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Reliable value packages delivered by a reliable team

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The Energy Performance of buildings in Cyprus

The energy performance of a building is the ability of the structure with all its materials and systems to provide a feeling of comfort to its occupants while maintaining the minimum environmental standards. The energy performance depends on the energy consumption (KWh/area/year), the carbon dioxide (CO₂) and other pollutants emissions, as well as the degree of water wastage.

Good energy performance, which means low energy consumption and low pollutants emissions, has become a great necessity rather than a luxury, especially with the continuously increasing energy costs.

The first time that the energy performance minimum requirements for buildings were introduced in Cyprus, was December 21st of 2007 and applied only for new builds. Through further law amendments, on January 1st of 2010, the Energy Performance Certificate (EPC) was introduced for all buildings, existing and new, with different requirements for each category. The EPC's are issued only by an accredited expert of the Energy Service of the Cyprus government and they are valid for 10 years.

Generally the government requires an EPC to be issued for all properties that are built, sold or rented after January 1st 2010:

- All new buildings for which an application for a planning permit was submitted after the above date must meet minimum energy performance requirements and specifications.
- Property owners that are planning to put their property for sale must provide the potential buyer an EPC. For this case there are no minimum requirements and the EPC must be available before any agreement is made. All landlords must provide the Energy Performance Certificate (EPCs) to new tenants as part of the letting process, regardless what the energy classification of the building is.

- All commercial advertising for existing properties must include the energy classification in a similar way that an energy classification is provided for electric appliances.

The Energy Performance Certificate is an integral part of the property related legal package, it is provided by the property owners or the landlords to prospective buyers, tenants and owners free of charge, and it aims to help them to easily compare the energy efficiency of similar type buildings, and consider energy efficiency as part of their investment.

For public buildings larger than 500 sq.m. of floor area, the authority is responsible for displaying an EPC. The Energy Service of Cyprus is authorised by the Law to enforce a penalty fee in any occasion in which the Law requirements have not been met.

The EPC provides a rating for the energy performance of every building (residential or not) from A to G, where A is very efficient and G is very inefficient.

Part of every EPC is the recommendation report. This report is a list of tested recommendations by the accredited expert who issues the certificate, on how to improve the energy efficiency of the building. Those recommendations are categorised into low and high cost and the degree of impact of each one on the energy performance of the building. Under certain circumstances, property owners may be able to apply for grants to carry out these recommendations.

According to the Law, by December 31st 2020, all new buildings will have to be nearly zero-energy consumption buildings. Effective energy efficient building design is a goal that can improve the living standards of society as a whole and protect the environment. The success of it is in the hands of the policy makers, the building professionals and the building occupants.

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