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What say the largest real estate owners in Europe about the "age-friendly" developments and the gradually tax proposal for the retail sector in Poland

Owners of residential and commercial properties, developers, commercial centers or institutional investors from the European Union, who hold and manage real estate whose value exceeds 1,500 billion euros, have met in Brussels under the umbrella of EPF (European Property Federation). They discussed the main aspects regarding the regulatory framework and future European legislation affecting mainly real estate developments. During such meeting Romanian Association of Building Owners (RABO) has been present. RABO is the first organization reuniting top leading local and international property investors operating in Romania. Liviu Tudor, one of the biggest property owners is Founder and President of the Romanian Association of Building Owners.

"European Property Federation means a lobby organization, the purpose of which is to analyze the proposals for modifications of legislation at European level, so that they do not affect EPF members' affairs or different unfair regulations at national markets. But a lobby organization does not only wait that EU launches a proposal for the energy efficiency, which we have debated at European Commission for a very long time. If you do your job as expected, as European Federation, you are present at discussions from the first moments", said Michael MacBrien (Photo), Director General EPF.

As regards the "Age-Friendly Buildings" concept, the European Commission has found that the subject represents a very important aspect on which it must not wait in order to act.

The EPF's mission is all that more important, said Michael MacBrien, as it is difficult to bring to the table CEOs or CFOs, people which deals with "Age-Friendly Buildings" investments. On the other hand, there are already some large companies, as is the case of an important companies in Belgium, with

three billion euros in actives which developed only office spaces ten years ago, and at present, half of its developments, constitutes age-friendly types elements", said Michael MacBrien.

"To go to the European Commission and to tell them that you already do Age-Friendly Buildings investments is not sufficient. You must have a clear vision when you go to such meetings, because you hit many aspects", said Reinhold Lennebo, The Chairman of the Managing Committee EPF. However, EPF considers that there would be no need for such special rules at European level in this respect in the context in which the majority of new buildings must have such facilities. EPF shows that it would be too expensive to restore these buildings and any costs which owner would have to bear it would not be correct to be reflected on rents for example.

"On the one hand, it is what EC wants to do and, on the other hand, is what we want to be done in this respect. We are in a moment in which EC is open to dialog. So now we have the opportunity to say what we want. We believe that there is no need for further legislation in this respect. EPF is already working on these aspects in various countries with local regulations. So we would not need a new EU legislation on this subject and it is very important to mention the experiences from different countries where there are already age-friendly developments", concludes Reinhold Lennebo.

EPF (European Property Federation) represents all aspects of property ownership and investment: residential landlords, housing companies, commercial property investment and development companies, shopping centres and the property interests of the institutional investors (banks, insurance companies, pension funds). Its members own property assets valued at € 1.5 trillion.

Launched in Brussels in April 2011, **RABO** is the first organization reuniting top leading local and international property investors operating in Romania. Its policy agenda includes a strategic vision for developing a harmonized EU property market, combined with practical solutions to speed up market recovery and thus yield sustainable industry growth. The organization works closely with industry leaders, other local and EU-level organizations, in order to ensure a harmonized framework for property investments, new developments, real estate financing, energy efficiency, social inclusion and environmental protection.