

Com (2012)433 “Strategy for the sustainable competitiveness of the construction sector and its enterprises”

Session on "Property Valuation – valuing the impact of energy and resource efficient buildings”, in the framework of European Sustainable Energy Week (EUSEW) 2015

Draft Agenda

Committee of the Regions, Rue Belliard 99-101, Brussels, room JDE 70 (7th floor)

10.15-10.45h. Accreditation

10.45-10.55h Welcome

Ms Marzena Rogalska, Head of Unit, Directorate-General for Internal Market, Industry, Entrepreneurship and SMEs

10.55-11.10h Debrief on on-going/future EC initiatives

Communication Resource Efficiency Opportunities in the Building Sector: update on Action Plan implementation,

Mr Manfred Fuchs, Directorate-General for Internal Market, Industry, Entrepreneurship and SMEs

Energy Performance Certificates: evidence of their impact on the building sector and recommendations for policy makers arising from the EEEFIG report,

Ms. Linn Johnsen, Directorate-General for Energy, Energy Efficiency

11.10-12.10h Property valuation as a driver for market transformation

11.10-11.20 Current body of evidence, existing data limitations and resulting policy implications,
Mr David Lorenz, Karlsruhe Institute of Technology

11.20-11.30 Insights from residential property valuation,
Mr Nick Millard, Michelmores Hughes Estate Agents

11.30-11.40 Insights from non-residential property valuation,
Mr Jean-Paul Ducarme, Director RE Valuation and Advisory, PwC Belgium

11.40-11.50 Insights from the role of investors,
Ms Tatiana Bosteels, Head of Responsible Property Investment, Hermes Real Estate

11.50-12.00 Insights from private financial institutions,
Mr Frank Hovorka, Head of Sustainable Development, Caisse des Dépôts

12.00-12.10 Insights from public financial entity,
Mr Dominik Bach, KfW Bankengruppe (tbc)

12.10-12.30 Discussion

12.30-12.45 Closing remarks

BACKGROUND

Workshop on "Property Valuation – valuing the impact of energy and resource efficient buildings"

Description:

In this workshop, the European Commission would invite relevant experts from the real estate sector, the valuation industry, financing institutions, Member States and the construction sector to share experiences on how energy and resource efficiency in buildings is taken into account in property valuation. The valuation industry has a key role to play in the assessment of sustainability leverage along the construction value chain. Future trends in the property market will consider energy and resource efficiency as important factors for decision making, both from a top down approach (in the decisions of real estate, investors or financial institutions) as well as from a bottom up approach (driven by legal obligations, mainly on residential owners/tenants, or consumption/cost-related concerns or life style choices).

Objective:

The European Commission seeks to present examples of real estate projects which have taken into consideration energy efficiency and/or resource efficiency criteria in their investment decisions (market perspective and administrative level). In this aspect, we would like to assess the implementation of know-how developed in the process of valuation of these investments by financial institutions, developers and property owners. Particularly we seek to give visibility to those strategies and steps pursued to solve possible bottlenecks (e.g. the evidence base needed in property valuation and, on the way energy and resource efficiency is translated into property value).

While for this workshop we do not limit ourselves to a specific type of building or market segment we are aware that the main challenges are faced in the residential sector at local scale (e.g. energy efficiency as well as recycling practices). Therefore we will identify good practices and address specific questions to the different actors with the aim of further increasing availability of information and to detect where further actions at European or national level might be necessary to achieve higher renovations rates in the built environment through the add value of such investments.