



## Greening new build around the world

With the world feeling the effects of climate change, developers around the world are becoming ever more aware of the r carbon emissions...

Steve Emmett, Chairman of FOPDAC (The Federation of Overseas Property Developers, Agents and Consultants) says, professionals and therefore take the responsibility of protecting the environment very seriously. However, it is interesting methods used and the difficulties that they face”.

### Greening Transylvania

Graham Robinson of Romanian Property Connection is a FOPDAC member and says, “Legislation in Romania is changi basis to bring us into line with the EU and certainly all new developments require building to match EU standards.”

Romanian Property Connection makes the following comments:

- **Wind power** – Romanian Property Connection considers this a small option as they are expensive to install, are irregular output and are reliant on the weather
- **Solar panels** – Romanian Property Connection says that solar panels can only operate at a certain angle which i heavy snow falls in Transylvania. They also argue that solar panels do not look good.
- Romanian Property connection is currently pursuing building in natural materials such as wood and stone. The cc looking at water management, carbon reduced construction materials, recycling facilities and effective insulation. consideration include rain and ground water entrapment systems, “grey water”, recycling and possibly also ground power generation.

Robinson concluded, “Ultimately the most ecologically, sensitive thing to do is to build houses that last through the gener doubt building from scratch uses a great deal of energy. What we are trying to do is to build the very best possible, for too future”.

### Reducing Italy's carbon footprint

Realinvest International, another FOPDAC member, is a member of UK Green Building Council and has signed the 2016 zero carbon emission homes by 2016.

Luca Catalano of Realinvest International says, “We are already putting into practice our commitment to reducing the car homes and this can be seen at our latest building project in Italy at Dominio San Sebastiano.”

An intense study was undertaken to explore effective systems for the heating and cooling of water and reduction of consi owners. As a result of high energy efficient construction techniques the homes will require nearly 20 times less energy th buildings in the area. The homes will have nearly no heating and cooling systems in place but rather a very advanced de replacing internal air either cooling or heating, to absorb climate peaks and troughs. The benefit is increased efficiency at carbon emission. It also results in an extensive reduction in maintenance of the systems which are nearly 20 times small units. There is also an immediate saving due to high insulation of the properties. Solar panels will contribute to the resort'

In addition the cogeneration gas engine will provide energy and heat to the well ness area and the business centre with a emissions. Water saving techniques and friendly material in the construction all have an effect on making this a very eco environment.

Developers around the world are having to green up their construction efforts in response to new environmental legislati demands from increasingly ethically aware investors. Local contexts do throw up distinct challenges in this effort though must grapple with.

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