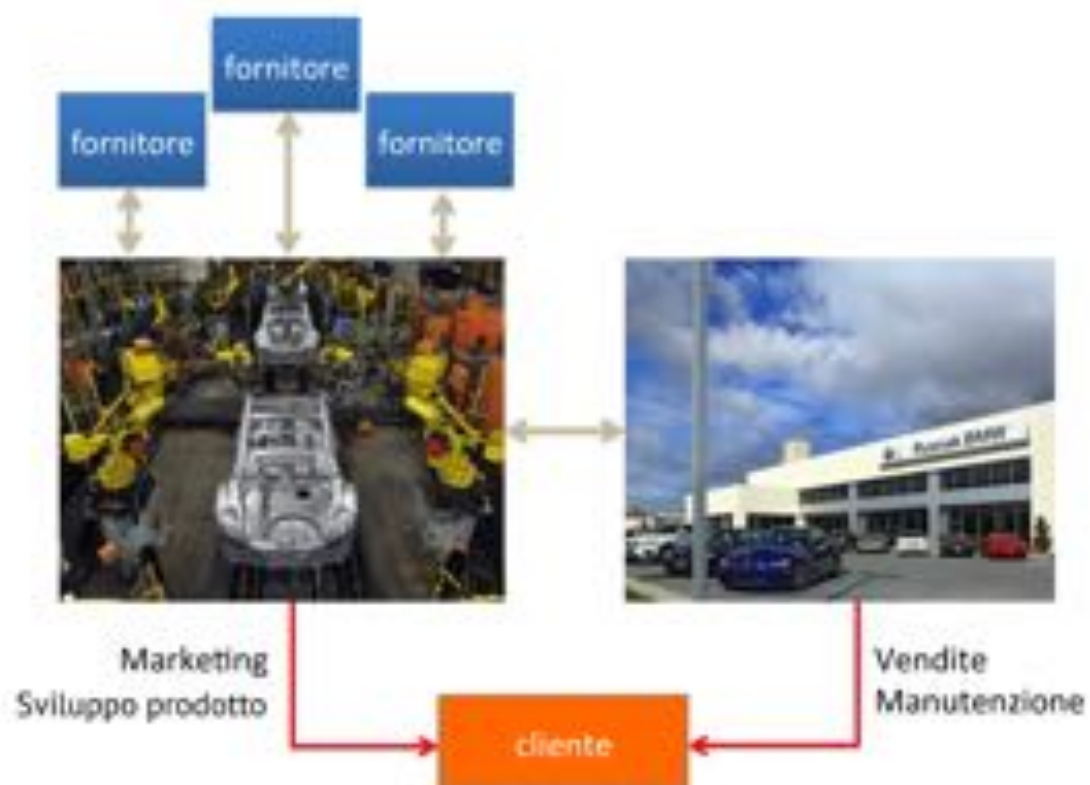




## evoluzione del prodotto immobiliare



prezzo



#digital

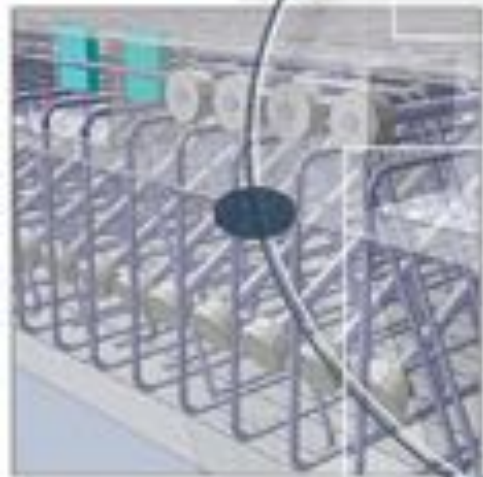




Architecture

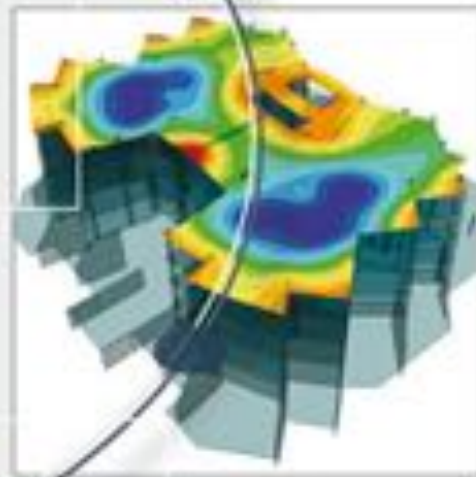


Project Management



Detailing

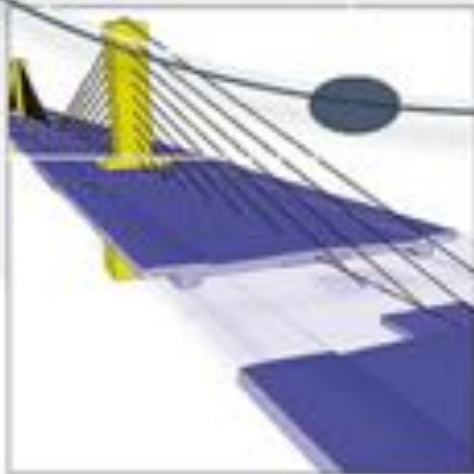
# BIM



Control Institution

Engineering Design

Fabrication



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locale per il tuo progetto

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Laura Francesca Modafferi  
★★★★☆ 1 recensione

Due Piante Perfette per i  
Giardini in Ombra

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Il Magazine di Houzz



Cucina

Salvato 123 volte

Pattern Grafici Che Danno un  
Effetto di Vista ad una



Preferenze

Sei tu al volante — aggiungi o  
rimuovi elementi in qualsiasi

# DECINE DI PROGETTI PER RINNOVARE LA TUA CASA

Lancia la tua gara e ottieni decine di progetti dalla nostra community di architetti online e interior designer.

LANCIA IL TUO COCONTEST

supernova

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#social

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民國九年...

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