



# SKYY CONSULTING LTD

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## The Energy Performance of buildings in Cyprus

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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 (CO<sub>2</sub>) 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 by **the Accredited Experts of the Energy Service of the Cyprus government** and they are valid for 10 years.

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

- 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 **sell their existing property** 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. Also, 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.

- Any **energy performance upgrade works** that are carried out on **existing buildings** must be carried out based on the specifications prepared by an accredited expert so they **meet the requirements of the up-to-date legislation**.
- 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 **EPC** 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 the most efficient and G the most 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 based on **cost**, the degree of **impact** of each one **on the energy performance** of the building and **the payback period**. Under certain circumstances, property owners may be able to apply for grants to carry out these recommendations.

After **December 31st 2020**, all new buildings in Cyprus have to be **near net zero-energy consumption buildings (nZEB)**. Those are buildings with an **advanced energy performance** and with the relatively reduced energy amount required to run, covered to a great extent by **Renewable Energy Sources (RES)**, including the energy which is produced on or near the building.

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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