ENERGY EFFICIENCY AND THE CONDOMINIUM MANAGEMENT

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2019
About 61% of the buildings owned by individuals haven’t taken any energy efficiency measures
About 22% changed only their windows
About 3% made only insulation on the walls
About 14% – changed their windows and made insulation on the walls
Only about 2% of residential buildings are State or Municipal ownership and almost 73% of them haven’t taken any energy efficiency measures
FINANCING

- Private investments
- European funds
- State programs
- Additional option – the creation of a guarantee fund for the implementation of housing energy efficiency programs

According to the last report from 28.06.2019 for the National Program for the Energy Efficiency of Multi-Family Residential Buildings, started in 2015:
- 1728 buildings are finished
- 121 buildings are in process
- additional 173 buildings have closed contracts for future works
The Energy Efficiency and Renewable Sources Fund (EERSF) is a legal entity, established in accordance with the Energy Efficiency Act (EEA) from 2004. EERSF is structured as a self-sustainable commercial entity that concentrates its efforts to facilitate energy efficiency (EE) investments, and to promote the development of a working EE market in Bulgaria. The financial resources of EERSF – by the Republic of Bulgaria from the Global Environment Facility (GEF) through the International Bank for Reconstruction and Development (IBRD) and from other donors. The Fund’s main environmental objective is to support the identification, development and financing of viable EE projects, resulting in substantial reduction of greenhouse gases (GHGs).
The General Assembly of the building in accordance with Art. 11 of the Condominium Management Act makes decisions by which the measures in the building can be implemented to achieve a higher energy efficiency class or the implementation of passive and alternative improvements, which will improve the long-term effect of energy efficiency itself.

In the GA, the owners have the right to vote corresponding to their ideal parts of the common area of the building.
The General Assembly of the owners adopts decisions:

- by a majority of more than 67% of ideal parts of the common area – for major renovation, for major overhaul and for absorption of funds from EU funds, the State and Municipal budgets, grants and subsidies, and own funds or other sources of financing.

- for all external funding the Condominium has to be registered as an entity with tax registry number.
EXAMPLES FOR BED AND GOOD PRACTICE
TECHNICAL PASSPORTISATION OF THE BUILDINGS

- Technical passportisation is a normative measure introduced by the Bulgarian state, which aims to identify the general technical condition of the buildings according to the norms in force at the time of their commissioning, and accordingly to the current regulatory requirements. This certification is based on the regulation of the Spatial Development Act.
- The deadline for passportisation was postponed several times. The last deadline is fixed for 2022.
- The Technical passportisation as a "health card" of the building includes also inspection of the building for energy efficiency and recommendations for improvement.
Achieving a higher Energy Efficiency class after decision of the GA

- Change of the heating source for the whole building (Hydroelectric Power Station, heat pumps, gas installations);
- Implementation of alternative measures (The Tromb wall – using the black and glass effect (magnifier effect)
- Implementation of passive measures (landscaping, forestation in front of the building, winter gardens;
- Participation in Energy efficiency programs.
WHAT IS PASSIVE HOME COMPARED TO LOW ENERGY HOME?