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## National Action Plans

Paths to sustainable real estate financing

3rd International  
Roundtable  
13.01.2026



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# Agenda

- **General Information** about Action Plans
- **Detailed Information** from three National Action Plans
  - **Austria**
  - **Hungary**
  - **Slovenia**



# National Action Plans

- = Main output of the Renoinvest project
- **More than 100 Cross-sectoral events with external experts** in all three countries
- **How can the financing of renovation measures be accelerated in order to achieve climate neutrality in the building sector?**
- Four Thematic Working Groups were established
  - Staged and Serial Renovation
  - Circular Economy and Nature-Based Solutions
  - Energy Communities & Heating Networks
  - Energy Monitoring



# National Action Plans

- The intensive involvement of stakeholders ensures a well-founded and practical action plan that includes effecting solutions to existing challenges
- Action plan also includes stakeholder mapping and insights from pilot cases and policy analysis
- Identified Measures structure along **three Key Action Areas:**

**Legislative Area**

**Financing Area**

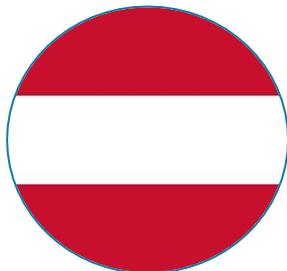
**Awareness & Knowledge Transfer Area**





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# Austrian Action Plan



*Christina Böckl*  
Renowave

*Samuel Kok*  
Real Estate, Construction  
and Housing Institute (IIBW)



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# Overview of Measures



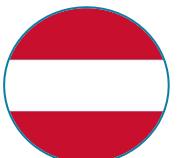
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## Legislative Area

- L.1 Adapt Building-Codes to better facilitate Renovation Measures
- L.2 Creating supportive legal Housing Frameworks for Renovations
- L.3 Funding Programmes and Practical Support for municipal buildings
- L.4 Use Subsidies more targeted and efficient
- L.5 Establish national wide One-Stop-Shops



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# L.1 Adapt Building-Codes to better facilitate Renovation Measures

## Description of Measure:

**Building codes** of the *Länder* should be designed even more strongly for **thermal renovations**. (e.g. room heights, exceeding building lines full thermal insulation, false ceilings,...)

Introduction of a **Conversion Building Ordinance** (Model Germany – Building Type E)  
- Simplification for conversions and extensions, densification, conversions.

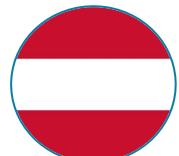
**Differentiation** of the terms "**rules of technology**" and "**state of the art**":  
Guidelines for contractual agreements necessary

## Initial Situation:

In Austria, there are **nine different building regulations**, which have been **harmonised** in key areas **by the OIB (Austrian Institute of Construction Engineering)**, but differences between the nine *Länder* remain. In the case of **larger, extensive renovations**, existing buildings must in some cases be **adapted to the standards of new buildings**.

## Stakeholder involved:

Municipalities & public bodies (especially the OIB and the nine *Länder*).



# Overview of Measures



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## Financing Area

F.1 Establishment of a Housing Investment Bank

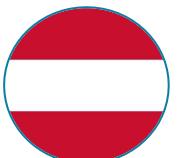
F.2 Facilitate Contracting Models

F.3 Enhancing the attractiveness of financing frameworks

F.4 Provide financing models for staged or industrialised renovations



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## 2.1 Förderbank Wohnen und Infrastruktur



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### Description of Measure:

**Reactivate and adapt the WBIB Act** to the requirements and objectives of a promotional bank for housing construction, renovation, and neighbourhood development (fe. climate change adaptation).

Design the promotional bank as a **public-private partnership**, where the state sets the framework conditions and mandates private shareholders (banks, limited-profit housing associations, insurers, etc.) with operational implementation.

This approach has following advantages: Bundled and channelled **EU investment funding and capital** (EIB, InvestEU, etc.) in a **Maastricht-neutral** way; Enabling interest rates and maturity advantages for private & public sector.

### Initial Situation:

In the **mid-2010s**, a legal framework was created for a **private Housing Investment Bank to channel EIB funds into affordable housing**, but the bank was **never implemented** and later liquidated. Only the legal basis remains, while the **current government programme again foresees the creation of a promotional bank**. This time, the state-owned funding agency (AWS) is planned to take on the implementation role.

### Stakeholder involved:

**Public bodies** (especially the Ministries of Finance and Economy), **Traditional Financial Sector**, (especially Banks), **Public Funding and Financing Institutions**.

# Overview of Measures



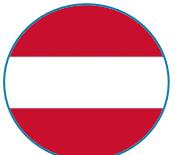
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## Awareness & Knowledge Transfer Area

- A.1 Establish regional advisory services regarding financing and implementation of renovations
- A.2 Implementation of renovation roadmaps and passports
- A.3 Dissemination activities regarding renovations



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# A.3 Dissemination activities regarding renovations

## Description of Measure:

The measure aims to **increase the attractiveness of building renovations** by shaping public opinion through **coordinated, multi-channel communication campaigns**.

Renovation is positioned as a strategic solution for climate protection, energy efficiency, improved living comfort, and energy security, while clearly highlighting tangible benefits such as lower energy costs and better indoor quality. The **national and regional communication efforts are therefore sustained, adequately funded, and systematically coordinate**. With this efforts existing awareness gaps can be tackled, and higher renovation uptake will be supported.

## Initial Situation:

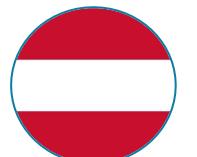
**Austria already uses targeted awareness campaigns** as a key instrument to promote renovations. The climate ministry, for example, ran a national campaign with a **budget of €2 mio**. While this campaign and various regional initiatives demonstrate the effectiveness of coordinated communication, the awareness-raising remains insufficient to meet ambitious renovation targets.

## Stakeholder involved:

Ministry of Climate Change, Länder, energy agencys, communication agencies, financing institutions.

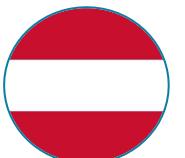


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# Recommendations and Conclusions for Austria

- Involve relevant stakeholders via letter of commitment
- Implementation of the European Energy Efficiency Financing Coalition
- Intensify Policy Work to help enforce measures of the action plan
- Continuation of National Round Tables as a platform to bring together representatives from the fields of financing, research, construction and real estate



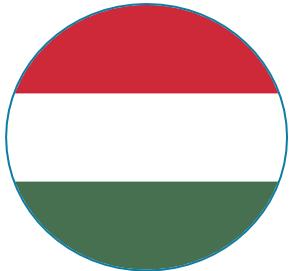
# Recommendations and Conclusions for Austria

- Strengthen **Financial Incentives & Tax Mechanisms** to enhance private investments (long-term and predictable)
- Promote long-term **Step-by-Step Renovation Financing Models** to ease upfront cost burdens on owner associations.
- Facilitate **Public-Private Collaboration & Innovative Financing**
- Installation of **One-Stop-Shops across Austria** to enhance easy access to renovation advise for property owners (create customer journey and guidance)
- Organize **Finance-Focused Roundtables** to pinpoint and mitigate barriers in rental and condominium renovations.
- **Align with EU Frameworks & Access EU Funds** (Renovation Wave / InvestEU / EIB / ELENA / Cohesion Funds / LIFE / Affordable Housing Plan); Austria should actively leverage EU programs to blend public and private capital for large renovation pipelines
- Adress **Non-Financial Barriers**; e.g. simplify owner consent procedures for owner associations, harmonize regulations, improve stakeholder communication and awareness



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# Hungarian Action Plan



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*Ildikó Rajné Adamecz*  
Archenerg klaszter

# Overview of Measures



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## Legislative Area

- 1.1 Enable municipalities to participate in EPC-type mechanisms
- 1.2 Amend the law on condominiums (Law No. CXXXIII. of 2003.) with respect to introducing long-term financial planning in order to create the budgetary preconditions to staged renovations and to introduce compulsory screening of their technical conditions including energy consumption
- 1.3 Enable condominiums to decrease/reclaim VAT
- 1.4 Establish nationwide or regional One-Stop-Shops
- 1.5 Make property renovation more attractive to investors
- 1.6 Integrate circular economy and nature-based solutions into building renovation regulations



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# Amend the law on condominiums to enable long-term financial planning & screening of technical conditions (1.2)

## Description of Measure:

**Extend annual budgets** to mandatory **5-years financial plans**.

Plans to be based on **technical assessments**, incl. energy use.

Enable condominiums to:

- Plan and prioritise renovation measures.
- Forecast financial needs.
- Apply **staged renovation**.

Financial planning increases awareness of:

- Required investment volumes.
- **Reserve fund accumulation** as co-financing for loans and subsidies, ie. involvement of private funds.

## Initial Situation:

- Only **annual operational plans** are mandatory
- Reserve funds are **optional**, not compulsory
- Banks expect **adequate reserves** for renovation loans
- Technical assessments are **not mandatory**
- Condos are **not legal entities by law**

## Stakeholders involved:

Homeowners

Condominium managers

Association of condos/condominium managers

Chamber of Engineers

One Stop Shops

Financial institutions



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# Overview of Measures



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## Financing Area

- 2.1 Launching a long-term financing mechanism combining subsidies and private finance for deep renovation, open for every homeowner, focused on energy savings
- 2.2 Framework for financing staged or serial renovations
- 2.3 Extend the duration of the interest rate subsidy of the existing condominium financing scheme from 10 to 15 years
- 2.4. Use of energy savings obligations (HEM) in the financing of deep renovations



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# Launch a long-term scheme combining subsidies & private finance for deep renovation of homes (2.1)

## Description of Measure:

**Launch a long-term financing scheme dedicated** to deep renovation, incl. **staged renovation** to create a predictable financing environment.

The scheme should:

- **Combine grants with private funds & commercial loans.**
- Grants to be **tied to energy savings** achieved with renovation.
- Level of **grant component to be differentiated**, e.g. targeting energy poverty.
- Home savings products for renovation purposes to be strengthened within the scheme.

**Create a Special Purpose Vehicle** – Investment Fund/ Revolving Fund – for implementing the scheme, funded by EU grants & EIB loans co-financed by commercial banks and/or investors.

**Launch a Guarantee Facility** – to lower credit risks for banks .

## Initial Situation:

- **Different subsidy schemes** focused on certain target groups of citizens, no conditions on energy savings.
- **Only one scheme targeting renovations and energy savings**, but not available country-wide.
- Most schemes **run out in 1-3 years**.
- Large grant amounts spent, while deep renovation still remains **under 1 %** of the existing building stock.
- Mortgages & housing loans are harder to access for renovation, broader populations – elderly or lower-income - face significant barriers **limiting renovation** uptake.

## Stakeholders involved:

Government/ministries  
National Bank of Hungary, Hungarian Development Bank, Commercial banks  
Hungarian Banking Association  
Financial consulting companies/One-Stop-Shops



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# Overview of Measures



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## Awareness & Knowledge Transfer Area

- 3.1 Education of condominium management as a profession and building renovation in architecture
- 3.2 Facilitate/support renovations by public databases
- 3.3 Introduce renovation roadmaps and passports
- 3.4 Promotion of real-time energy consumption monitoring and visualisation platforms
- 3.5 Targeted Public Awareness Raising



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# Facilitate renovations by public databases (3.2)



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## Description of Measure:

### **Set up a reliable building energy efficiency database and make it available:**

- Energy certificates database as a starting point.
- Create the Renovation Passport System.
- Create the monitoring data collection system.

### **Interlink** all the three databases to:

- Enable providing an **anonymized benchmark** function.
- **Make it available for financiers and homeowners/condo managers.**

Financiers/homeowners will be able to see **cost/energy savings benchmarks of typical building types**, to:

- Reduce financiers' risk perception and
- Increase homeowners' confidence.

## Initial Situation:

- Energy certificates are **mandatory if a property is sold**, they are **kept in a state governed database**.
- These data are **not available fully and publicly**, banks can use them with limitations only.
- **No large-scale, publicly available technical data set** related to renovations, energy savings effects of renovation measures.

## Stakeholders involved:

Lechner Knowledge Center  
Universities, research centres  
Chamber of Engineers  
Building associations, associations of constructing companies,  
Financial institutions



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# Recommendations and Conclusions for Hungary

- Creation of a **long-term, predictable, stable financing scheme** for the energy efficient renovation of homes, available to every homeowner is imperative.
- **Grants should be efficiently combined with private funds** like own resources of homeowners and commercial loans, targeting well defined goals in energy savings.
- **Public awareness** for energy efficient renovations should be considerably raised, also by the recommended legislative changes.
- **One-Stop-Shops** and **other organisational assistance** should be launched and strengthened to facilitate decision making on and implementation of renovations.
- Risk perceptions of financiers and homeowners should be lowered by **making anonymized benchmark data available**.
- Creating clear and enabling rules for municipalities to use audited **EPC/ESCO financing, rather than relying solely on grant-based** schemes, would unlock private investment in energy efficiency and create favourable conditions for the ESCO market.



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# Slovenian Action Plan



*Sabina Jordan*  
*Slovenian National Building  
and Civil Engineering Institute  
(ZAG)*  
*and*  
*Boštjan Udovič*  
*Chamber of Commerce and  
Industry of Slovenia (CCIS)*



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# Overview of Measures



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## Legislative Area

Reduce bureaucracy and simplify procedures throughout the construction process

Reduce taxes for sustainable products and sustainable renovations of buildings

Implement the missing legislation in the area of sustainable renovations

Establish a dedicated body for sustainable building construction and renovation

Establish central building information data system to collect and manage the data of buildings



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# Establish a dedicated body for sustainable building construction and renovation

## Description of Measure:

Establishment of a dedicated formal, coordinating and decision-making body for sustainable renovation, at the strategic level of the government, i.e. inter-ministerial strategic body of ministers.

## Initial Situation:

The transition to a climate-neutral, energy-efficient built environment requires coordinated efforts across multiple policy areas. Current cooperation between competent ministries and relevant public institutions remains fragmented, with differing priorities, inconsistent interpretation of standards, and insufficient alignment of strategic objectives. As a result, many simple measures that would greatly improve the situation remain unimplemented.

**Stakeholder involved:** Relevant ministries in the area of sustainable renovation of built environment (MOPE, MI, MF MKRR, MSP...)



# Overview of Measures



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## Financing Area

Financially support the step-by-step renovation with seismic improvement as the first step

Financially support commercial banks' services for sustainable renovations

Financially support the development of sustainable construction products and solutions, including ICT

Financially support upgrade of existing energy business models and development of new circular business models



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# Financially support commercial banks' services for sustainable renovations



## Description of Measure:

Special financial measures should be provided to commercial banks to support their clients' sustainable renovations in loans interest rates and loans guaranties.

## Initial Situation:

Commercial banks offer green loans with commercial interest rates for sustainable renovations. These services cannot compete with the state-supported beneficial loans of Eco Fund (lower interest rates). Conditions, such as guaranties, are also incomparable with those from the Eco Fund. The private market for financing energy renovations, currently covered only by commercial banks, is extremely underdeveloped. This is making private investors largely dependent on state and EU grants, which are very limited.

**Stakeholder involved:** Ministries, commercial banks, financial experts



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# Overview of Measures



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## Awareness & Knowledge Transfer Area

Renew and upgrade the educational processes and the professional training

Provide methodology and guidelines for step-by-step renovation

Support public awareness campaign to raise awareness about sustainable renovation benefits

Support DEMOs in sustainable building renovations based on innovative financial solutions



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# Support public campaign to raise awareness about sustainable renovation benefits



## Description of Measure:

The measure aims to increase the attractiveness of building renovations by shaping public opinion through coordinated, multi-channel communication campaigns. Therefore it is necessary to organize awareness campaign, i.e. to professionally structure, plan and financially support a comprehensive campaign to raise awareness among the general public about all kind of effects and benefits of sustainable building renovation.

## Initial Situation:

The awareness-raising on sustainable building renovation has been very poor, sporadic and unprofessional. Information has only been provided on individual measures, most often by the construction industry, as part of their advertising. All the advantages of sustainable building renovation have never been comprehensively promoted to users and shown to them in a clear and simple way. The increasing amount of misinformation has also been causing problems.

**Stakeholder involved:** Sustainability expert team, communication experts, media

# Recommendations & Conclusions for Slovenia

- The Slovene RENOINVEST Action plan was presented to representatives of Ministry of the Environment, Spatial Planning and Energy (MOPE); the ministry positively accepted the proposals for measures.
- MOPE has intensified its cooperation with the RENOINVEST project team due to the project activities and results (measures from the AN).
- MOPE is currently preparing the new strategy for energy renovation of the building stock and has promised to include some of the measures from the RENOINVEST Action plan.
- MOPE has activated its human resources in preparing one of the concrete measures, i.e. public awareness campaign.



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**Thank you for your  
attention!**

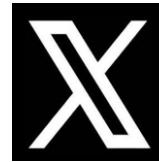
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