



# Workshop on legal considerations for energy efficiency upgrades of multi-owner apartment buildings

9 November 2017

**DG ENERGY, Rue Jean-André de Mot 24, 1049 Etterbeek, Belgium  
Third Floor - Room 047**

The Heating & Cooling Strategy describes, inter-alia, the challenges to upscaling energy efficiency upgrades of private buildings and suggests that different building ownership forms require different approaches to drive energy efficient upgrades. The Strategy, specifically, recognises the issue of split incentives as a key barrier in deterring owners from making energy efficiency investments in apartment buildings, a significant segment of EU's residential building stock. In particular, the legal framework of condominium and rental laws is a contributing cause to the issue of split incentives in many Member States which discourage parties from entering into agreements that facilitate energy efficiency upgrades. Complex governance processes, national rules regulating multi-level decision making procedures, varying incentives between individual owners and misalignment of incentives between tenants and owners are all contributing factors.

This workshop aims to:

- discuss in detail legal, management and administrative obstacles in multi-owner buildings
- identify good practices that help overcome identified issues across Member States
- draw policy recommendations on how to revise existing condominium and rental acts to make them more conducive to energy efficiency upgrades and investments in apartment buildings.

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**09.00 - 09.30**    **Registration**

**09:30 – 09:45**    **Opening session**

Policy context & aim of workshop  
Niels Ladefoged (DG ENER)  
Marina Economidou (DG JRC)

**09:45 – 11:15**    **Session 1: Management, governance & decision making: status of property law, challenges & ways forward (1/2)**

**Chair: Susan Bright, Oxford University**

France, Juliette Senechal (University of Lille)  
Scotland, Frankie McCarthy (University of Glasgow)  
Portugal, Sandra Passinhas (Universidade de Coimbra)

**11:15 – 11:30**    **Coffee break**

**11:30 – 13:00**    **Session 2: Management, governance & decision making: status of property law, challenges & ways forward (2/2)**

**Chair: Susan Bright, Oxford University**

Finland, Moritz Wüstenberg (University of Eastern Finland)

Germany, Tobias Pinkel (University of Bremen)

Spain, Sergio Nasarre Aznar (Rovira i Virgili University)

**13:00 – 14:00 Lunch break**

**14:00 – 15:30**    **Session 3: Successful policies & measures to drive energy efficiency upgrades in apartment buildings**

**Chair: Niels Ladefoged, DG ENER**

PadovaFIT - supporting the energy refurbishment of residential condominiums in Padova, Alessandro Mazzari (SOGESCA)

Energy Performance Contracting in condominiums in Latvia: good practices and lessons learned, Dzintars Jaunzems (RENESCO)

Energies Posit'If experience in France, Raphaël Claustre (Vesta Finance)

**15:30 – 15:45**    **Coffee break**

**15:45 – 16:45**    **Session 4: Panel and open discussion**

**Chair: Niels Ladefoged, DG ENER**

The panel will discuss policy actions necessary to help overcome hurdles in multi-owner apartment buildings and ways to transform existing condominium laws into energy-efficiency friendly ones based on good examples and lessons learned from current experience.

**Panellists:**

- Emmanuelle Causse, International Union of Property Owners
- Julien Dijol, Housing Europe
- Valerie Plainemaison, European Federation of Intelligent Energy Efficiency Services
- Christoph Schmid, European Law and Politics, University of Bremen

**17:00**            **Conclusions & Wrap-up**