

# canopi<sup>®</sup>

**Elevation** in service  
of energy renovation  
of condominiums



# canupi<sup>®</sup>



Today, the issue of climate change concerns us all.

**As co-owners, you are required to plan comprehensive renovation work** to bring your condominium up to energy standards, starting today, under the Climate and Resilience Act.

**Canupi** offers to accompany you in your comprehensive renovation project with **an innovative solution!**

In this booklet, you will find **our motivations** and **commitments.**

**Contact us**

**+33 4 42 71 84 38**

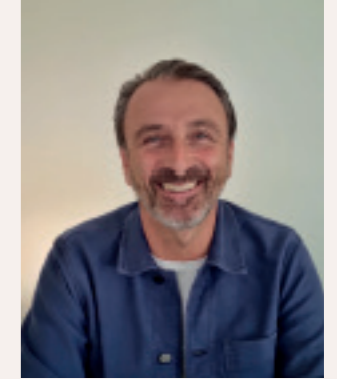
**[contact@canupi.fr](mailto:contact@canupi.fr)**



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DESIGNED FOR CONDOMINIUMS



“We need to bring meaning in our way of building. The construction industry must take responsibility for of its environmental impact and the quality of its offer of accommodation. Alternatives are possible and necessary to combine quality of life and sobriety energy. »



**xavier babikian**  
DPLG architect, founder

## editorial

Now more than ever, the energy performance of buildings is imperative to cope with the rising cost of energy and combat climate change.

While the necessity and benefits of energy renovation are undeniable, condominiums face numerous practical and financial obstacles.

In order to overcome these difficulties, **canupi** is committed to supporting condominiums in their renovation process.

Solutions exist to align our needs with the environmental challenges we must consciously confront.



# 1 Benefits of Energy Renovation\*

## A PROFITABLE APPROACH

### Energy Costs in 2021

**9%**  
of household budget

i.e. **1720 €**

**18%**  
for the price of energy  
between January 2021  
and June 2022 (INSEE)

The increasing cost of energy is putting pressure on purchasing power, making it urgent to adapt your home in order to maintain control over your energy consumption.

### Reduced utility bills

Energy gains resulting from renovation work allow you to lower your consumption and the long-term cost associated with it.

### Financial appreciation of your property

Energy-efficient properties benefit from a "green value" premium. A property with a good energy rating sells faster and at a higher price.

Energy renovation refers to a set of works aimed at reducing the energy consumption of your home.

## INVALUABLE COMFORT

Feeling comfortable at home is priceless! A renovated property offers comfort in terms of :

- ✓ thermal comfort both in summer and winter
- ✓ acoustic comfort
- ✓ improved air quality
- ✓ aesthetic enhancement



## AN ESSENTIAL ACTION FOR THE ENVIRONMENT

By addressing thermal inefficiencies and reducing energy consumption, energy renovation plays a crucial role in the fight against global warming.

In France, the building sector is the second-largest emitter of greenhouse gases ( **27%** of CO2 emissions ) and the largest energy consumer ( **45%** ). **With a significant number of energy inefficient buildings** in France ( **4,8 MILLIONS** ), energy renovation is an indispensable lever to combat climate change.

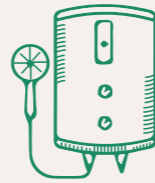
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# The advantages of comprehensive renovation\*

A bundle of energy-related works carried out at one time to achieve maximum energy performance



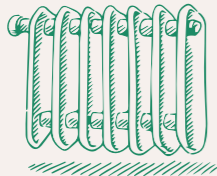
✓ Ventilation



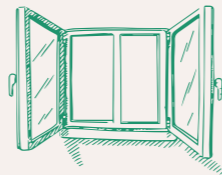
✓ Hot water production



✓ Insulation  
(walls, floors, roof)



✓ Heating



✓ Joineries

a single construction site for long term profits!

## A COMPLETE RENOVATION...

A report from ADEME (2021) demonstrates that partial renovations (spreading out works over time step by step) do not achieve sufficient levels of performance and can lead to additional costs, discomfort, and insecurity.

All improvement aspects are interconnected, which is why it is relevant to address them all at once to avoid inconsistencies or even risks. In fact, when not planned collectively, renovation works can cause moisture issues that directly impact the building's structure, air quality, and the health of its occupants.

## ...TO ACHIEVE PERFORMANCE

The clear benefits of a comprehensive renovation are both energy and cost-related:

### Energy savings

30% of additional energy savings compared to a renovation done in 3-4 steps and up to 60% of additional energy savings compared to a renovation done in 6 steps.

### Financial savings

- > Faster reduction in your bills.
- > Savings on construction costs
- = Only one construction site to finance.

# 3 Legislation and its limitations

## OBLIGATIONS IN CO-OWNERSHIP

You already have obligations under **the Multi-Year Works Plan**, which requires you to plan and anticipate renovation works to improve the energy performance of your property.

## DISAPPOINTING RESULTS...

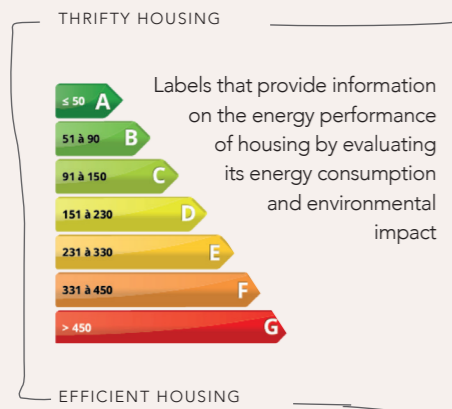
The government aims for all homes to have an A or B energy label by 2050, with the implementation of financial assistance programs or renovations such as "MaPrimeRénov." However, these programs struggle to trigger large-scale renovations, especially in collective housing, which represents only **4%** of subsidized renovations.

## IDENTIFIED OBSTACLES

Renovating in co-ownership today is a challenging process. Administrative burdens and the technicality of monitoring the works require time and money.

## The Multi-Year Works Plan:

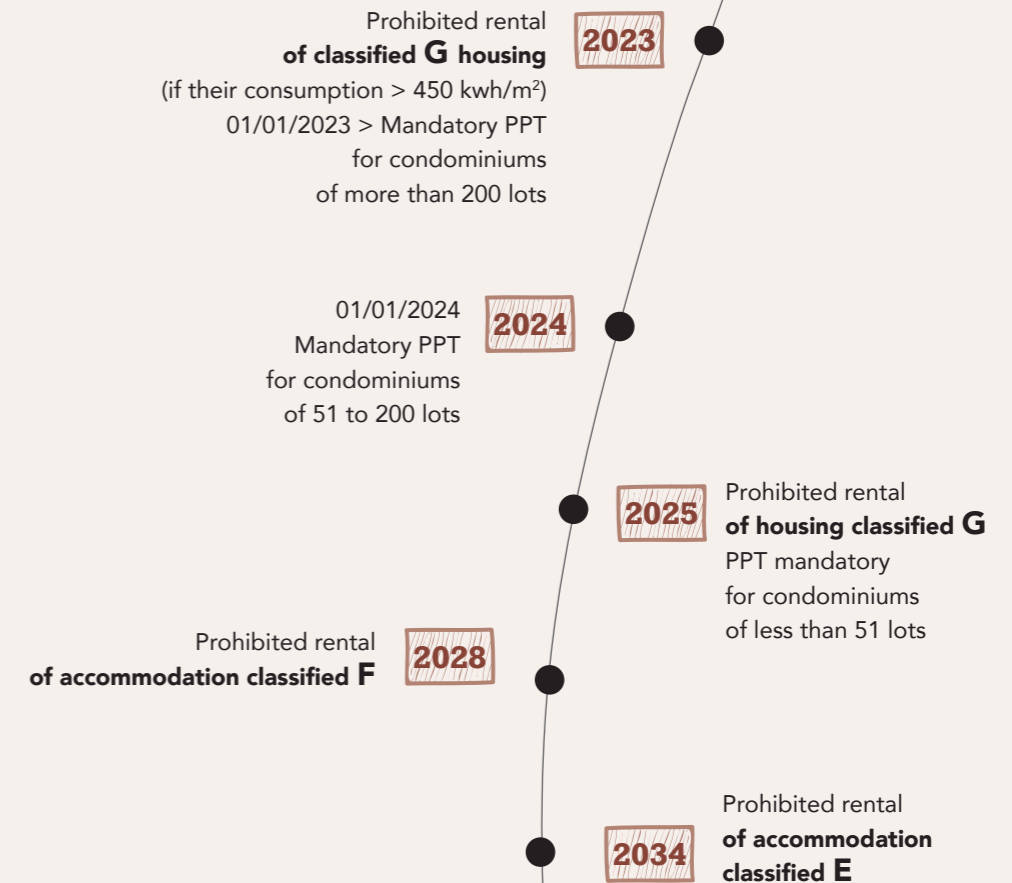
It is a detailed anticipation plan for carrying out works within a co-ownership property. The plan includes a budget and is spread out over a period of 10 years.



**85%** of French people are aware that renovation work has a positive impact on the asset value of their property

**89%** consider the renovation work too expensive

**87%** consider the administrative procedures too cumbersome to obtain aid

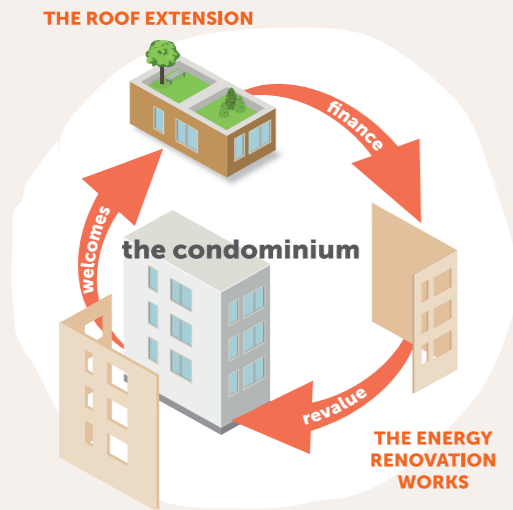


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# Roof extension as a financing solution

## YOUR ROOF HAS VALUE

**Roof extension** is a construction technique that allows adding one or more levels to an existing building.



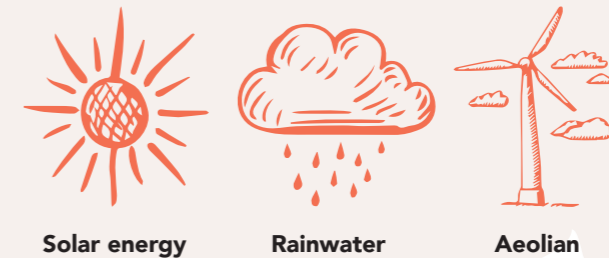
**canupi** advocates for roof extension as a solution for financing energy renovations in co-ownership properties.

**The benefits from selling the newly created housing units in the roof extension directly fund your renovation works!**

With the roof extension, you already have the means to finance your energy renovation!

## THE OVERLOOKED POTENTIAL OF ROOFTOPS

Today, roofs serve primarily as a means of protecting buildings. However, they represent an untapped opportunity as they have the ideal positioning to harness natural energies such as:



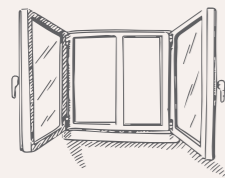
And greening rooftops offers numerous advantages:

- ✓ a positive impact on the energy balance as an insulating material
- ✓ a refuge for urban biodiversity
- ✓ the opportunity to enjoy a garden in the city
- ✓ water retention for better rainwater management
- ✓ the reduction of air pollution

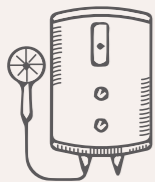
Let's take advantage of it thanks to roof extension!

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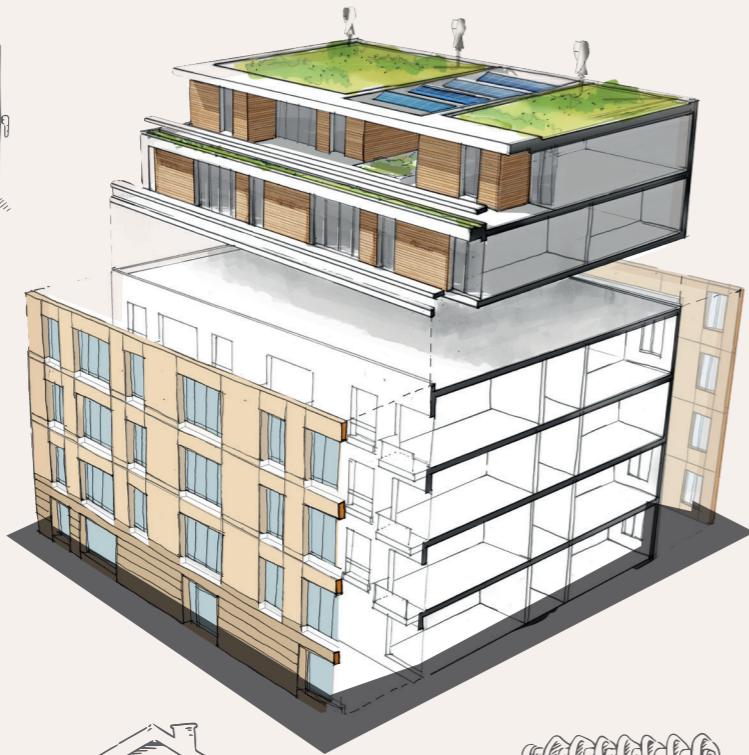
## A new construction model designed for condominiums



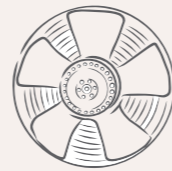
Joineries



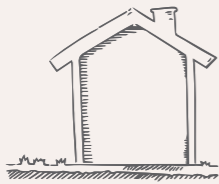
Hot water  
production



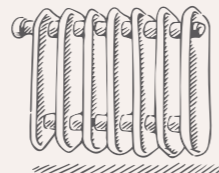
Revegetation



Ventilation



Insulation  
walls, floors, roof



Heating

### CANUPI OFFERS YOU A COMPREHENSIVE SERVICE OFFERING

1

#### Assessment of the roof extension potential for your condominium

A simple and quick analysis of your building  
to verify its eligibility

2

#### Development of your personalized renovation project

Our architects and engineers provide a tailored plan  
of works to meet your needs

3

#### Administrative management

We take care of administrative procedures  
and subsidy applications

4

#### Financing

You incur no costs as the project self-finances  
through the sale of units created in the roof extension

5

#### Construction management

We carry out your roof extension and renovation works  
in a single construction project

Renovating in a condominium  
has never been easier...

# THANK YOU for being part of the change!

Choosing **canupi**,  
means contributing  
to the improvement  
of our living  
environment  
while preserving  
the environment  
and the future  
of future generations



**Preserving** natural soils  
and biodiversity by combating  
urban sprawl



**Constructing** with low impact  
using a wooden construction system



**Fighting** against  
climate change



**Reusing** and **rehabilitating**  
existing buildings



**Reducing** distances  
and polluting mobility

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## Engagements

### A NEW ETHICAL MODEL FOR A JUST TRANSITION

Environmental and economic crises are forcing us to adapt. Cities and their residents are most exposed to climate change. We have developed a new model capable of overcoming the obstacles to condominium renovation, enabling a greater number of urban dwellers to benefit from the advantages of energy renovation.

### IMPROVING YOUR DAILY COMFORT AND QUALITY OF LIFE

Beyond its environmental impact, energy renovation offers invaluable comfort gains. Ensuring the quality of housing is a fundamental commitment of **canupi**.

### RESTORING MEANING TO OUR WAY OF BUILDING

The construction industry in France is highly polluting and directly contributing to soil artificialization and climate change. Our construction model directly combats these issues with the commitment to:

Zero concrete  
Zero artificialization

### PRESERVING THE ENVIRONMENT

To safeguard the future of future generations

### WHO ARE WE?

We are a company comprised of architects, engineers, and developers, committed to leveraging our experience and skills to provide better housing options while respecting the environment.



## A COMMON PROJECT FOR THE GLOBAL REVALORIZATION OF YOUR BUILDING



canupi®

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or by e-mail: [contact@canupi.fr](mailto:contact@canupi.fr)