



Local bio mass heating in the cities redevelopment Controlling via internet

Helmut Meisl, Salzburg's non-profit residential building society with limited liability

Introduction

As the biggest non-profit company for residential building in the country Salzburg, the 'gswb' is for sure the company with the most consistent implementation of the use of renewable energy in the daily business.

Since the year 1995 every new house building project has been consequently fitted with a thermic solar energy installation that is integrated into the house techniques. Whenever it is economically and technically possible, there is also used bio mass for the heat supply. To avoid problems in the operation and the support outlays, there has only been built pellet boilers.

With the universal redevelopment of the "south-Tyrol" settlements at Schwarzach, the venture raises also the use of hack-manor, but the construction and industrial management of the heat supply is taken over by a professional contractor.

The engagement of the company is rounded off with a massive support of waste heat use. A number of housing areas are totally (100 %) heated with industrial waste heat (a chipboard factory at Salzburg supplies about 1200 "gswb"-flats, a paper factory at Hallein supplies about 200 flats with waste heat, further flats will follow within the next months and years).

The lecture at the congress occupies with 2 main subjects:

- The local heating project for the "south Tyrol" settlements at Schwarzach
- The online-industrial management via the medium internet

The local heating project Schwarzach "south Tyrol" settlements

The settlements have been built for emigrants from south Tyrol and now the buildings are a bit old. The thermic comfort, the house technical installations, the stove heating and a lot more doesn't meet the requirements of modern living.

Single, little redevelopment steps cause very high costs and with unsatisfying total results. Always more means have to be constituted for emergency repairs, abandoned flats cause a lot of outlays for the mending – to find again another following tenant.

The "700 years Schwarzach"-jubilee will be celebrated in 2007 and has been the last cause to undergo the whole settlements a holistic redevelopment concept. The construction of an environmental friendly and future-secure heat supply was one part of the whole concept.

To obtain also experience values for other districts and settlements, the "gswb" has advertised for bids the services for the heat supply of the settlements with two variations of fuel. There has been either natural gas or natural gas in combination with bio mass as a variation for a local heat supply.

After the present of the implicitness results the variation "natural gas with bio mass" has awarded the contract. It is obviously clear that thermic solar installation have been integrated into the heat supply.

Online industrial management via the medium internet

Early the "gswb" as an innovative company has dared extraordinary passes with the medium internet. Remote maintenance via the telephone-modem-connection has already been a standard for 15 years in the company. The use of the new medium internet offers now new opportunities.

Today the engagement of the company with the internet has been divided into two main areas.

With the diffusion of cable-TV-networks and also for the access to the internet new possibilities has been opened for the eminently cheap production and establishment of dedicated lines. Fitted with a fixed IP-address the house technical appliances can be reached permanently online and world wide. The possibility of remote control via normal internet-browser offers, that it is not necessary to use special operator appliances, where the entrance is via a user interface and the operator has to be always up to date with the software, now wasteful and costly up-dates are not necessary any more. The admittance to operate is only possible with an own user name and password – that is also necessary like the protection against "unbidden" guests with a firewall.