



Statement of Intention Addressing Climate Change, Resilience and Sustainability

Background:

The members of the International Housing Association are committed to advancing the housing industry globally. Given this industry commitment, IHA members are interested in furthering thoughtful and affective policies addressing Climate Change, Resilience and Sustainability while preserving housing affordability and leading to a better built environment.

There is a need for reducing the emissions of greenhouse gases and improve the environmental performance of buildings. Ambitious policies are being developed in many countries, and ambitious plans are being introduced to mandate on zero-emission buildings as future requirement in codes and regulations, along with other measures to address climate change and sustainability.

The IHA sees value on the potential for improving housing performance with respect to climate change mitigation and adaptation, resiliency, and sustainability in both new and existing homes. However, at the same time, to maintain affordability, the increase in the investment costs must be proportional to the benefit of the improvements. The International Housing Association (IHA) therefore acknowledges the need to build more environmentally responsible housing to the extent that it does not negatively impact on housing affordability and housing supply. The IHA also strongly encourages research, development, and innovation to bring down the costs of addressing these issues in housing, with a constant eye to improving housing affordability.

Definitions:

The IHA defines Climate Change, Resilience and Sustainability as follows:

Climate Change

Change in climate that persists for an extended period, typically decades or longer.

Source: ISO 14090:2019 Adaptation to climate change

Concerning Climate Change, it is often distinguished between:

- **Climate Change Mitigation**

Human intervention to reduce GHG emissions or enhance GHG removals

Source: ISO Guide 84:2020 Guidelines for addressing climate change in standards

- **Climate Change Adaptation**

Process of adjustment to actual or expected climate and its effects

Source: ISO Guide 84:2020 Guidelines for addressing climate change in standards

Resilience

Ability to resist, adapt to, or quickly recover from potentially disruptive events or conditions, whether natural or anthropogenic, in order to maintain or restore the intended service.

Source: ISO 21931-1:2022 Sustainability in buildings and civil engineering works. Part 1: Buildings

Sustainability

State of the global system, including environmental, social, and economic aspects, in which the needs of the present are met without compromising the ability of future generations to meet their own needs.

Source: ISO Guide 82:2014 Guidelines for addressing sustainability in standards

Intent:

The signatories – designated "we" in this public statement – have a common interest in supporting the continuing development and implementation of improvements in housing performance with respect to climate change mitigation and adaptation, resiliency, and sustainability, in new and existing homes, while maintaining affordability. In pursuit of this, we intend to support take action in the following areas:

- We will share knowledge, best practices, developments and strategies regarding related policies and programming.

- We will share information on related regulations and initiatives in our respective countries.
- We will collaborate to communicate that it is critical that the advancement of regulations related to climate change, resiliency and sustainability in existing and new homes does not have a negative effect on housing affordability supply of homes.
- We will collaborate to communicate that it is critical that research, development, and innovation be strengthened to bring down the costs of addressing climate change, resiliency, and sustainability in housing.
- We will collaborate with relevant existing industry organizations, associations, interest groups, or other forums to advance the above.

Review Commitment:

This statement is not intended to be legally binding on any of the IHA Member Organizations. No cause of action will arise with respect to compliance, or lack thereof, of any signatory party to the guidance and intent expressed in this Statement. This Statement is not intended to create, nor does it create, any right, benefit, or privilege, substantive or procedural, enforceable at law or in equity, against any of the IHA Member Organizations supporting this Statement.

The IHA Members will conduct a biennial review of this Statement of Intention and ratify or revise it, based upon consensus.

This statement became effective as confirmed by the members on March 02, 2024.

IHA Secretariat



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