



ROMANIA
GREEN
BUILDING
COUNCIL

**Green homes & mortgages:
quality, health and financial returns for all**







responsible borrowing

versus

poor construction

there is one “best” time
to invest in building
correctly







not over financed

but under financed

long term benefits → immediate benefits

monthly investment → monthly benefits

Locuințe & Ipoteci Verzi

GHID PENTRU INVESTITORII ȘI DEZVOLTATORII DE CLĂDIRI REZIDENȚIALE

Plătești mai puțin pentru mai mult!

- ▶ Clădiri de calitate superioară
- ▶ Ipoteci cu risc redus
- ▶ Costuri mai mici la energie și reparații pentru ocupanți
- ▶ Sănătate și bunăstare pentru întreaga familie
- ▶ Responsabilitate mai bună față de Planetă

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 **creative commons**
creativecommons.org

mortgage payment

energy costs

repair costs

health costs

32% ↓ mortgage defaults

&

8% higher asset values





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**GREEN MORTGAGE
APPROVED PROJECT**

- 13 projects including 4.600 apartments or villas certified, in process or planned
- Cluj-Napoca, Iasi, Bucharest, Brasov
- 41,88M EUR certified
- 234,55M EUR total



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Energy Efficiency & Green Energy

Location - Community

Sustainable & Healthy Materials

Indoor Air Quality / Wellness

Bio-Climatic Design

Construction Site & Property Management

Other Green Design Principles

procedure

- pre-certification review
- pre-certification scorecard
- certification
- notification of eligibility to the bank
- monitoring



**GREEN HOMES
SOLUTION PROVIDER**

NET SAVINGS WITH GREEN MORTGAGES	EPC "B" rated apartment	EPC "A" rated apartment	Green Homes qualified apartment
Sale price of 70 sqm apartment	98,000	100,100	104,300
Loan amount	83,300	85,085	88,655
Monthly mortgage payment	499	510	505
Cost of energy/apartment/month	101	65	33
Total cost of ownership	600	575	538
Net monthly savings: payment difference + energy savings compared to "B " apartment	0	25	62
Net annual savings for Green Mortgage Qualified versus "B" apartment	0	300	744



Amber Gardens by alesonor - Tunari



One Herastrau Park by One United Properties



Vision by Studium Green – Cluj



Floreasca1 by 1development - Bucharest



One Charles de Gaulle by One United Properties



One Herastrau Plaza by One United Properties



Lake View by American Eco Homes – Iasi



AFI City Bucuresti Noi

estimated CO₂ impact

Units	Total SQM	kg CO ₂ ↓/SQM	Total kg CO ₂ ↓
Completed or In Construction			
2.797	207.707	2.32	481.684
Completed, In Construction or Planned			
4.641	283.307	2.32	657.005

renovations

- safety, structural considerations
- certification costs may need to be re-adjusted if projects are smaller; perhaps a logical place for state support

moving forward

- suitable home rating tool + EPC
- engage mortgage underwriters about risk
- real estate appraisals / valuations
- National (Central) banks recognition of energy savings as additional income
- “soft launch” for potential partner banks

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Thank you!

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