

# B2B: Maximizing the value of real estate through the Certificate of Energy Performance (CPE)

Megi Luli

M.C. INERTE sh.p.k

# M.C. INERTE sh.p.k

- ▶ Established in 1998 after experience in inerts and private housing.
- ▶ Specialises in construction & developing: residences, road building, tunnels and lastly added to our portfolio Hydro-Energy
- ▶ Our company takes pride in high quality of materials used, highly qualified staff of engineers through which we have earned our good name in the market.
- ▶ Together with our other company FERRO BETON & CO. Provides concrete for bigger projects including airports, shopping centers, road building procurements.
- ▶ Latest residencial building we finished was 80.000m<sup>2</sup> and it was our biggest one yet with over 800 apartments

# Some of our projects finished and ongoing



# New construction permits require CPE

- ▶ With the new law in effect, no company can require a construction permit without the CPE certificate.
- ▶ What exactly is the CPE certificate
  - ▶ Legal Framework
    - ▶ Law Nr. 116/2016 “On Building Energy Performance”
    - ▶ EU Directive 2010/31 / EU
    - ▶ Legal Act Council of Ministers nr. 537 8.07.2020 and Act nr. 407/2019
- ▶ How is the law to be applied?
- ▶ Obligation of certification
- ▶ How to obtain the certificate



## Certifikata e Performancës së Energjisë

Paraprake

Kodi i Certifikatës: 202102094538

Kjo certifikatë është gjeneruar nëpërmjet programit kompjuterik (EECERT/PEN/v1) dhe aprovuar nga Agjencia përgjegjëse për Eficiençën e Energjisë. Ajo përcakton klasin e performancës së energjisë së ndërtës dhe shoqërohet nga raporti me të njëjtin kod. Për informacione të mëtejshme vizitoni faqen zyrtare të Agjencisë përgjegjëse për Eficiençën e Energjisë <https://eficencia.gov.al/>

### Klasi i performancës energjetike

Kjo tregon se sa me efikasitet është përdorur energjia në ndërtësi. Numrat nuk paraqesin njësi reale të energjisë së konsumuar; ato përfaqësojnë eficiençën e energjisë të krahasuar me një ndërtësi referente.

Ndërtësi Eficiente

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Mbi 150

34.0

50 janë kërkesat minimale

### Sistemet alternative të energjisë

Përdorimi i energjisë alternative konsideruar mundësi e përdorimit të sistemeve alternative me efikasitet të lartë energjetike	Ju
Sistemet e përdorur në projektin e propozuar:	
Sistemi i decentralizuar që shfrytëzon BIRE	Ju
Sistemi kogjenerues	Ju
Sistemi me pompë nxehtësie	Po
Sistemi i ngrohjes/ftohjes së përqendruar	Ju

### Informacion teknik

Kjo tregon informacione teknike se si përdoret energjia në këtë ndërtësi. Të dhënat e konsumit janë të bazuara në lexime aktuale.

Bartësi energjetik primar:	Energji elektrike nga rrjeti
Konsumi i energjisë primare:	2.803
Sipërfaqja e dobishme e ndërtës (m <sup>2</sup> ):	954.07
Vlerësimi energjetik:	34.0

	Ngrohje	Ftohje
Energjia vjetore e përdorur e ndërtësies aktuale (kWh/m <sup>2</sup> /vit)	2.803	2.316
Energjia vjetore e përdorur e ndërtësies referente	1.285	3.75
Energjia nga burimet e rinovueshme	0%	0%

### Informacion administrativ

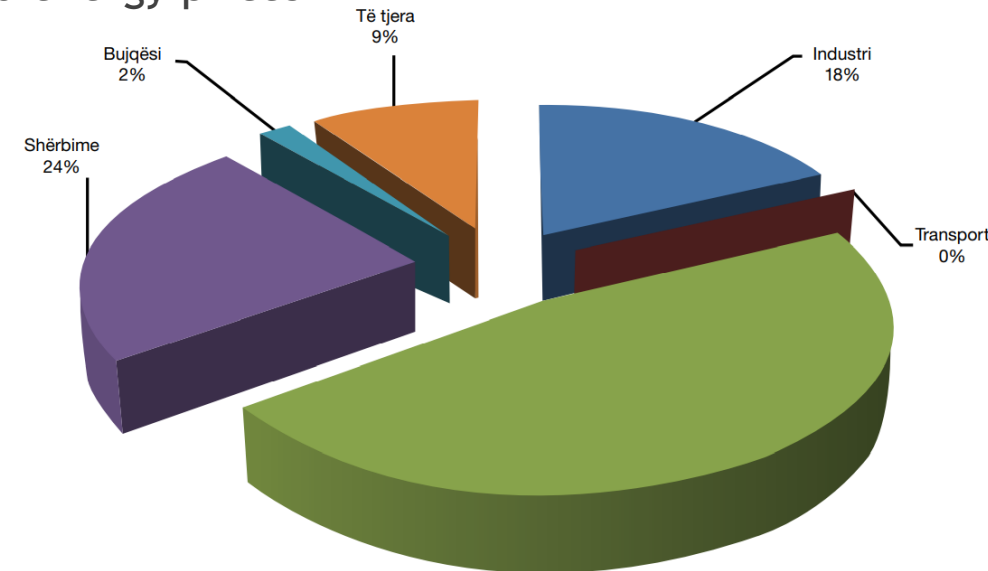
Të dhënat e paraqitura në këtë Certifikatë të Performancës së Energjisë janë në përputhje me ligjin Nr. 116 dt. 10.11.2016 për Performancën e Energjisë në Ndërtësi.

Programi kompjuterik:	EECERT/PEN/v1
Metodologjia e Llogaritjes:	VKM nr.1094 dt.24.12.2020
Audituesi i Energjisë:	
Numri i Certifikatës:	
Subjekti:	
Nipt:	
Data e Lëshimit:	2021-02-09
Data e Skadimit:	2031-02-08

Rekomandimet për të përmirësuar Eficiençën Energjetike të Ndërtësies janë të përfshira në Raportin e Auditimit me Kod: 202102094538 i cili mund të aksesohet në faqen e internetit [eecert.eficencia.gov.al/](https://eecert.eficencia.gov.al/).

# Need for efficiency

- ▶ Graphic supplied by NANR Albania
  - ▶ Over 40% of electric energy consumption comes from buildings
- ▶ Most buildings (over 70%) are not energy efficient
- ▶ Main EU countries have pledged to become more efficient by renovating or building only efficient buildings by 2050.
- ▶ Efficiency lowers utility bills and increases value to households.
- ▶ Energy is required more and more every year due to new developments.
- ▶ Every day state of the energy market is becoming more tense and energy prices only go up.
- ▶ Fossil fuel burn up is speeding up climatic changes.
- ▶ Basically an increase in efficiency would bring:
  - ▶ Stops increase in energy prices
  - ▶ Decreases import energy dependence
  - ▶ Decreases CO2 emitting which damages the climate
  - ▶ Holds energy distribution conflicts



# How to implement efficiency in daily life

- ▶ Various actions help in directly having a more efficient and comfortable living.
  - ▶ Thermo insulation (outer walls, roofs, floors)
  - ▶ Efficient doors and windows
  - ▶ Replacement of thermic instalations/ switching to more efficient cool/heat
  - ▶ Replacement of major household appliances if not efficient etc.
  - ▶ Use of renewable energy
  - ▶ On bigger construction
    - ▶ Efficient elevators
    - ▶ Acoustic insulation
- ▶ Once some of these changes are made immediately there will be a decrease in utility bills.
- ▶ An investment on thermo insulation of the façade of buildings is an investment return in 5-6 years of lower bills.

# Benefits of efficient buildings

- ▶ “Energy efficiency” means the percentage ratio between consumed energy and incoming energy.
- ▶ What we benefit from efficiency
  - ▶ Lower utility bills
  - ▶ More comfort and higher living quality
  - ▶ Longer lifespan for buildings
  - ▶ Reducing of harmful emitting into the environment
  - ▶ INCREASE IN VALUE OF THE BUILDING/HOUSE



# Impact on construction companies

- ▶ Higher cost of building
  - ▶ Increase in prices in general for materials etc.
  - ▶ Increase in iron prices
  - ▶ Increase in concrete prices
  - ▶ Increase in taxes (has gone to 8%)
  - ▶ Municipality implies that 3% of building goes to social living.
- ▶ Direct impact that risks finding clients because the cost price is increased therefore the selling price increases.
- ▶ Our company experience since 1998 has shown that main priority when a client is interested in buing is the price/m2, not very high interest in efficiency.

## ... continued

- ▶ Need for recognition of the importance of CPE and the increase value of the property by the clients/ buyers.
- ▶ Recent years there has been a slight increase in interest on some efficient elements new constructions have implemented
  - ▶ Mainly thermo insulation or ventilated facades
  - ▶ Doors and windows
  - ▶ Acoustic insulation
  - ▶ Not much interest in central heating systems
- ▶ This brings a struggle for the companies because as mentioned on previous slide because of price increases from taxes and costs the selling prices will also go higher.
- ▶ This might bring difficulties for new unknown companies because clients are more prone to trust a company that has had significant experience.

# Existing buildings

- ▶ Important mentioning that
  - ▶ Not only new buildings are required CEP
  - ▶ Big restoration building also require CEP according to EU Directive (over 1000 m<sup>2</sup>)
  - ▶ All buildings used by public authorities or public service institutions
- ▶ Buildings of the 90s are way less efficient
- ▶ This can be achieved
  - ▶ By applying some of the efficient measures of thermo insulation of outer walls, and roofs; replacing doors and windows
  - ▶ Investing in renewable energy solar panels (no regulations in Albania yet for residential purposes)

# Conclusions

- ▶ There is a value increase on all efficient properties
  - ▶ Because of high cost of construction from higher quality efficient materials
  - ▶ Efficient insulations
  - ▶ Investment return in short period of time (efficiency wise)
- ▶ Helps construction companies getting more recognition of the quality of their buildings
- ▶ Does come with risks and difficulties in finding clients due to price increase.
- ▶ End of the day it is a win win situation
  - ▶ More efficient buildings, higher quality, high value of property

THANK YOU