

Press Release

ZIA welcomes "Fit for 55" package - implementation must be practical, economical and technologically neutral

Berlin, 14.07.21 - The ZIA German Property Federation (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 neutral 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 in collaboration with the business community. The real estate industry is ready to support with finding practical solutions for more climate protection" says Mattner.

The ZIA's assessment of 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 additional revenue in climate protection measures is important - but care must be taken to ensure that these funds also fully benefit the respective sector from which they originate.

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 individual building. Energy from renewable sources, that is not generated within the vicinity of the specific building it is used in, must be applicable for the building sector's climate goals, e.g. solar power from PV systems in the quarters etc.

Energy Efficiency Directive - EED

Energy efficiency must not be the sole deciding factor and, from our perspective at ZIA, it 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 barriers 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 Change 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 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. On the one hand, too high a burden on commercial property would weaken Germany's competitiveness as a business location, on the other hand, it would make housing even more expensive.

The ZIA

The ZIA German Property Federation (ZIA) is the leading umbrella association for the property sector. With its registered office in Berlin and a European office in Brussels, it speaks through its more than 300 members, including 28 associations, on behalf of approximately 37,000 industry companies right across the value chain. The ZIA provides comprehensive, unified representation for the interests of the real estate sector in all its diversity at both national and European level, including as a member of the Federation of German Industries (BDI) and the German Economic Institute (IW). The President of the association is Dr Andreas Mattner.

With more than 837,000 companies and approximately 3.3 million employees, the real estate sector is one of the largest and most dynamic in Germany. It generated approximately €619 billion in 2020, approximately 20% of Germany's gross value added and therefore more than the automotive sector, for example. The sector is aware of its role in climate protection and therefore reduced its CO2 emissions from 209 to 120 million tons per annum between 1990 and 2020.

Contact

Stefan Weidelich

ZIA Zentraler Immobilien Ausschuss e.V.

Leipziger Platz 9

10117 Berlin

Phone: 030/20 21 585 49

E-Mail: Stefan.Weidelich@zia-deutschland.de

Internet: www.zia-europe.eu