

Dear Mr. Sandulescu,

As a non-governmental organization representing the construction and real estate related industries, Romania Green Building Council's (RoGBC) mission is to actively participate and contribute to the creation of legislative conditions that encourage the development of low energy buildings with a significantly reduced impact on the environment.

After evaluating the draft of the Energy Strategy 2011-2035 that is currently being under public debate we consider that the measures included are not sufficient in order to fully address the energy and CO2 reduction potential and cost efficiency of the measures that could be applied in the building sector.

Building sector impact: In Europe, the building sector is responsible for 40% final energy consumption and 36% CO2 emissions¹. For reaching the targets under the Climate and Energy Package (20% reduction in final energy consumption and CO2 emissions by 2020) Member States must evaluate and address the sectors with higher impacts .

Cost Efficiency: The costs associated with implementing energy efficiency measures in buildings are minimal as they are not cash expenditures but rather investments paid back by future, continuous energy savings. The average cost for CO2 emissions abatement through energy efficiency in buildings is of -35\$ per ton compared to measures applied in transportation (-10\$ per ton) or power supply (20\$ per ton)². The cost for CO2 emissions abatement through energy efficiency in buildings is negative because the future energy savings are accounted too.

Also, when the effects of rising renewable energy use are included substantial reduction in CO2 emissions are projected.

In order to better address the energy and CO2 reduction potential of the building sector, also keeping in mind the cost efficiency of the measures, we propose the following amendments:

1. The Strategy should include the obligation to amend the building legislation in order to adopt concrete measures to ensure the use of minimum levels of energy from renewable sources, which should be produced on-site or nearby, in new buildings and in existing buildings that are subject to major renovation. Therefore, such measures should be included into a legal text with legal power, the mentioned Guide to be drafted (see page 37 of the Strategy), being just a guide with

¹ http://ec.europa.eu/energy/efficiency/buildings/buildings_en.htm

² UNEP Report 2010 "Towards a Green Economy: Pathways to Sustainable Development and Poverty Eradication"
http://www.unep.org/greeneconomy/Portals/88/documents/ger/GER_9_Buildings.pdf

recommendations instead of obligations, does not have the sufficient legal power to implement these measures.

(Legal background that support the argument: Art. 13 (4) of the Directive 2009/28/CE on the promotion of the use of energy from renewable sources, Art. 242 of the Law No. 220/2008 regarding the establishment of the promotion system for production of energy from renewable sources, as well as Art. 2 point 1 of the Directive 2010/31/UE on the energy performance of buildings (recast)).

2. The Strategy should include adoption of easy identifiable, transparent, simple and citizen orientated administrative procedures in order to facilitate the production and use of energy from renewable sources in buildings. These special procedures shall apply for functioning and connecting to the national grid of small energy producers (under 1 MW). In this respect, the Strategy should also include the need for a clear identification of the numerous authorities involved in regulating and issuing different permits, authorizations etc. and a better coordination at institutional level between them. Such coordination can also be achieved by organizing a unique office responsible.
3. The Strategy should foresee development of supporting additional measures, including those of financial nature, for encouraging deep refurbishments and development of new construction that reach the A level according to their Energy Performance Certificate. The new standards under the EPBD 2 are imposing stricter conditions for new buildings and in the future the A level of energy performance will be more difficult to reach. Developers and building users should be encouraged to reach and look for A rated buildings. In this stage it is important that in the Strategy sets the ground/vision for establishing such measures so that they will be further integrated into the Fiscal Code or the necessary legislation. RoGBC organized a series of meetings with members and third parties where feedback was gathered on the most efficient measures that could be considered. Out of these we mention here – for exemplification – VAT reduction to 5% for rehabilitation works, exemptions/reductions of the local tax for building for a defined period of time, reduction of taxes for obtaining the building permit³.

³ The information on the effectiveness of type of local taxes exemption or reduction were obtained in a workshop organized by RoGBC at the end of 2009 with developers, architects and local public institution representatives; more details can be find in the report "[Local Measures for attracting Investments in Green Buildings](#)", pages 43-45



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We also express our interest to participate in the public debate that you are organizing on the 30th of June to support this points.

Thank you for your attention,

Steven Borncamp
President, RoGBC