BUILDING
REGULATION
OFFICE

THE ENERGY PERFORMANCE CERTIFICATE

According to the EU directive (Directive 2010/31/EU) and Maltese Law, an Energy Performance Certificate (EPC) is required whenever a building is constructed, sold or rented.

What is an EPC?
This certificate shows the energy performance of a building and is similar to the energy label on domestic appliances such as refrigerators.

What is energy efficiency?
Energy efficiency is the reduction of energy consumption and the elimination of energy wastage.
How important is it to look after energy consumption?
The more energy efficient we are, the more:

- we save money
- we improve the environment
- we improve the quality of life

Who should commission an EPC?
Whoever is selling, constructing or renting a building is obliged to present an EPC. In the case of sale or rental, this certificate must be given to the buyer or tenant during the period of promise of sale or rental agreement or on contract date.

How is an EPC obtained?
This certificate is issued by an authorized assessor and remains valid for a period of not more than 10 years from date of issue. To obtain a list of authorized assessors, follow the link:
https://secure2.gov.mt/EPC/information-assessors?l=1

What does an EPC consist of?
The EPC shows the building's energy consumption. The assessor also includes a number of recommendations in the EPC which bring an improvement to the building's energy efficiency. The implementation of these recommendations not only reduces carbon dioxide emissions, but also reduces energy expenses.

What happens if an EPC is not commissioned?
By law, the owner of the building may be fined between €500 to €5000 if the certificate is not presented within 60 days from the date of request made by the Building Regulation Office (BRO) in the absence of it not being regsitered as contemplated in the same local legislation.

For further information, visit the website **http://www.epc.gov.mt**
or call the BRO on the helpline number **2292 7343** between 9.00 a.m. and 12.00 p.m. (Summer hours)
and 9.00 a.m. and 2.00 p.m. (Winter hours) or send an e-mail to: **epc-info.mti@gov.mt**.

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IĊ-ĊERTIFIKAT TAR-RENDIMENT FL-UŻU TAL-ENERĠIJA

Skond direttiva tal-Unjoni Ewropea (Direttiva 2010/31/UE) u l-Liġi Maltija, kull min se jbiegħ, jibni jew jikri xi tip ta' bini għandu jkollu ċertifikat tar-rendiment fl-użu tal-enerġija (Energy Performance Certificate jew EPC).

X'inhu EPC?

Dan iċ-ċertifikat juri kemm il-bini huwa effiċjenti fl-użu tal-enerġija u għaldaqstant jixbah lill-energy label li llum il-ġurnata nsibu fuq il-household appliances bħalma huma l-fridges.

X'inhi l-effiċjenza fl-użu tal-enerġija?

Dan m'hu xejn għajr it-tnaqqis tal-konsum tal-enerġija u l-eliminazzjoni tal-ħela tal-enerġija.
Kemm hu important li nħarsu l-konsum tal-enerġija?
Aktar ma nkunu effiċjenti fl-użu tal-enerġija:

- aktar niffrankaw flus
- aktar intejbu l-ambjent
- aktar titjieb il-kwalita' tal-ħajja

Min hu obbligat jagħmel l-EPC?

Kull min se jbiegħ, jibni jew jikri proprjeta' huwa obbligat jippreżenta EPC. F'każ ta' bejgħ jew kiri, dan ic-ċertifikat irid jingħata lix-xerrej jew kerrej prospettiv fil-perjodu tal-konvenju jew filwaqt li jkun iffirma l-kuntratt tal-bejgħ jew kiri.

Kif jista' jinkiseb l-EPC?

Dan iċ-ċertifikat jinħareġ minn assessur awtorizzat u jibqa' validu għal perjodu ta' mhux aktar minn 10 snin minn meta jinħareġ. Biex tikseb lista ta' assessuri awtorizzati, segwi dan il-link:
https://secure2.gov.mt/EPC/information-assessors?l=1

X'ikun fih l-EPC?

L-EPC juri l-konsum tal-enerġija tal-bini. Fl-istess ċertifikat ikun hemm numru ta' rakkomandazzjonijiet li jwasslu għal titjib fl-użu tal-enerġija. L-implimentazzjoni ta' dawn ir-rakkomandazzjonijiet tista' twassal mhux biss għat-tnaqqis fl-emissjonijiet tal-karbonju, iżda għat-tnaqqis fl-ispejjeż tal-enerġija wkoll.

X'jiġri jekk ma jsirx EPC?

Skont il-liġi, sid il-bini jista' jeħel multa ta' bejn €500 u €5000, jekk iċ-ċertifikat ma jiġix ippreżentat fi żmien 60 ġurnata minn meta ssir it-talba mill-Uffiċċju dwar ir-Regolament tal-Bini (BRO) fin-nuqqas ta' reġistrazzjoni normali skond kif tistipula l-istess ligi f'pajjiżna.

Għal aktar informazzjoni, żur is-sit **http://www.epc.gov.mt**
jew ċempel lill-BRO fuq in-numru tal-helpline **2292 7343** bejn id-9.00 a.m. u 12.00 p.m. (ħinijiet tas-sajf)
u d-9.00 a.m. u s-2.00 p.m. (ħinijiet tax-xitwa) jew ibgħat e-mail fuq: **epc-info.mti@gov.mt**.