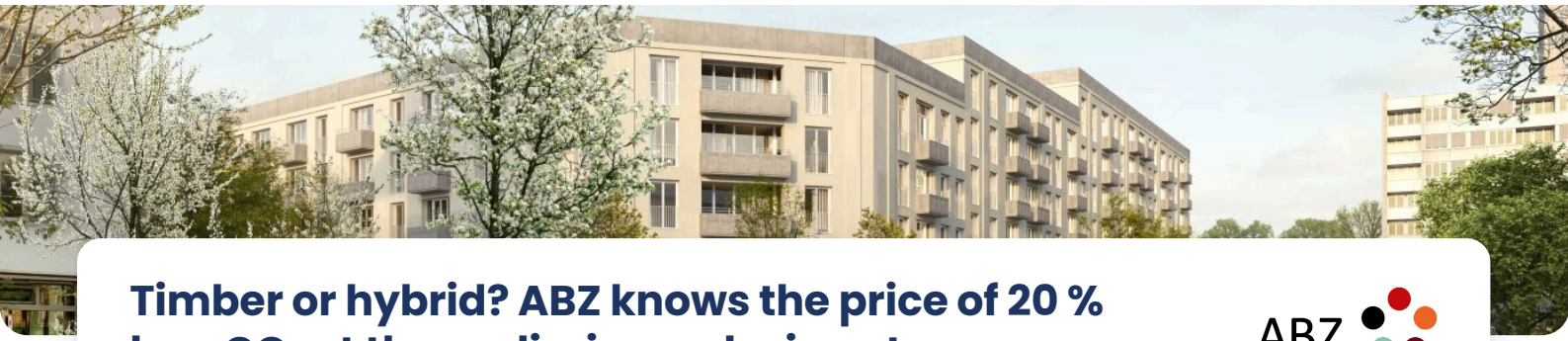


Timber or hybrid? ABZ knows the price of 20 % less CO_2 at the preliminary design stage.

Replacement new build Siedlung Kanzlei · Zurich · from 150 to over 200 apartments

−20 %
greenhouse gas emissions with timber construction

+5 %
construction costs compared with hybrid

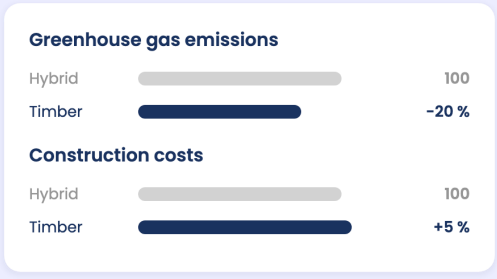
3
construction methods compared

The starting point

Allgemeine Baugenossenschaft Zürich is replacing its Siedlung Kanzlei estate and creating more than 50 additional apartments. The construction method had to meet the City of Zurich's housing subsidy requirements. The key question: how much does timber construction save, and what does it cost?

The result

- **Three construction methods compared on the 3D model:** a hybrid design (solid load-bearing structure, timber façade) and two timber variants, with a focus on the floor slabs.
- **Emissions and embodied energy calculated automatically** for every variant.
- **A clear trade-off instead of gut feeling:** timber construction causes around 20 % less greenhouse gas emissions, while construction costs are around 5 % higher.
- **The basis for further planning is in place,** already at the preliminary design stage.



Relative comparison, hybrid = 100 (rounded)

VARIANT	CO_2	COSTS
Hybrid	100	100
Timber	−20 %	+5 %

Variant comparison in the vyzn software, schematic illustration

ASSESSED IN

Cost · Energy · CO_2 · Comfort

Compliant with SIA standards

Beyond the project

In use on further ABZ projects since Kanzlei

1 EXISTING STOCK

Renovate or replace?

Options from partial renovation to replacement new build can be compared on the same basis.

2 SUBSIDIES

Requirements under control early

Key figures for subsidy and sustainability requirements are available before the design is fixed.

3 PORTFOLIO

Renewal with a plan

The projects in your own portfolio become comparable using consistent key figures.

For housing cooperatives: Weigh sustainability against affordable costs with concrete figures, for every replacement build and every renovation, before the construction method is decided.