



International Union of Tenants
Association Internationale des Locataires

The Eco-Mietspiegel

Initiation of energy residential renewal on local
comparative rent

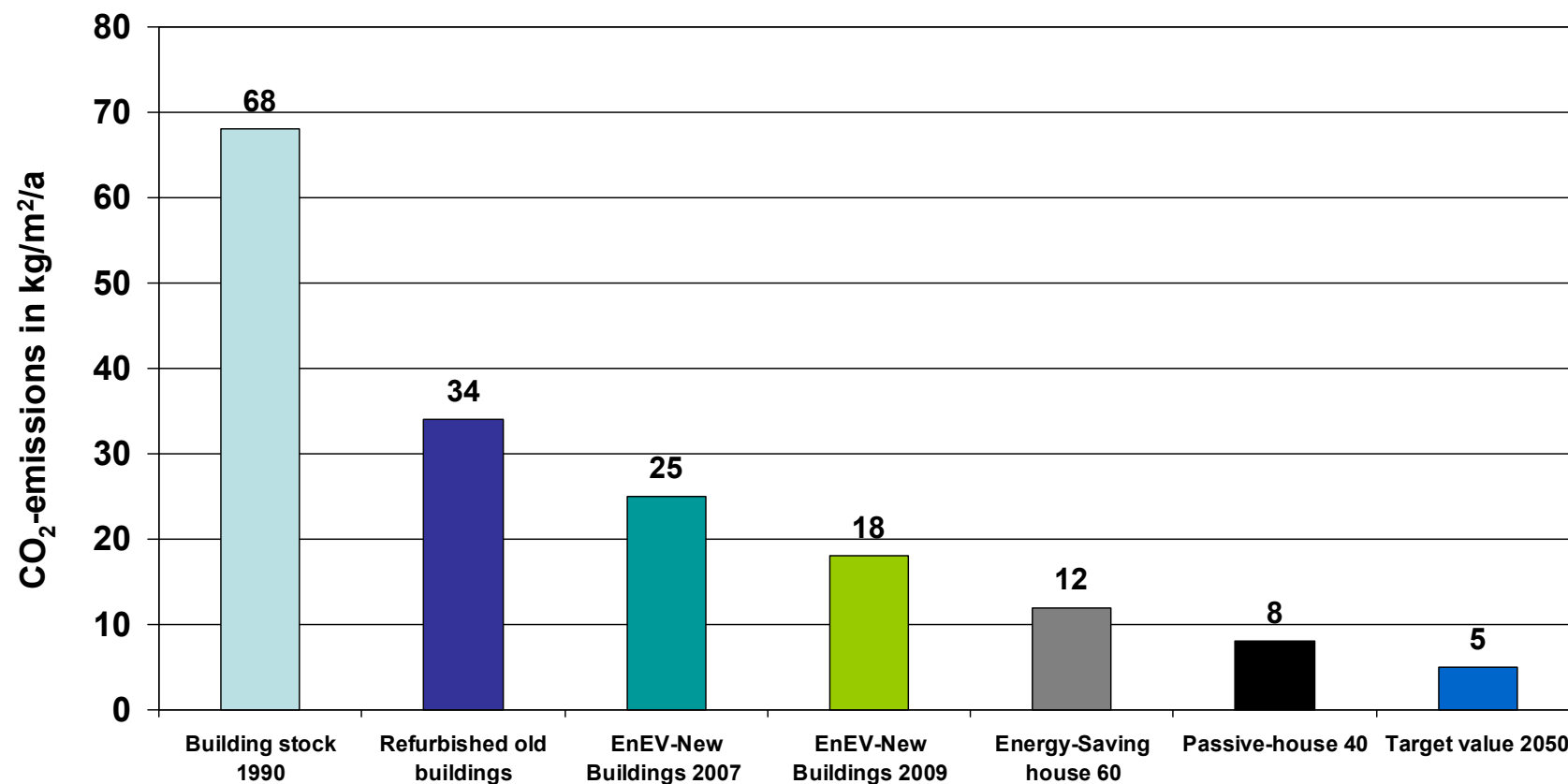


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CO₂ -emissions in kg/m²/a of residential building stock and different energy-level demands
(source: IWU)



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Measures of initiation for thermal refurbishment of residential buildings

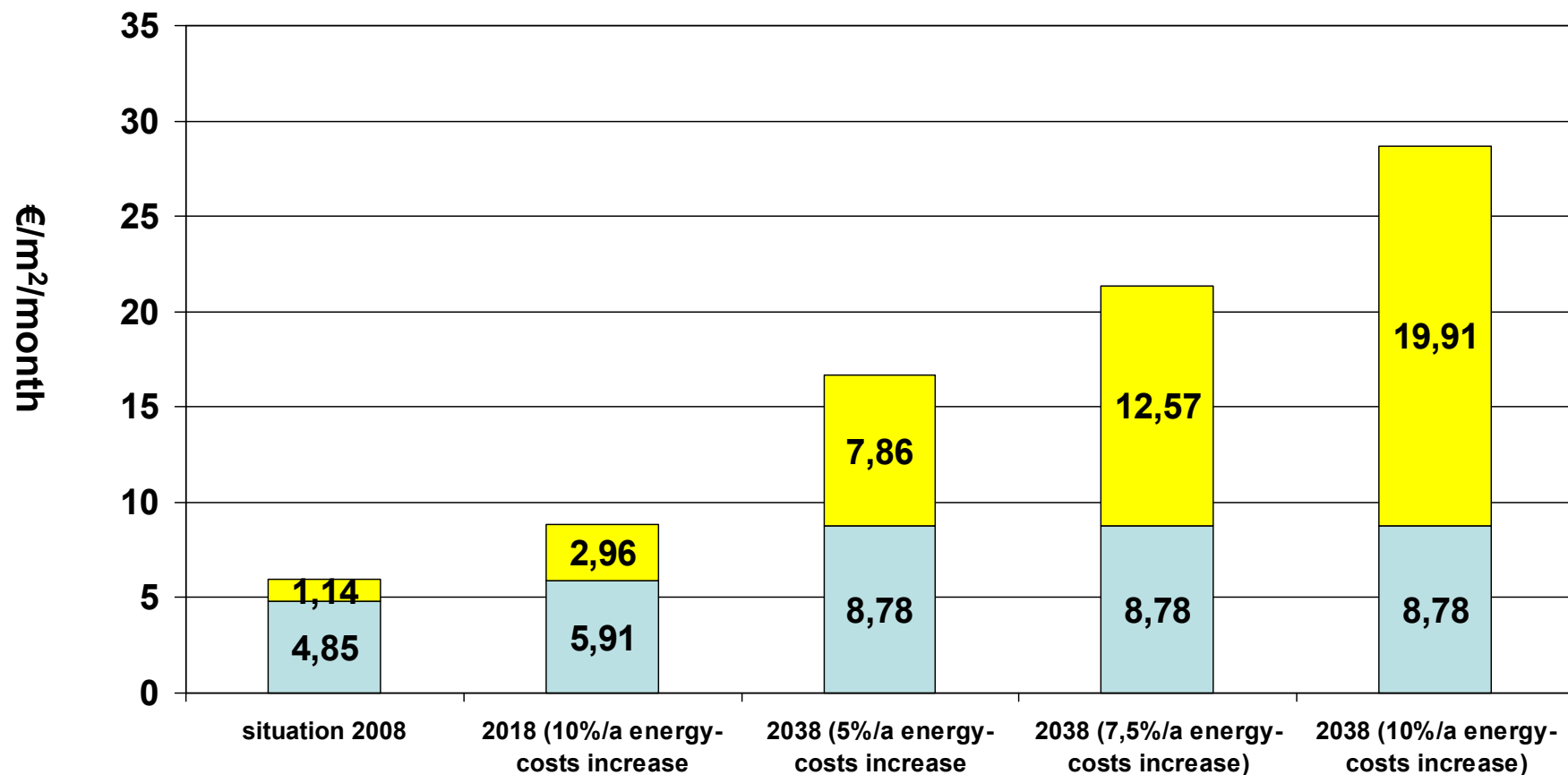
Ordinal Regulations:
Energetic demands for buildings
Employment of regenerative energies
Rent-Act

Support/Subsidy:
KfW-loan/subsidy
Support of federal states
tax support

Other Instruments:
Information
Communication



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**Rent-development (without running costs) und energy-costs
(€/m²/month), Example Berlin**



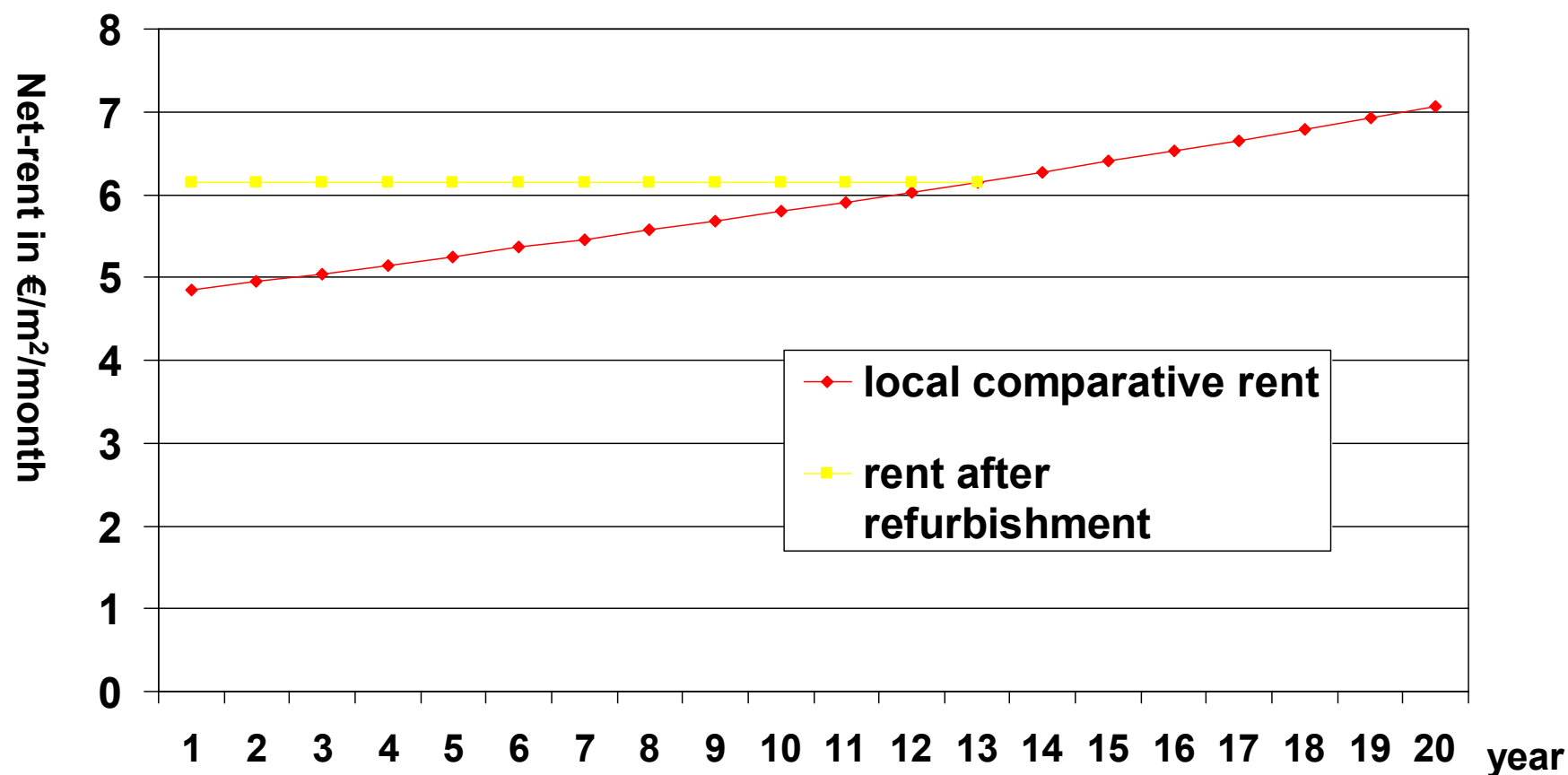
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Investment incentives of rent-act:

- Rent increase after energetic renovation (thermal refurbishment) about 11% of building costs
- **Rent increase to local comparative rent – only if the local rent level survey (Mietspiegel) includes the energetic condition with thermal characteristics**
- Saving primary-energy without saving end-energy facilitates rent increase (changing of heating-type)
- Changing heating-type to commercial heat-supply (contracting) is possible during current tenancies
- Reducing heating-/warmwater-costs takes possibilities for net-rent increase



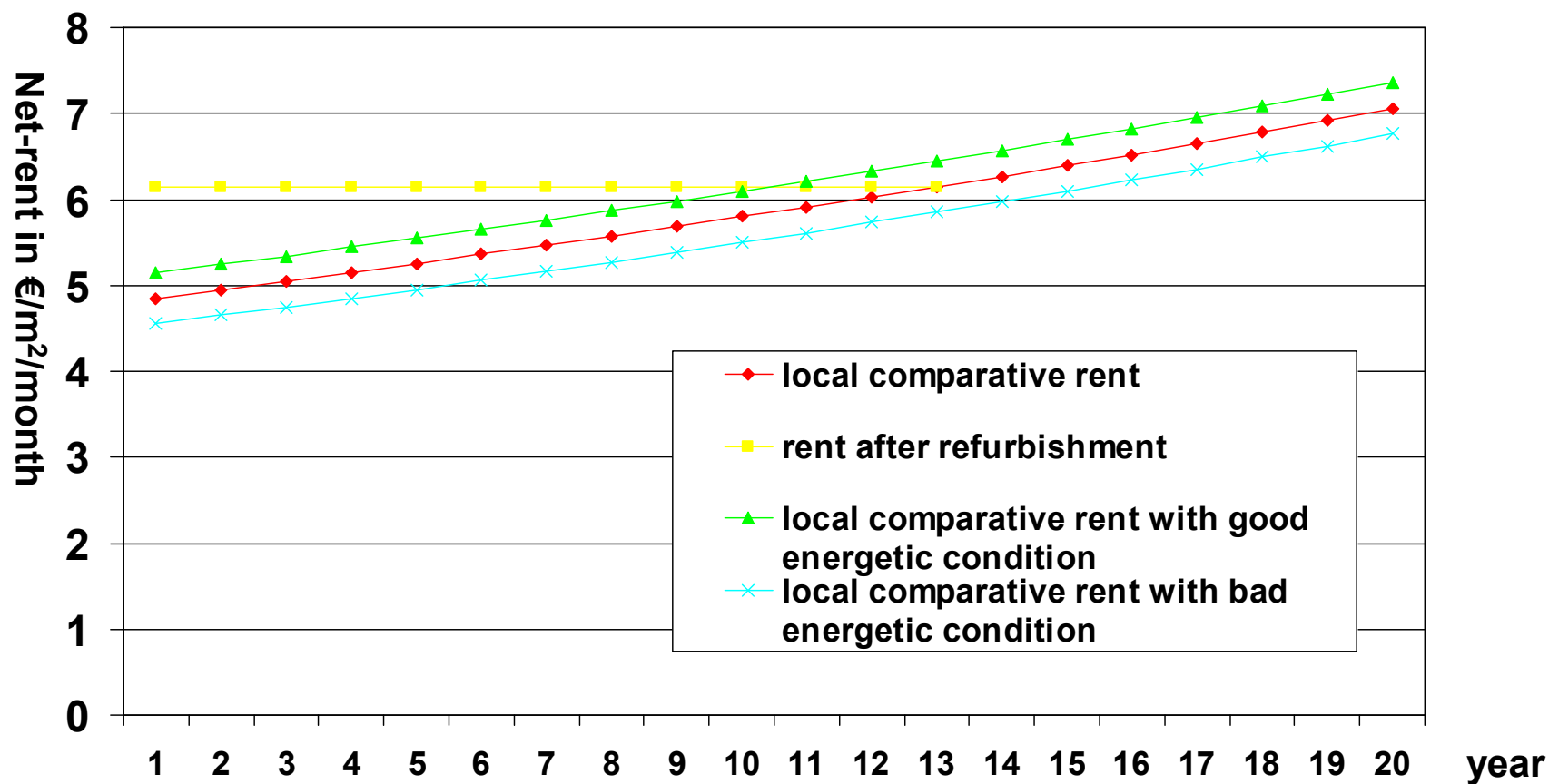
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Rent in time-course without Eco-Mietspiegel



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Rent in time-course with Eco-Mietspiegel



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Berlin rent level survey 2009 (extract)		contruction age: til 1918		contruction age: 1919 - 1949		contruction age: 1950- 1955
living space	equipment area	central- heating or bathr.,WC	central- heating, WC, bathroom.,	central- heating or bathr.,WC	central- heating, WC, bathroom.,	central-heating, bathroom.,WC
under 40 m ²	Plain		5,07 3,11 – 6,93		5,40 4,80 – 6,29	4,94 4,30 - 6,25
	Middle		5,15 3,16 – 6,70		5,70 4,53 – 6,36	4,64 4,12 – 5,53
	Good		4,89 3,68 – 5,36	3,56 3,38 – 4,01	6,22 5,35 – 6,70	5,70 4,49 – 6,87
40 til under 60 m ²	Plain	3,51 3,14 - 4,30	4,54 3,12 – 6,03	3,21 2,98 – 3,44	4,89 4,27 – 5,80	4,73 4,04 – 5,77
	Middle	3,21 3,04 - 3,45	4,85 3,77 – 6,05	3,44 3,13 – 3,59	4,81 3,91 – 5,65	4,72 4,27 – 5,41
	Good	2,85 2,61 – 3,10	5,42 4,85 – 6,06		5,45 4,59 – 6,49	4,97 4,45 – 5,71
60 til under 90 m ²	Plain	3,29 1,82 – 4,38	4,60 3,65 – 6,00	3,17 3,00 – 3,46	4,95 4,19 – 5,62	4,55 4,15 – 5,27
	Middle	3,40 2,99 - 4,20	4,85 3,78 – 6,00	3,21 2,91 – 3,48	4,70 4,07 – 5,70	5,02 4,45 – 5,74
	Good	3,08 2,63 – 4,21	5,08 3,77 – 6,33	3,12 3,05 – 3,25	5,38 4,62 – 6,65	4,98 4,34 – 5,71



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Energetic condition of residential buildings

- Operationalizing with energy parameters, adjusted to different weather conditions in heating period in kWh/m²/a
 - A) consumption value (statement for heating-cots, energy-performance certificates)
 - B) demand value (energy-performance certificates)



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Berlin energy parameters (consumption value) 2007 for heating (without warm water)

	share
high energy parameter - consumption value, (more than 140 kWh/m²/a)	35%
mean energy parameter - consumption value (100,1 til 140 kWh/m²/a)	29%
low energy parameter - consumption value (under 100 kWh/m²/a)	36%
average: 142 kWh/m²/a	



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Reduced residential amenity in Berlin rent level survey 2009		Increased residential amenity in Berlin rent level survey 2009	
	insufficient heat insulation or heating system with unfavourable degree of effectiveness (installation before 1984)		heat insulation in addition to existing type of building contruction or installation of modern heating system after june1994
or			
	energy parameter - consumption value higher than 190 kWh/m ² /a		energy parameter - consumption value less than 120 kWh/m ² /a
	energy parameter - consumption value higher than 230 kWh/m ² /a		energy parameter - consumption value less than 100 kWh/m ² /a
	energy parameter - consumption value higher than 270 kWh/m ² /a		energy parameter - consumption value less than 80 kWh/m ² /a



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Thank you for listening

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