

Energy for Sustainable Development

Capacity building for energy efficiency and access to cleaner energy in Central Asia and neighboring regions

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Energy cooperation between the EU, the littoral States of the Black & Caspian Seas and their Neighbouring Countries



Energy Saving Initiative in the Building Sector in Eastern Europe and Central Asia (ESIB)

- Task 1 - Support the awareness-raising initiative for EE in buildings (website, tool-box, various events)
- Task 2 - Support the development and the enforcement of legislation related to EE in the building sector, including drafting of building standards and codes.
- Task 3 - Provide advice, enabling investment climate and sustainable financial schemes for energy efficiency projects, including identification and assistance to the preparation of EE investments in the building sector for submission to country commercial banks and to IFIs
- Task 4 - Provide technical assistance to overcome obstacles to the transfer of best practice and technology. Pilot projects.

Session 2: Strategic elements to enable an energy efficient building sector

Legal and institutional framework for energy efficient buildings

Is this framework in place?

- INOGATE countries: from very active (BY, KG, KZ, MD) to others still behind schedule
- Laws remain vague without secondary legislation, old standards and norms
- Institutional framework is rather weak



Legal and institutional framework for energy efficient buildings

Most of the INOGATE countries have adopted a EE law in buildings

However secondary legislation is not in place in all countries and this slows down substantial implementation of EE in buildings

Legal and institutional framework for energy efficient buildings

Norms and standards

- Several countries intend on one side to harmonize with the EU norms and standards but on the other side don't want to adopt more demanding standards which they would not be able to enforce
- An interesting solution is to agree to split the market by introducing voluntary more EE norms and standards aside the "normal" less efficient norms and standards



Legal and institutional framework for energy efficient buildings

Building sector is mainly residential

Households have to play their primary role by associating in the form of condominium

Property issues are not yet solved, collective areas of buildings are in a limbo

Municipal companies are often inefficient and do not care for EE

Residents behavior affects EE, awareness campaigns have to be conducted

Legal and institutional framework for energy efficient buildings

Building sector is mainly residential

Subsidizing energy tariffs does not promote EE. But social measures have to be considered for most vulnerable part of population

Metering heat consumptions is essential for promoting EE measures

Inciting measures have to be designed for promoting EE investments



Legal and institutional framework for energy efficient buildings

Building sector is mainly residential and not only

Awareness raising is a fundamental step that should target:

- Households
- Municipalities and local government
- Central government officials and departments

Energy performance assessment

Almost all new laws foresee EE audits for new buildings and voluntary for existing buildings (mandatory for existing public buildings in some countries) with some description of the content of the audit and of the required qualification of auditors. This part is sometimes weak, and the control of the quality of the audits is often ignored. In general, the audits have to be financed by the owner of the building, but in some cases they are planned to be subsidized

Financial mechanisms

Why commercial banks are reluctant to lend money for EE in buildings to households?

- Low capacity to reimburse the loan;
- No collaterals to be offered as guarantee
- High risk attached reliable technologies and quality of materials
- Maintenance and operation
- Capacity of designers and technical staff



Financial mechanisms

Measures

Training of bankers about assessment of risks attached to financing in buildings

Ensuring a legislative framework that resolves property issues in residential buildings

Municipalities should create revolving funds

De-taxation of EE investments



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**THANK YOU FOR YOUR
ATTENTION**