

The Financial Valuation of Green Homes

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Main Valuation Topics

- ✓ Real estate valuers are critical players in the real estate market.
- ✓ Real estate valuation is crucial for major investments.
- ✓ The valuers' expert opinion should rely on proven tools (existing/historical information).
- ✓ It is difficult to capture and justify trends and developments.
- ✓ Valuers need to adapt and take into consideration the new trends.



Guidance Document For Property Evaluators: Green Homes Appraisal Toolkit



Ref. Ares(2020)8009184 - 31/12/2020

“SMARTER Finance for Families – Improving Citizens’ Health Comfort and Financial Well-being by Supporting Banks, Residential Investors and Solution Providers with Green Homes and Green Mortgage programs”



D2.10 Brief guidance document for Property Evaluators

https://c2e2.unepdtu.org/kms_object/guidance-document-for-property-evaluators-green-homes-appraisal-toolkit/



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Key findings

- positive impact on market rent:
- increasing demand
- service charges and maintenance is lower
- less construction works for the tenants
- increase state of health for the occupiers
- Increasing productivity of those working in green buildings
- maintenance and repairs expenses
- cost of energy
- cost of later upgrading



Key findings

Cash Flow Parameter	Effect	Mean	Median
Rental income	Increased	6,30%	4,60%
Occupancy	Increased	6%	4,30%
Operating costs	Inconclusive	-0,4%	-4,9%
Discount rate (risk)	Decreased	0,46%/ point	0,46%/point
Sales price	Increased	14,80%	14,10%

Source: A Review of the Impact of Green Building Certification on the Cash Flows and Values of Commercial Properties, MDPI, Sustainability, March 31, 2020

The Financial Valuation of Green Buildings

13 October 2021 - 1pm GMT / 2pm CET / 3pm EET

Green Homes
Accredited
Professional

Financial
Considerations
of
Green Buildings

Green Homes
Certifications

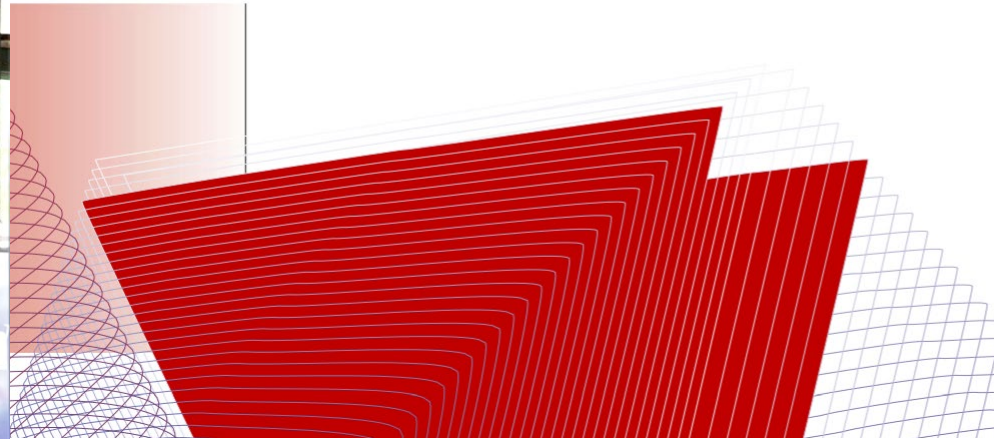


Launching Green Finance Guide at National Bank of Romania



CNSM

Comitetul Național pentru Supravegherea Macroprudențială



80 experts + from:

World Bank, National Bank of Romania, Government, Presidency, European Investment Bank, European Bank for Reconstruction and Development, KPMG, Deloitte, Allianz, BCR, ING and other important institutions.

Thank you !

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