ESG challenges in Real Estate ahead of COP26

REAL ESTATE GAZETTE
14 October 2021

In a few weeks’ time, the eyes of the world will be on Glasgow for the 26th annual United Nations Climate Change Conference. Indeed, over time, environmental as well as social and governance issues have become real challenges for all individuals, businesses and markets, and the real estate sector is no exception. These concerns, which have increased since the COVID-19 pandemic, should not be seen as a brake but rather as a real driver for growth and innovation.

In order to address some of these new challenges, the real estate sector has already initiated its transformation, which is likely to accelerate over the next few years, by offering many different solutions around the world. Notably concerned with the well-being of building users and the protection of the environment, the real estate sector has been able to provide concrete solutions to ESG issues through green and smart buildings, green financing or environmental certifications.

As the world turns its attention to Glasgow, our latest edition of DLA Piper's Real Estate Gazette brings you the voices, opinions and analysis of the real estate markets in Norway, Germany, Belgium, the Netherlands, Romania, Poland, the United Kingdom, Asia, Africa and the United States from innovative solutions to reduce the carbon footprint of buildings and the introduction of new technologies into buildings to improve user comfort, to the legal implications and the role of green finance.

IN THIS ISSUE
• Demystifying electric vehicle charging points in UK real estate

14 October 2021
Real Estate Gazette
In November 2020, the UK government revealed plans to end the sale of new conventional petrol and diesel cars in the UK by 2030. Recent government proposals seek to oblige every new non-residential building and every non-residential building undergoing a major renovation with more than ten car parking spaces to have one EVP and cable routes for an EVP for one in five spaces. So it’s important for both landowners and tenants to consider the implications and impact on commercial real estate.

Continue reading
• Dutch sustainable energy subsidies and energy taxes

14 October 2021
Real Estate Gazette
In order to reach the targets set at COP21 and achieve zero carbon emissions by 2050, the Dutch government has decided to provide substantial subsidies and tax incentives for investments. This article gives an overview of Dutch sustainable energy initiatives in real estate.

Continue reading
• COP26 and the future of real estate
With COP26 just around the corner, there will be few businesses not sharpening their focus on sustainability strategy. While most have already implemented measures to help reduce their carbon footprint, the increasing gravity of the climate crisis, and growing list of countries setting bold commitments to reach carbon neutrality by 2050, appear certain to accelerate the need for change.

The real estate industry has no small part to play in this, with the built-environment being responsible for almost 40% of greenhouse gas emissions globally.

Continue reading

- Asia’s road to COP26 won’t be paved with coal

On the eve of the United Nations 26th Conference of the Parties (COP26), Asia’s policy makers are acting fast to curb coal production as global investors turn towards renewable energy. Are the efforts of Asia’s advanced economies turning climate ambition into reality?

Continue reading

- “Green Loans” or “Sustainability Linked Loans” - an overview

ESG, green loans and sustainability linked loans – these buzzwords in the field of green financing are gaining more popularity but the details are still a little unclear. Here we shed some light on these terms and provide a more differentiated view on the options available for real estate players.

Continue reading

- Legal aspects of connected constructions: Smart buildings – Think outside the building

Integrating new technologies in construction plans to create truly connected and data-driven buildings also introduces new regulatory and data protection challenges. It raises numerous questions as to the implications of these developments for the responsibility of all parties involved in the construction industry.

Continue reading

- Data centres in Norway – Rapid expansion and fundamental advantages

With its cold climate, easily accessible renewable energy, competitive prices on electricity and active support from the government, Norway has fundamental advantages in terms of investment opportunities in data centers and attracts global interest.

Continue reading

- Sustainable buildings – real estate tools against climate change

As sustainability and global commitment towards reversing climate change have come at to the forefront of policy- making and corporations’ long-term strategies, property investors and the real estate sector are also looking to get involved and make a change to the buildings they develop and operate, implementing, embedding and enhancing sustainability to their existing properties.

Continue reading

- Innovative green investments – the future of modern development

For several years we have seen an increase in investments using ecological innovations, undoubtedly influenced by the smart technology used in the construction sector and investors’ and developers’ growing environmental awareness of the advantages such technology can bring.
The exhaustion doctrine under the California Environmental Quality Act

14 October 2021
Real Estate Gazette
Over the last 15 years, the long-established common law mandate to “exhaust administrative remedies” before filing a lawsuit challenging a public agency decision has been eroded under California Environmental Quality Act (CEQA) jurisprudence. This development is largely the result of a conflation of the exhaustion requirement with the separate jurisdictional prerequisite of “standing” by courts interpreting CEQA.

Green Buildings: The call for sustainable retrofitting in Zimbabwe

14 October 2021
Real Estate Gazette
Climate change has imposed upon modern society the need to review past construction practices in order to reshape the planet’s disconcerting future of the planet. This article will examines the increasingly popular concept of green buildings as a means of achieving environmentally sustainable construction practices in Zimbabwe.

Climate-responsive buildings – fighting the effects of climate change in Lagos state

14 October 2021
Real Estate Gazette
The whole world is facing climate change and Nigeria is no exception. To address this, and to prevent the increase in greenhouse gases, governments and international organizations must take immediate and drastic action at both local and global levels. What is the situation in Nigeria?

Sustainable Real Estate Financing Options in Kenya

14 October 2021
Real Estate Gazette
The real estate sector in Kenya is a fast-growing sector, with reported exponential growth in recent years. This article covers the major challenges of the real estate sector in Kenya and outlines the need for sustainability in the financing of real estate developments.