



The Five Finger Principle DAS FÜNF-FINGER-PRINZIP

Strategies for Sustainable Architecture
STRATEGIEN FÜR EINE NACHHALTIGE ARCHITEKTUR

Wolfgang Frey



In addition to securing ecologically responsible building solutions, the Five Finger Principle aims to do justice to the economic and social needs of a given building's occupants. Bringing all of the relevant factors into alignment is the only way to achieve truly sustainable solutions and lasting change for the better.

HERDER



The Five Fingers

In the course of our work, we have identified five key principles. For starters, our buildings should distinguish themselves in terms of the following three factors:

- __ ECOLOGICAL SUSTAINABILITY
- __ ECONOMICAL SUSTAINABILITY
- __ SOCIAL SUSTAINABILITY

In addition to this, we can successfully link these three principles by exercising VISION. Vision for us means engaging in a process of reconciling disparate visions and assuming responsibility together with all of the truly essential stakeholders (e.g. the occupants of buildings and the people in the local community) for the realization of shared visions that shape our environment and change the world in which we live.

We have completed many projects according to models that resemble the cooperative model of development that was introduced in the 1920s. Using alternative financing options and alternative planning procedures (e.g. the establishment of homeowner communities), we provide additional MOTIVATION for sustainable solutions. This can enable prospective homeowners to manage the additional costs of building according to the latest energy-efficiency standards.



» We have learnt that tasks which seem difficult in the beginning and for which no quick solution comes to mind often turn out to provoke the most interesting solutions. Housing is such a task.«



» Building according to ecological principles is regarded as expensive, but it doesn't have to be that way. The intelligent use of available resources – and that's the way we define sustainable architecture – is based on the development of intelligent construction proposals. In the long term, the use of natural building materials will be far more cost-effective because such materials are easier to work with in case of later changes.«

Conventional Models

Why do those involved in public construction projects consistently fail to stay within budget? The answer is that the prevailing system in the construction sector is full of incentives for exceeding budgets.

The same applies in the area of new housing construction. The additional costs associated with sensible options like enhanced energy efficiency, and which pay for themselves and more in the long term, are made to appear prohibitive in conventional financing concepts.

New Models

This is why we have developed alternatives to the conventional planning and financing models. For instance, a construction team model enables one to integrate skilled workers and prospective homeowners in the planning at the earliest possible stage. And the involvement of skilled workers as stakeholders will lead to improvements in building quality.

The overall costs of housing development will also be 30-50% lower because the projects are brought to completion without the involvement of extraneous investors and their demands for sizable returns. This facilitates the implementation of ecologically sustainable solutions that are also more economical in the long term. The inclusion of cooperative rental models allows one to properly align the cost of the initial investment to the long-term value of the property.



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WOLFGANG FREY

Freiburg GREEN CITY

Approaches to Sustainable Urban Development
WEGE ZU EINER NACHHALTIGEN STADTENTWICKLUNG

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We shape the world in which we live and the world in which we live shapes us. The development of our cities is an expression of this ceaseless interaction.

Freiburg is one of the 55 cities from around the world that has been invited to present concepts relating to the subject »Better City – Better Life« at the Expo 2010 in Shanghai. In the past few decades Freiburg has earned an international reputation for its commitment to socially and ecologically sustainable urban development. This book offers a view of what has been achieved so far in this eco-solar capital of Germany and what milestones are still to be reached along the way to the Green City of the future.

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