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Funded by: Erasmus+ KA2 – VET

Project Agreement Number: 2023-1-EL01-KA220-VET-000158810

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National Policy Report

Greece

November 2025

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1. Introduction - Roundtable Details

- **Name of the partner organization**: PEDMEDE
- **Country**: Greece, Athens
- **Dates and locations (physical or virtual) of the roundtable**
    - 10th October 2025 (physical event) at Greece Build Expo Fair (Athens Greece)
    - PEDMEDE hosted an in-person session at Pedmede Eco **Corner** during Build Expo. The discussion brought together stakeholders from construction, demolition, recycling and sustainability to launch a working group focused on practical collaboration. A central theme was how training developed under the project can better reflect into sector, and how digital tool, especially BIM, can support safer, more efficient (de)construction and material recovery.
    - 27th November 2025 (physical event) at PEDMEDE premises

      A second in-person roundtable was held at PEDMEDE's offices. PEDMEDE mobilised its member community, mainly construction companies, contractors, and architects to validate the earlier discussion and focus on implementation realities and priorities.
- **Number of participants and a brief description of their profiles**

We reached a total of 60 participants, representing a very diverse panel. The breakdown of profiles is as follows:

- Representatives from construction sectoral organisations and innovation clusters,
- Researchers
- Policymakers / members of public administrations:
- Architects
- Construction companies

The panel brought together a wide range of perspectives across policy, research, training, and industry.

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2. Key Findings

2.1 General Perceptions and Introduction

Across both roundtables, Greek construction companies repeatedly emphasized that BIM adoption in Greece remains heavily concentrated in design and construction phases, while its use in deconstruction and end-of-life workflows is still in its infancy. This gap strongly aligns with the findings of Greece's newly approved National BIM Strategy & Roadmap (2024), which recognises the limited maturity of BIM across the full asset lifecycle and outlines structured interventions to extend BIM use "from design to operation and end-of-life."

Participants explained that BIM is currently applied in deconstruction only in a fragmented and case-dependent manner in large projects, typically limited to:

- Extracting quantities from original or reconstructed models,
- Identifying potential hazardous materials,
- Supporting selective-demolition sequence planning,

They stated that these activities occur primarily on projects where as-built documentation exists, which is often not the case for buildings constructed before 1985, representing the majority of Greece's building stock.

Moreover, participants agreed that Greece's regulatory landscape has not yet created the "pull factor" needed for EOL BIM adoption. The Strategy's implementation is still in the early stages (2024–2026), and while pilot projects are underway, their outcomes have not yet resulted in procurement-level obligations that would make BIM standard practice for demolition and refurbishment works.

Participants also noted that Greece has recently aligned with EU approaches on digital building identity: the country made the Electronic Building ID (Ηλεκτρονική Ταυτότητα Κτιρίου) mandatory in 2021, forming the basis of a future digital logbook ecosystem. However, this dataset is not yet integrated with BIM workflows and does not include the level of detail required for deconstruction planning.

2.2 Current Status of BIM in EOL

SMEs across both roundtables stressed that BIM has the potential to transform Greek deconstruction practices, especially in light of the EU Construction & Demolition Waste (CDW)

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Management Protocol – 2024 Revision, which mandates pre-demolition audits, selective demolition, detailed sampling and quality control.

They identified three major future benefits:

The updated EU CDW Protocol describes audits as essential for identifying hazardous materials, estimating reusable components, and determining waste streams. SMEs argued that BIM provides the ideal structure to host, visualise, and maintain audit findings, enabling safer and more predictable dismantling operations.

Roundtable participants showed strong interest in Digital Building Logbooks (DBLs) and Material Passports, two tools extensively discussed in EU policy documents and studies. DBLs can function as comprehensive repositories for asset information throughout the lifecycle, including data relevant to circularity, while material passports offer granular, component-level traceability.

Participants highlighted that integrating these tools with BIM would:

- Allow contractors to identify which components can be extracted and reused,
- Enable accurate carbon-savings calculations,
- Support compliance with EU circular-economy goals.

The updated NECP (2024) lays out a long-term renovation trajectory with strong emphasis on energy efficiency, digital monitoring, and high-performing building stock transformation by 2050. SMEs argued that BIM-enabled EOL processes support NECP's goals by enabling data-driven refurbishment and reuse strategies.

Importantly, Greece's Greece 2.0 RRF Plan allocates substantial resources to digital transformation in businesses and to building renovation actions, creating a unique opportunity to financially support the integration of BIM in EOL applications.

2.3 BIM Benefits and Potential

BIM enhances the planning, coordination, and monitoring of deconstruction tasks by providing a shared and structured digital representation of the building. This supports better anticipation of sequencing, constraints, and recovery potential, leading to more efficient use of resources and optimized costs.

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BIM also strengthens material traceability through tools such as digital twins and material passports, which store detailed information on building components and materials throughout the life cycle.

2.4 Challenges and Barriers

Greek SMEs consistently pointed to a combination of technical, organisational, regulatory, and financial barriers, aligning with research on digital maturity among Greek SMEs. Tha barries which are identified:

Technical Barriers

Interoperability limitations: SMEs face challenges aligning BIM tools with demolition planning software, waste-management databases, and GIS or survey data. Greece's Strategy itself identifies the need for a national standard for CDE operation and openBIM adoption.

Lack of accurate building data: The majority of Greek buildings lack detailed as-built documentation; SMEs struggle to build reliable models to support pre-demolition audits.

Organisational Barriers

A majority of SMEs lack structured BIM teams; digital transformation research shows nearly 20% of Greek SMEs have no digital transformation strategy owner, leading to ad-hoc practices.

Deconstruction crews have little exposure to digital workflows or ISO 19650-based information management.

Limited integration between contractors, waste managers, and public authorities in demolition operations results in siloed datasets.

Regulatory Barriers

Despite alignment with EU procurement directives, Greece has no mandatory BIM requirements for public works, meaning SMEs adopt BIM only when clients demand it.

The EU CDW Protocol (2024) is not yet transposed into Greek permitting or audit procedures, meaning BIM-supported pre-demolition audits are not mandated.

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2.5 Skills, Competencies, and Workforce Development

SMEs highlighted substantial skill gaps across three major groups:

These workers often lack fundamental digital skills and have limited familiarity with BIM model navigation, 4D sequencing, and material extraction workflows — a known barrier in Greece's digitalisation reports.

Engineers typically have design-phase BIM skills but lack expertise in:

- Creating EOL-ready BIM datasets (pre-demolition audit models),
- Managing IFC datasets for material passports,
- Linking BIM data to waste-tracking systems.

These needs correspond to the National Strategy's skills pillar, which emphasizes ISO 19650 training, role-based certification, and public-sector capacity building.

Municipalities and agencies must evolve into informed BIM customers capable of defining EIRs, evaluating deliverables, and enforcing circularity requirements — yet training for public buyers remains sparse. This gap was repeatedly mentioned by SMEs and is recognized explicitly in BIM roadmap actions and training programs conducted under the TSI pilots.

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2.6 Training Needs and Improvements

Greek stakeholders participating in the BIM4D Erasmus+ policy panels stressed that Greece's transition toward digital and circular construction will only succeed if training becomes more practical, more collaborative, and more closely connected to real project needs. They explained that the foundation provided by the WP3 modules—covering BIM basics, ISO 19650, openBIM, 4D/5D modelling, selective-demolition planning, and emerging tools like digital twins and material passports—was valuable, but not enough on its own. Their message was clear: Greek professionals need training that truly reflects the realities of the field. This means hands-on learning, such as visits to selective-demolition sites, and BIM simulations based on older Greek buildings, especially since the updated EU Construction & Demolition Waste Protocol now places strong expectations on pre-demolition audits and material identification before any works begin.

At the same time, participants emphasised the need to embed circularity tools, such as material passports and digital building logbooks into national training efforts, so that Greek engineers and SMEs are prepared for the long-term renovation, sustainability, and traceability goals set out in Greece's updated NECP. Finally, panel members encouraged policymakers to use the opportunities offered by the Greece 2.0 Recovery and Resilience Plan to fund more accessible training pathways and shared BIM resources for SMEs, ensuring that digital adoption does not become a financial barrier for smaller firm

These experiences bridge the gap between BIM theory and the practical realities of EOL projects in Greece.

Participants recommended developing simulations that incorporate older Greek building stock, Hazardous material mapping.

Given Greece's fragmented construction value chain, participants stressed the need for multi-actor training sessions, enabling coordinated workflows across:

2.7 Financial Considerations and Barriers

SMEs emphasized significant structural barriers:

Software costs, model authoring, specialized personnel, and training investments create barriers for SMEs already facing tight margins. Research confirms lack of funding and cultural resistance as two of the major barriers to digital transformation among Greek SMEs.

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Participants expressed a strong preference for public measures such as:

- "BIM vouchers" for SMEs,
- Tax deductions for BIM-related investments,
- Support for establishing regional BIM hubs through chambers or federations,
- Funding for pilot projects to demonstrate ROI, especially in EOL workflows.

2.8 Collaboration and Value Chains.

Both roundtables made it clear that Greece's construction sector still operates in a disconnected way. Participants repeatedly noted that BIM has the potential to become the common digital workspace that brings all these actors onto the same page, replacing the scattered tools and fragmented information exchanges that dominate today.

To make this a reality, stakeholders stressed the need for a national Common Data Environment (CDE) framework so that everyone works in compatible, standardised spaces rather than isolated platforms. They also highlighted the importance of adopting openBIM standards which help different teams collaborate regardless of the software they use. Another recurring message was the need for clear definition of roles and responsibilities, including what owners must specify, what designers must deliver, and what asset information must be maintained. Without shared expectations, collaboration becomes slow and inconsistent.

These reflections are strongly aligned with Greece's National BIM Strategy and Roadmap, which already commits to defining how CDEs should be structured, developing national BIM implementation guides, and establishing a dedicated BIM platform for the country. Stakeholders agreed that these steps are essential if BIM is to genuinely support more transparent, coordinated, and efficient construction and demolition practices in Greece

2.9 Policy Gaps and Institutional Support

SMEs highlighted several urgent policy gaps needing action by the state:

- **Lack of Mandatory BIM Requirements**

Greece's BIM Strategy identifies a long-term ambition to integrate BIM into public procurement, but SMEs stressed the need for progressively mandated BIM deliverables. Current research shows that BIM is permitted but not required in Greek public procurement, leading to inconsistent implementation.

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- **No Integration of EU CDW Protocol (2024) into Greek Permitting**

SMEs called for national adoption of:

- Mandatory pre-demolition audits (aligned with EU guidelines),
- Selective demolition planning,
- Traceabilityr equirements for materials.
  These measures are directly supported by EU CDW Protocol 2024 updates.

- **Insufficient Incentives for Circularity & Digitalisation**

SMEs stressed the need to integrate BIM-related circularity KPIs into:

- Green Public Procurement (GPP) criteria,
- RRF building renovation schemes,
- NECP renovation trajectories aiming for 2030/2050.

The **NECP 2024** sets ambitious targets for renovation, energy efficiency, and digital transition, yet does not mandate BIM or digital logbooks for circularity, according to participants.

- **Need for Clear National Standards and Guidance**

The recent publication of **ELOT EN ISO 19650-6:2025** marks an important step in standardizing information management for health and safety in BIM, but SMEs noted a lack of structured national templates for EOL-specific deliverables.

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3. Summary

The two Greek roundtables revealed that BIM adoption in Greece remains limited in end-of-life (EOL) and deconstruction activities, even though stakeholders recognise its significant potential. BIM is mostly used during design and construction, with only fragmented and projects specific use in demolition workflows—mainly for quantity take-offs, hazard identification, and selective-demolition planning. This reflects the early stage of implementation of the National BIM Strategy & Roadmap (2024), which confirms that lifecycle-wide BIM usage is still underdeveloped nationally.

Stakeholders highlighted that Greece's older building stock often lacking reliable as-built documentation makes it difficult to perform BIM-enabled pre-demolition audits. They also noted that the current regulatory framework does not yet require BIM for EOL processes, and the updated EU CDW Protocol (2024) has not been integrated into national permitting. As a result, BIM-supported audits and traceability remain voluntary.

At the same time, participants acknowledged that BIM could play a major role in aligning Greece with EU sustainability and circularity objectives. Tools such as digital building logbooks and material passports were seen as especially promising for enhancing traceability and supporting Greece's long-term NECP renovation and decarbonisation goals. The Greece 2.0 RRF provides a significant opportunity to finance digital transformation, training, and circular practices in SMEs.

SMEs also pointed to persistent barriers: low digital skills, lack of BIM teams, poor coordination between actors, high software and training costs, and the absence of national CDE frameworks or interoperability guidelines. They stressed the need for clearer roles and openBIM standards.

Regarding skills and training, stakeholders emphasised that WP3 gave them a solid foundation but that Greece now needs more practical, hands-on, interdisciplinary learning. They recommended site visits to demolition projects, simulations using Greek building datasets, and training that brings together municipalities, demolition firms, recyclers, and designers. Finally, they stressed the importance of funding mechanisms—such as BIM vouchers, tax incentives, regional BIM hubs, and pilot projects—to make BIM adoption realistic for SMEs.

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3. Key Policy Recommendations

1. Make BIM a Standard Part of EOL and Demolition Workflows

- Introduce phased mandatory requirements for BIM-supported pre-demolition audits, selective-demolition plans, and material traceability, aligned with the EU CDW Protocol (2024).

2. Establish National BIM Infrastructure

- Accelerate the development of a national CDE framework, openBIM guidelines, and clear OIR/EIR/AIR templates as foreseen in the National BIM Strategy & Roadmap.

3. Strengthen Skills Through Practical and Sector-Specific Training

- Expand training beyond WP3 by embedding:
- site visits to selective-demolition sites,
- BIM simulations using Greek building stock,
- hands-on audit preparation exercises,
- specialised learning paths for demolition contractors, procurement officers, waste managers, and municipal engineers.

4. Support Circularity Through Digital Tools

- Integrate digital building logbooks, material passports, and digital twins into national training and procurement to prepare Greece for future EU circularity requirements and NECP targets.

5. Enhance Collaboration Across the Value Chain

- Create multi-actor training formats involving municipalities, designers, contractors, demolition companies, and recyclers to overcome fragmentation and build coordinated workflows.

6. Increase Financial Support for SMEs

- Introducing financial incentives such as:
- “BIM vouchers” for SMEs,

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- tax deductions for digital investments,
- regional BIM hubs through TEE or chambers,
- publicly funded pilot projects demonstrating ROI in EOL workflows.

7. Build Public-Sector Competence

- Train public authorities to request, evaluate, and enforce BIM deliverables in tenders—an essential step for driving national adoption and ensuring consistent EOL standards.

4.Conclusion

The two roundtables revealed that Greek construction SMEs see tremendous potential in applying BIM to deconstruction and end-of-life processes — especially as Greece accelerates its digital and green transition under the National BIM Strategy, Greece 2.0 (RRF), and the NECP. However, structural challenges remain: the absence of mandatory BIM requirements, limited skills, financial constraints, weak interoperability, and poor data availability.

The updated EU CDW Protocol (2024) presents a major policy opportunity for Greece: its requirements for pre-demolition audits, selective demolition, waste traceability, and quality management are perfectly aligned with BIM workflows. If implemented through national legislation, procurement templates, and training programs, Greece can elevate BIM from an optional innovation to a strategic enabler of circular construction, improving transparency, safety, efficiency, and environmental performance across the building lifecycle.

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