

By Invitation

FACULTY OF LAW AND FACULTY OF ARCHITECTURE
THE UNIVERSITY OF HONG KONG

Land Conversations

Energy Upgrades & Governance of Multi-owned Buildings

Thursday, 21 September 2017

1:00 pm

Room 901, 9/F Cheng Yu Tung Tower
Centennial Campus, The University of Hong Kong

Making energy upgrades to apartment buildings is a key part of transition towards a decarbonised energy system. Around 28% of Europe's energy consumption is accounted for by domestic buildings. In the UK, around 80% of homes that will be inhabited in 2050 are already built. The European Union Energy Efficiency Plan acknowledges that the greatest energy saving potential lies in the refurbishment of existing buildings. Within Europe energy upgrades typically involve the need to install energy efficiency measures (such as insulation, double-glazing, solar panels), and renewable energy systems (eg solar photovoltaic panels or ground source heat pumps). Studies show, however, that multi-owned buildings, whether purpose built or converted from other buildings, are in many countries less likely to undergo major refurbishment than single family houses (LEAF 2016).

This seminar outlines the way in which building governance can act as a barrier to making energy upgrades to apartment blocks. It highlights that the two key challenges for the integration of new energy technologies in multi-owned buildings - detailed understanding of ownership within multi-owned buildings and the necessity of collective decision-making – need to be better researched for effective policy making.

Susan Bright is a Professor of Land Law at the University of Oxford. She has been involved in several interdisciplinary research projects examining the environmental performance and the built environment. Improving the building stock, particularly when there are multiple owners and occupiers, has been described as a 'wicked problem' that defies simplistic or straightforward planning responses. In the commercial property sector she has particular expertise on 'green leases' and has written extensively on this topic. She is also involved in a multi-disciplinary project exploring the challenges in energy upgrades for residential multi-owned property and has published a number of articles setting out the governance barriers to energy upgrades in flats. In addition to her academic and research interests, Sue is a judge in the First Tier Tribunal (Property Chamber).

Light refreshments will be available.

If you would like to attend, please notify Coria Cheng at coria@hku.hk on or before Monday, 18 September 2017.