

"OSCAR – Value for User and Owner of Buildings"

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ABSTRACT

Purpose: It is acknowledged a great coherence between how we shape / design and how we operate and maintain our buildings and, furthermore, what values the core business create for those using and owning the space. To achieve good, adaptable and usable buildings it is necessary to have competent actors, both owners, users, architects, consulting engineers and contractors, who have good tools for decision making support which can communicate throughout the whole life cycle process. "OSCAR – Value for User and Owner of Buildings" is a newly started research project with superior objective, main goal Intention is to develop competence, methods and analysis tool which make it possible to optimize building design in a way that it will contribute to value creation for owner and end-user throughout its the life time. Life Cycle Aspects will be essential as input in Early Design Phase, and the following processes have to assure that this input are taken care of so value creation can take place from day one in user phase. This will contribute to sustainability in Real Estate sector because extended total life for buildings. The objective of this paper is to show present ideas on how this can be performed.

Methodology/approach: The methodology and tools are a result of case studies, workshops.

Findings: The developed model is efficient.

In Norway, with rapidly growing population, it is demand for lot of new buildings in addition to high need for refurbish the existing building mass. With aspects developed in "OSCAR" it is possible to achieve more sustainable buildings.

In Slovenia the economy situation is seriously demanding for renovating the built infrastructure, so the challenge is to increase the sustainable awareness between stakeholders, as users, investors, public authorities and citizens.

Research limitations/implications: The methods presented are mainly developed for public as well as private real estate sector, but the basic scientific principles are general and relevant for other sectors.

Practical implications: The method and tools cover a need that is becoming more important as the focus on Life Cycle Models (LCM) are increasing.

Originality/value of paper: Implementing life cycle aspects as a part of early design phase will introduce better base for Asset-, Facilities Management and added value for the users and owners.

KEYWORDS: value creation, costs, sustainability, users, owners.