

Methodological recommendations for the co-owners of apartment buildings: elaboration of energy-efficient projects

Contents and main stages of the project

On behalf of:



Federal Ministry
for the Environment, Nature Conservation,
Building and Nuclear Safety

of the Federal Republic of Germany

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GIZ advisor



Project “Establishment of Energy Agencies in Ukraine”

Goal: capacity development for energy saving and increase of energy efficiency by creating energy agency and improvement of legislation in energy efficiency sphere.



Ways to achieve the goal:

- Advisory support at the national level aimed to improve the legal frameworks for the implementation of energy-efficiency activities
- Establishment of an energy agency in the pilot region (OMEA) and support of its activities



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Methodological recommendations: elaboration of energy-efficient projects

Upon request of the Ministry for
Regional Development, Construction
and Housing

Supported by the project
“Establishment of Energy Agencies in
Ukraine”

Implemented by:
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On behalf of:



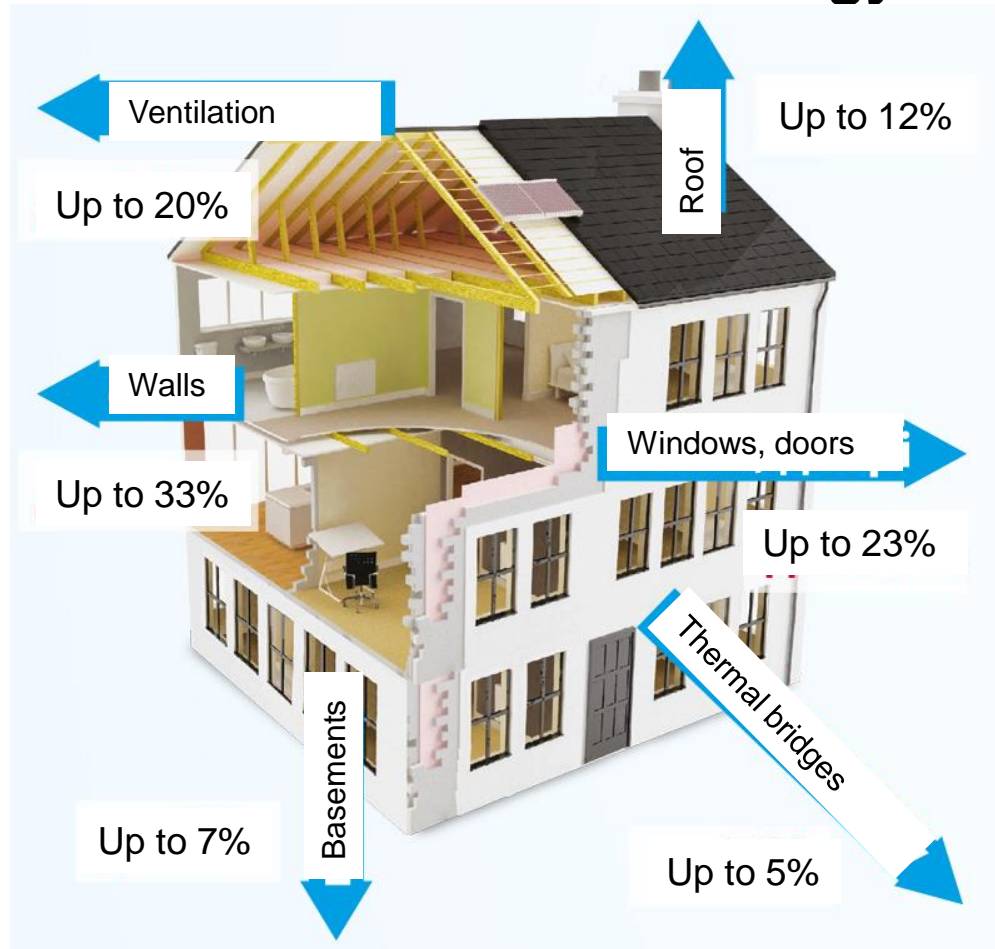
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Where we lose energy



Source: http://www.merp.org.ua/index.php?option=com_content&view=article&id=193:2015-07-11-10-58-38&catid=79&Itemid=974&lang=uk



Solutions

Patchy



- Does not reduce energy consumption and heating costs
- The quality and comfort are not guaranteed
- Negative impact on the technical condition of buildings
- Violates housing regulations
- Not supported by the state



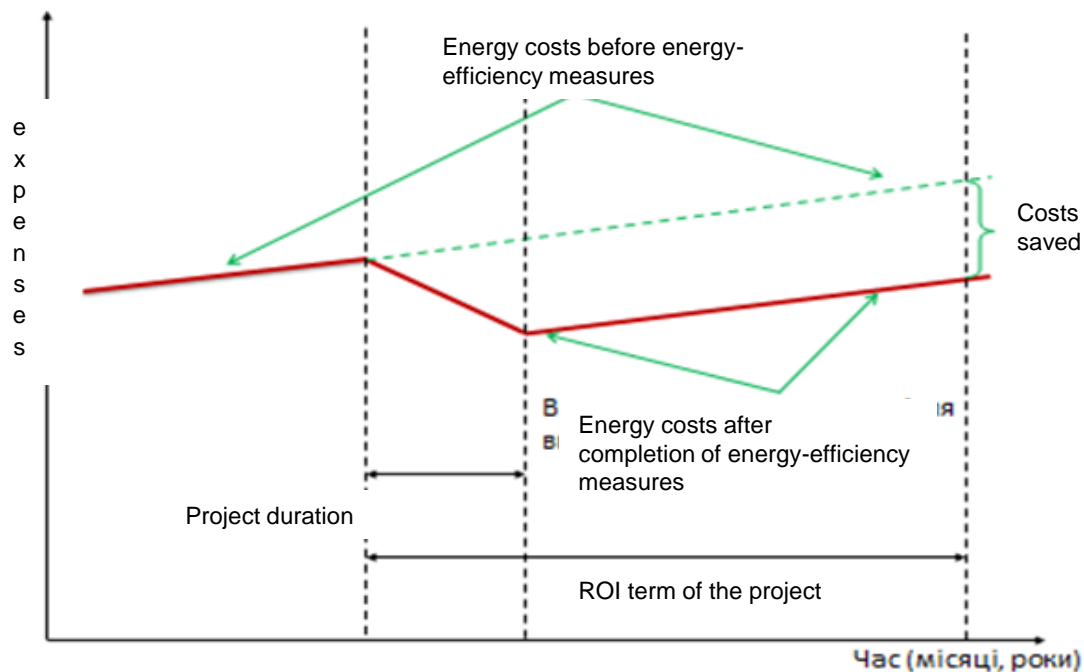
Complex



- ✓ Guaranteed reduction of energy consumption and heating costs
- ✓ Compliant with legislation and quality standards
- ✓ Longer term of service for buildings
- ✓ Can be financially supported by the state



Economic sense and advantages of energy-efficient measures



- ✓ **More comfortable living conditions in apartments**
- ✓ **Higher market value of residential property**
- ✓ **Longer term of use for buildings (up to 30 years)**



Challenges for the initiators of energy-efficient projects



- ✓ What to start with
- ✓ What and how should be done
- ✓ How to reach the needed result
- ✓ Where and at what terms to receive funding
- ✓ Lack of legal, technical, financial and economic knowledge
- ✓ Lack of awareness regarding legal, technical and financial risks

Aim of the recommendations – help understand the specifics of the project process and the way to achieve the desired result with minimal risks.



Risks of energy-efficient projects

Legal:

- ✓ Decision-making on project implementation
- ✓ Signing contracts with contractors

Technical:

- ✓ Project solutions
- ✓ Equipment
- ✓ Works

Financial:

- ✓ Financial data of the project
- ✓ Financing model
- ✓ Solvency

Impacts -

- ✓ Failure to achieve expected cost savings
- ✓ Higher project costs
- ✓ Impossible to achieve the optimal ROI term



What is the purpose of the project?

- Compliance with construction legislation and regulations on the maintenance of apartment buildings.
- Complex technical inspection and energy audit of buildings.
- Selection of optimal technical solutions to ensure the desired energy-saving data.
- Compliance with construction regulations and technical requirements.
- Optimization of the costs of energy-efficiency measures.
- Minimization of technical, legal and financial risks.



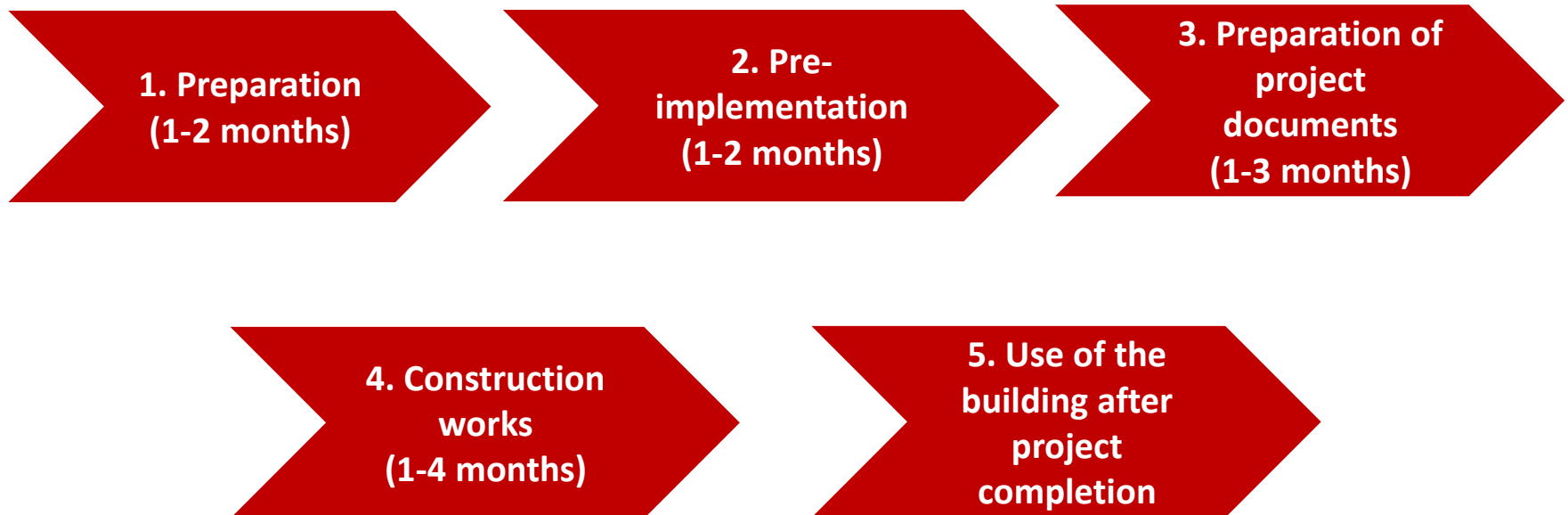
Success factors of the project

- Compliance with legislation at all stages of project organization and implementation.
- Well-founded project solutions.
- Qualification of contractors.
- Use of materials, products and equipment meeting the project requirements.
- Compliance with the respective technology.
- Technical and general supervision at all stages of energy-efficiency measures.

PERMANENT CONTROL BY CO-OWNERS AT ALL PROJECT STAGES!!!



Stages of energy-efficient projects



The total duration of project preparation and implementation can be 6 to 12 months

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Thank you for your attention!

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