

EU ASIEPI

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Netherlands

Impact, compliance and control

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TNO | Knowledge for business





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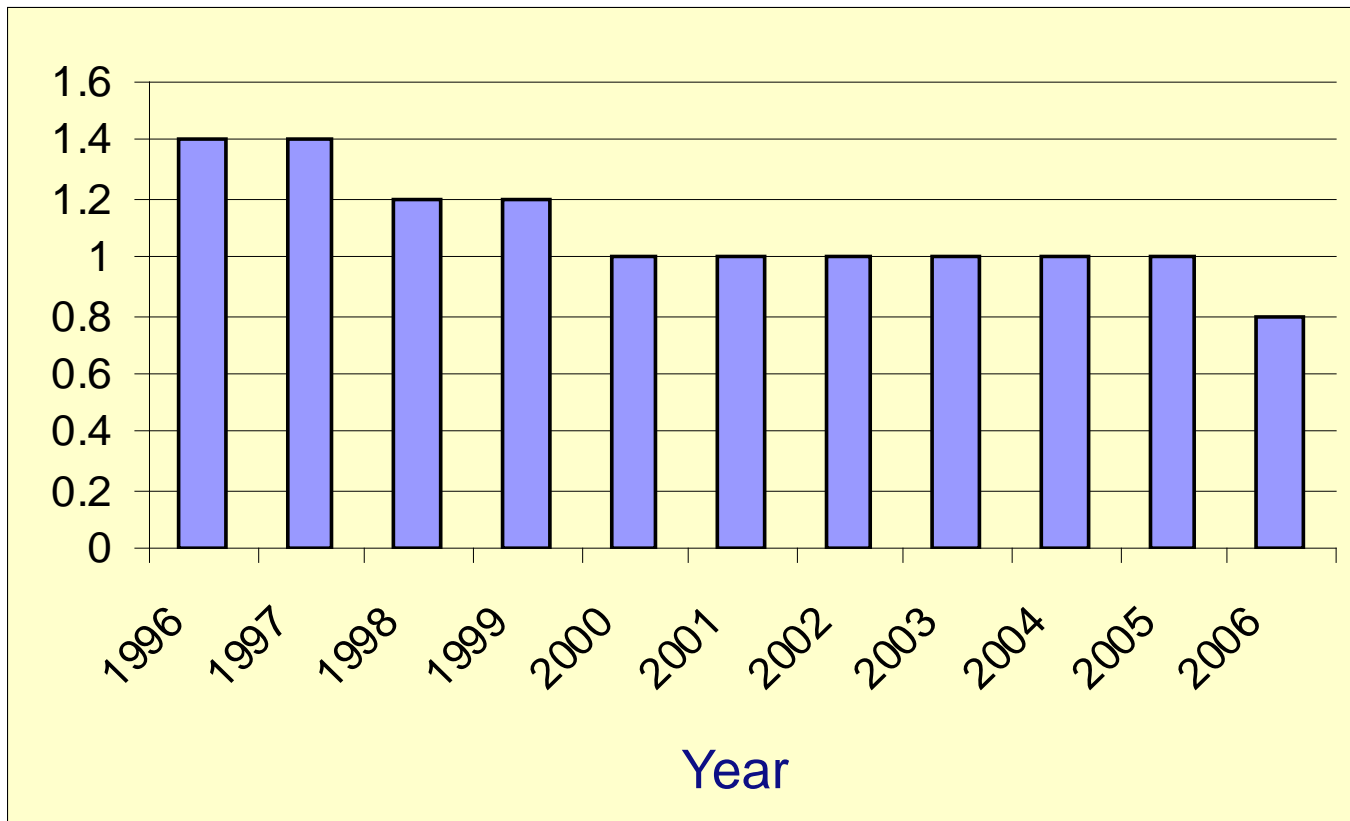
Impact

- Before EPBD:
 - EP requirements since 1995
 - ~~Voluntary~~ labelling system

mandatory

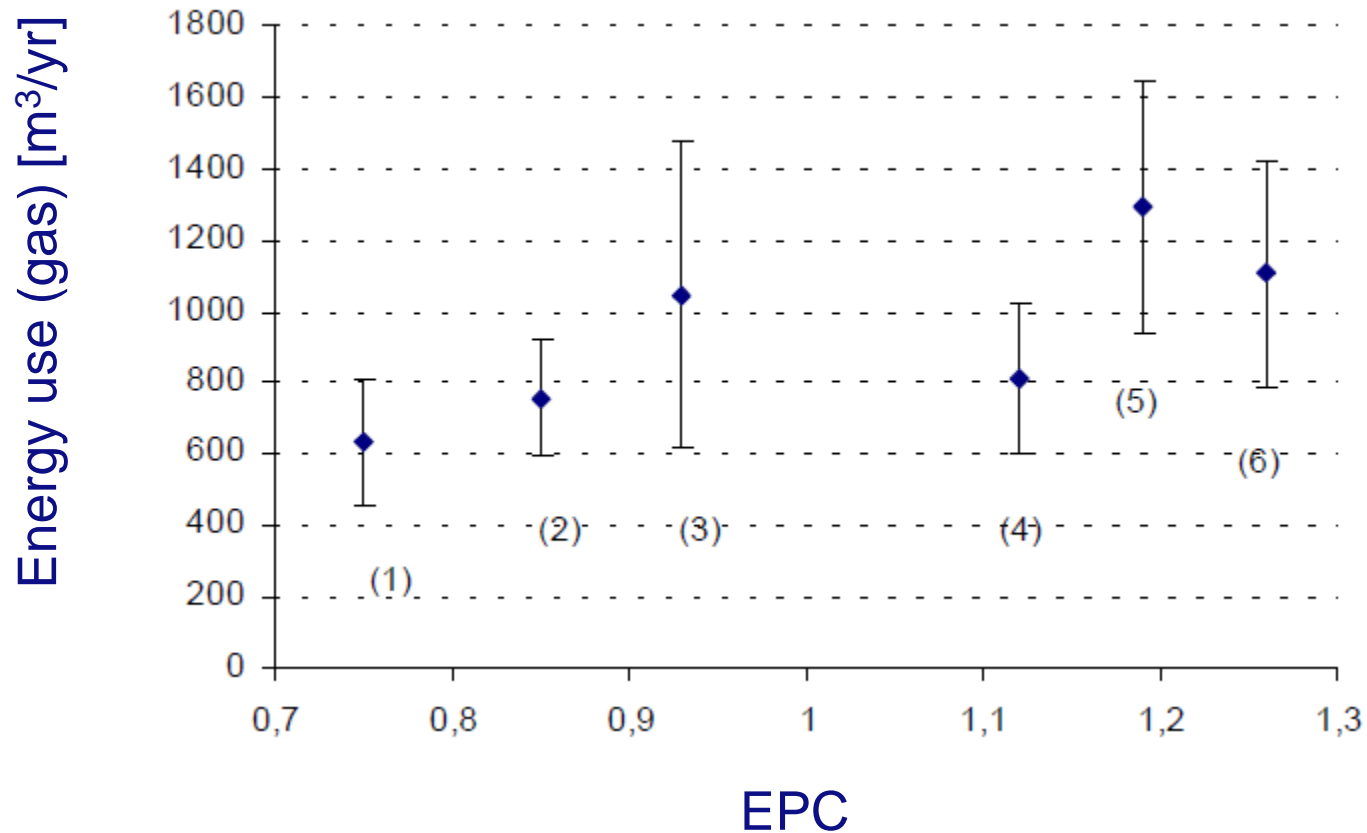
Impact: energy efficiency

- EP requirement - new houses:



2011: 0,6
2015: 0,4

Impact: energy efficiency



Source: Jeeninga et al, ECN&IVAM, 2001

Impact: energy efficiency

Sample survey 2008:

- <20% transactions with certificate

- 35%: Green label: A-B-C
**Small positive effect:
price & time**



- 50%: C-D label

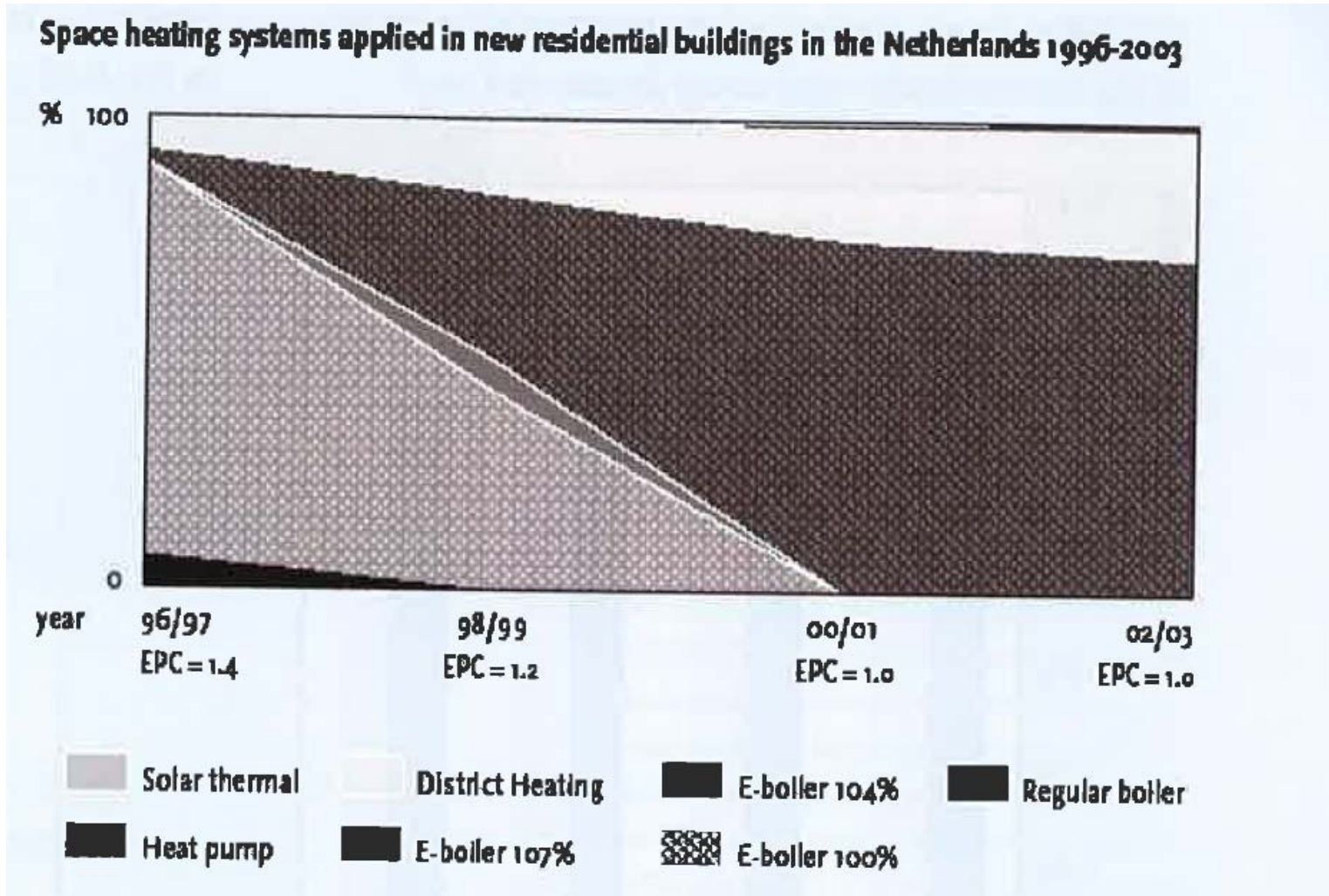


- 39%: Red label: E-F-G



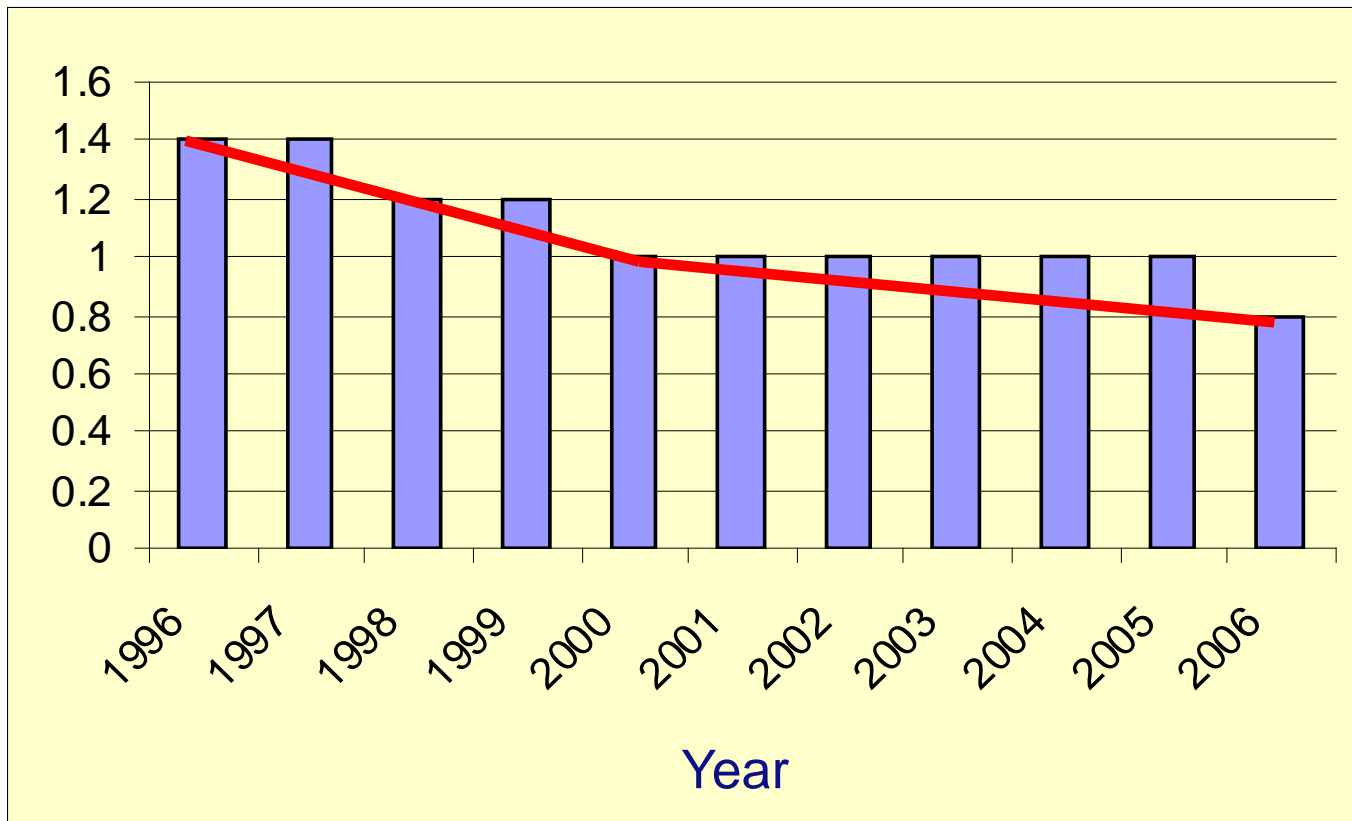
Source: Brounen et al, Univ. Maastricht, 2009

Impact: energy measures



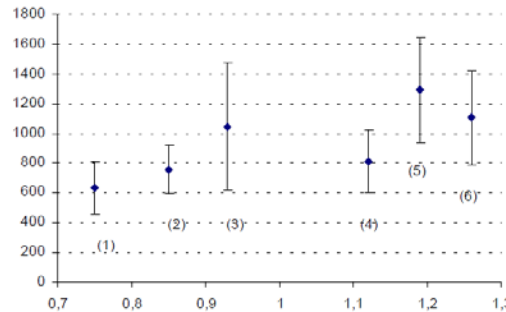
Impact: cost

- EP requirement – cost effect studies



Compliance and control: EP-requirements

- Check: Building Permit
- Compliance:



, but :

- Many calculation errors,
- Many deviations in construction

- Control: EP-calculation, building site
- Sanctions:
 - No Building Permit
 - Stop Construction Process
 - Forbid Occupation

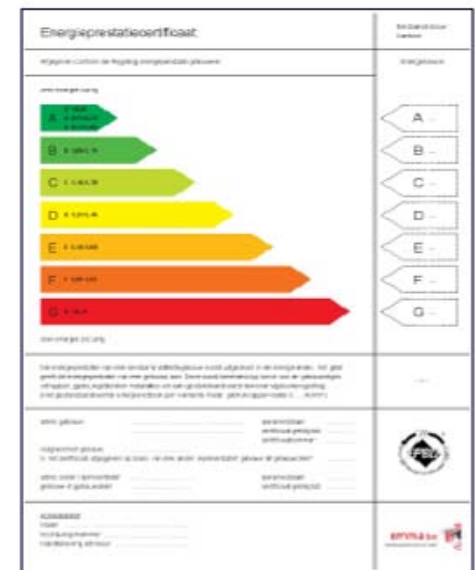
Compliance and control: Certificate

Control:

- Advisors need to be certified
- Advisors checked by Accredited Bodies:
 - EP certificates checked at random

Compliance:

- New buildings: exempted
- 2008: <20% transactions with certificate
- No sanctions (buyer: civil code)



Additional incentive policies

For existing buildings:

- Tax reduction for energy saving investments
e.g. via green mortgages
- Lower VAT on labor costs e.g. for applying insulation
- Subsidies e.g. on solar collectors, heat pumps, microCHP
- Incentive premium based on improvement of label class
- Max. rent coupled to label class

