

Press Release

ZIA welcomes "Fit for 55" package - implementation must be practical, economical and open to technology

Berlin, 14.07.21 - The Central Real Estate Committee (ZIA), the leading association of the real estate industry, welcomes the European Union's "Fit for 55" package published today.

The higher climate policy targets for 2030 represent a major challenge for the building sector. "The ZIA will closely examine the proposed measures and advocate for practical, economical and technologically open European regulations in the legislative process," said ZIA President Andreas Mattner. In the spirit of the Better Regulation principles, care should also be taken to keep bureaucratic burdens as low as possible. "Due to the major impact on our economic sector and thus also on the lives of millions of people who live and work in our buildings, solutions are needed that are developed together with the business community. The real estate industry is ready with its expertise to find practical solutions for more climate protection" says Mattner.

The ZIA's assessment of the individual measures in the package:

Emission Trading System - ETS

The inclusion of the building sector in a separate European emissions trading system is the right approach. Reinvesting the additional revenues in climate protection measures is also right and important - but care must be taken here to ensure that the revenues also fully benefit the respective sector from which they originate and for which there is a massive need for investment to achieve the climate targets.

Renewable Energy Directive - RED

In order to implement the ambitious climate targets, it is necessary to further improve the framework conditions for the use of all renewable energies in buildings. The ZIA supports the goal of a common framework for the promotion of energies from renewable sources. However, measures must be market-driven and tailored to the specific situation of the building in question. Renewable energy carriers that are not directly building-related must also be included in the balancing, e.g. solar power from PV systems in the neighbourhood.

Energy Efficiency Directive - EED

Energy efficiency must not be the only target value and, in the view of the ZIA, must always be seen in connection with the increased creditability and use of renewable energies. Particularly in national implementation, these factors must be given special consideration. Uneconomic requirements would have to be accompanied by appropriate support. In this context, it is important not to create hurdles under state aid law.

Effort Sharing Regulation

The amendment of the Effort Sharing Regulation distributes the new European climate target 2030 on the basis of the performance of the individual EU member states. Germany will therefore bear a particularly high burden. With the amendment of the Climate Protection Act, the German government has already significantly raised the German climate target for 2030. Against this backdrop, the economic efficiency and social compatibility of the additional investments must be kept particularly in mind.

Energy Taxation Directive - ETD

In designing the new Energy Taxation Directive, care must be taken from the real estate industry's point of view to ensure that there is no unreasonable double burden of energy taxes and CO₂ pricing. Too high a burden on commercial property would weaken Germany's competitiveness as a business location on the one hand and make housing even more expensive on the other.

The ZIA

The Zentrale Immobilien Ausschuss e.V. (ZIA) is the umbrella organisation of the real estate industry. Through its members, including 28 associations, it speaks for around 37,000 companies in the sector along the entire value chain. The ZIA gives the real estate industry in all its diversity a comprehensive and uniform representation of interests that corresponds to its importance for the national economy. As an association of companies and associations, it gives the entire real estate industry a voice at national and European level - and in the Federation of German Industries (BDI). The president of the association is Dr. Andreas Mattner.

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