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Current Affairs

New regulations for the protection of third party property

by Valerie Fenech - valfen@di-ve.com

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Government will be introducing new regulations aimed at protecting third parties and third party property during construction works.

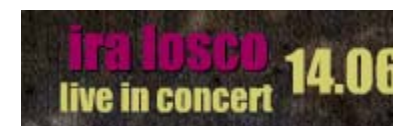
Regulations will be part of a phased implementation of regulations related to building construction over the coming months, said Minister George Pullicino, during a speech he delivered to a seminar on Energy Efficiency.

"As a member of the EU, Malta is committed to reducing its CO2 emissions by 20% by 2020, and ensuring that 10% of its energy is generated from alternative sources by 2010. By January 2009, Malta must also introduce a system of certification regarding the energy performance of buildings as well as certification of boilers and air conditioning equipment."

Minister Pullicino said that an effective educational campaign is needed; one which is widespread to target professionals who design buildings and mechanical and electrical apparatus, contractors and builders, real estate/property negotiators, as well as the general public.

"Such an educational campaign should not only focus on the new regulations, but more importantly, should inform the public of the benefits that can be gained when such regulations are enforced and abided by."

He went on to say that the demand for complex buildings is constantly on the increase, and together with the increase in materials that are used for decorative


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purposes and the increase in the use of accessories and light installations, which means that water heaters and air conditioners that run on electricity are often the cause of large and excessive use of energy.

“Architects, engineers and professionals that work in this industry need to be better informed regarding their new role and responsibilities due to the systems of certification that will be introduced to ensure that the new regulations are implemented. This will take place through a number of information sessions that will be organised, where these procedures will be explained in more detail. These professionals must on their part, keep up to date with the standards that will be updated on a regular basis.”

Regulations have been drafted ensuring an element of self regulation which places responsibility for correct certification on those registered to carry out such work.



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