CATALYZING THE GREEN BUILDINGS MARKET IN COLOMBIA

Cumulative EDGE Certified Residential Space in Colombia (m²)

- Government incentives
- Differentiated financial products for green construction and green mortgages
- Many technical experts trained
CATALYZING THE GREEN BUILDINGS MARKET IN COLOMBIA

PARTNERSHIPS AND EDUCATION

• Training, education, and marketing through CAMACOL, Chamber of Construction

• Free EDGE software allows understanding of incremental costs and utility cost savings

INCENTIVES BY BANKS

• Bancolombia: incentivized interest rate, technical assistance

• Davivienda: reduced rate and certification costs

• SURA: insurance premium refund

Further Resource: EDGE Banking Pages

INCENTIVES BY GOVERNMENT

• Exclusion of VAT and income tax deduction for green technical solutions

Further Resource: EDGE Government Pages
CASE STUDY: **BANCOLOMBIA** LAUNCHED A $400 MILLION GREEN BUILDINGS PROGRAM WITH INCENTIVES FOR CONSTRUCTION AND MORTGAGES

- **Financing:** through a green bond – oversubscribed 2.8x.
- **Offer for developers:** loan up to 2% less than conventional market rates.
- **Offer for homebuyers:** Discounted rate of 65 basis points.
- **Technical assistance:** Education of developers and internal technical expert.
- **Total program:** $400 million and expanding.

Further Resource: [IFC’s Green Building Report](#) (p. 35)
IFC can offer advice on steps to launch a green real estate program. 

- Education and incentives
- Embedded into loan agreement
- Technical expert for certification
- Certificate proof of compliance
- Impact reporting
- Green mortgage
- Green construction finance
CASE STUDY: GOVERNMENT OF COLOMBIA OFFERS VAT AND INCOME TAX DEDUCTION FOR GREEN MEASURES

• Government Entity: National Mining and Energy Planning Unit

• Incentive: Exclusion of VAT (19%) and income tax deduction (25%) for project design services and technical solutions such as insulation and energy-efficient air conditioning systems

• Certification Systems: CASA, EDGE, LEED

• Publication Link: Resolution No. 463

Further Resource: EDGE Government Pages
ACTION FOR SUSTAINABILITY

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