



The WEF Wants Your House to Be Worth ZERO, to Achieve “Net Zero” Carbon

## Description

Does your residence look like one of these homes?



Was your home (single family or multifamily) NOT built to the [WEF's 10 Green Building Principles](#) published in 2021? Does your house NOT look like a "[net zero structure of the future](#)," as shown below:









If so, be aware that *the WEF thinks your house or commercial building is overpriced* due to an imagined “*carbon bubble*” and should be worth ZERO. If the WEF gets its way, *your building could become a “stranded asset”* — that is, abandoned due to changes in regulations — unless you perform an expensive and often impossible retrofit — at your expense, of course!

An important [agenda article](#) referring to WEF-endorsed “[pricing risk management guidelines](#)” and “[green building principles](#)” explains:

The [ULI](#) warns of a possible ‘carbon bubble’ where the continued lack of pricing this transition risk *keeps asset values artificially high* and further perpetuates the chance that they ultimately become too costly to retrofit, *resulting in widespread stranding of assets*.

If you are not used to reading business mumbo-jumbo, I can explain, as I have a Master’s degree in business administration.

The WEF is warning us: homes and commercial buildings may be worth ZERO because the *future retrofits required for net-zero carbon emissions may cost more than their value*. Thus, your home or commercial real estate may become *stranded*. The term *stranded asset* means that is **unusable** in its current form due to a change in regulations.

“*Widespread stranding of assets*” is a business language talk of *many buildings being abandoned*.

Lest you think that I am picking on just one paragraph in a random WEF article, let me show you quotes from four separate WEF, CRREM, UNEP, and ULI documents that say the same thing:

(1) [Decarbonizing real estate](#): **How to price the net zero transition to avoid a ‘carbon bubble’**

A **stranded asset** is one that has prematurely lost its value, often immediately, due to certain factors such as regulation changes or changes in demand. In this context, it is directly related to emissions.

The risk of this occurring is not a distant future possibility, but rather an imminent reality of this decade. According to **recent research** from JLL, the 2022 GRESB (Global ESG benchmark for real estate related financial products) results show that the average Carbon Risk Real Estate Monitor (CCREM) stranding year of GRESB-submitted buildings is 2025.



## Risk of carbon bubble an imminent threat

Further driving the increasing price disparity between green and brown – often referred to as the brown discount – are both demand side drivers and regulation, according to JLL.

Many governments are either already doing so or planning to financially penalize owners that do not meet certain emissions standards adding to the cost of inaction.

### (2) ULI Transition Risk Assessment – Guidelines for Consultation

This is who they are:



C Change is a ULI-led programme to mobilise the European real estate industry to decarbonise. We're a movement empowering everyone to work together for a sustainable future. We connect the brightest minds from across the value chain. We challenge barriers, share expertise, and champion innovation to move swiftly to accelerate solutions that will transform our industry and protect our planet. C Change means real change.

C Change was formed in late 2021 by a group of leading real estate players that was united in its aim to focus on collaboration to ensure companies large and small have access to practical solutions and education on decarbonisation.

They are warning us **about large parts of cities becoming uninhabitable** due to *Net Zero policies making buildings stranded*:



There is currently limited regulation in place to drive us to net zero carbon, but we know it is our responsibility to transform our buildings. This has seen many players already making internal assessments for transition risks based on different assumptions.

Rather than this individual approach, we need to get the market moving faster by building a strong case for a collaborative approach to transform existing stock. Without it, we risk stranding assets, stagnating our investment markets and making parts of our cities uninvestible and uninhabitable.

These consultation guidelines are designed to support owners and managers to assess the impact of specific risks over the time series of an investment. They identify 14 transition risks, nine of which can be of material impact to real estate assets now and in the future. They include three standard templates to support disclosure and reporting.

We recognise that by addressing topics such as carbon pricing and embodied carbon in these consultation guidelines, we are pushing the outer limits of where we are today with decarbonisation. However, we see this as a fast-moving space, which requires bold thinking; what appears to be far-reaching today could very much become mainstream as soon as six months or a year down the line.

We put forward these proposed guidelines to advance the technical approach to assessing transition risks. However, we believe there are strong social and economic implications for the industry and cities if we don't tackle this critical challenge of transition risk collaboratively as an industry. We have addressed these issues in a separate discussion paper *Breaking the deadlock: enabling action on decarbonisation*.

(3) [Teaming up to decarbonize real estate](#): This is how cities can achieve net-zero via coercion



## City partnerships are essential to accelerate the decarbonization of the built environment



- Aligning environment goals
- Balancing regulation, incentivization, coercion and advocacy
- Sharing the wisdom
- Scaling technology, data and innovation
- Creating transparency and accountability
- Tackling the retrofitting challenge
- Bridging the gap between 'intent' and 'action'

(4) [Managing Transition Risk in Real Estate](#): Aligning to the Paris Climate Accord – CRREM & UNEP FI Report

To limit climate-related risks, all sectors, including real estate, need to decarbonize. Buildings no longer compliant with the 1.5°C Paris-aligned decarbonization requirements will be increasingly exposed to transition risks and may even become 'stranded assets'. The term 'stranding risk' implies potential write-downs due to direct climate change impacts and devaluations related to the transition to a low-carbon economy. Table 1 below provides examples of transition risks and their potential impacts on the real estate sector.

**Table 1: Examples of transition risk and impacts on real estate**

Transition Risk	Impact on Real Estate
<b>Declining market attractiveness</b> Declining attractiveness of submarkets due to increased vulnerability and exposure to higher costs	<ul style="list-style-type: none"> <li>Lower demand (investor and tenants)</li> <li>Lower competitive advantage by increasing energy costs for properties with high-energy intensities]</li> <li>Reduced asset values may lead to a depressed market environment</li> <li>Decreasing market values</li> </ul>
<b>Increasing regulation</b> Legislation focused on climate change—e.g., disclosure of climate risks, stricter building standards, CO <sub>2</sub> pricing, carbon credits, etc.	<ul style="list-style-type: none"> <li>Tax increases, e.g. CO<sub>2</sub> tax</li> <li>Decrease in subsidies for certain technologies</li> <li>Additional costs from reporting requirements</li> <li>Additional investment costs to bring the real estate portfolio in line with national laws</li> <li>Enforced rules that properties can only be rented if they meet a certain energy standard</li> </ul>
<b>Risks to reputation and market positioning</b> Stakeholder demand for real estate companies where climate risks are included in the investment calculation	<ul style="list-style-type: none"> <li>Loss of reputation if action is too late or if no action is taken</li> <li>Reputational risks for companies, that do not sufficiently consider ESG topics in their strategy</li> </ul>

Source: CRREM 2022.

As key market stakeholders become increasing aware of potential climate risks, an inactive and passive approach to climate change is neither informed nor rational. Such risks are among the key reasons for the growing importance of climate risk disclosure. Well-informed decision-making requires transparency, available data, the right analytical

Shows an example of how ALL existing assets (buildings) could become stranded by 2050:



## Figure 23: Share of stranded assets

### EVOLUTION OF STRANDING WITHIN PORTFOLIO

Diagrams on the right display the evolution of stranding within your portfolio. Upper graph: Relative share of stranded assets. Lower graph: Absolute figures. Choose whether to display data based on the number of buildings, gross floor area (GFA) or gross asset value (GAV). Choose whether to exclude individual assets or exclude them from a certain year on.

Asset ID	Include	Sell in year
1	Yes	Don't sell
2	Yes	Don't sell
3	Yes	Don't sell
4	Yes	Don't sell
5	Yes	Don't sell
6	Yes	Don't sell
7	Yes	2035
8	Yes	Don't sell
9	Yes	Don't sell
10	Yes	2037
11	Yes	Don't sell



Source: CRREM 2022.

So you can see that the WEF and its partners are quite serious about most assets becoming “stranded” — or *abandoned due to the cost of retrofit* — in the future.

The UK is at the forefront of requiring existing residential real estate owners to retrofit their buildings towards Net Zero. For example, many buildings were recently clad with special “climate cladding” to reduce heat losses. Sadly, one of those buildings, the infamous [Grenfell Tower, caught fire](#) inside the cladding.

The building burned within minutes, claiming numerous victims who could not evacuate.

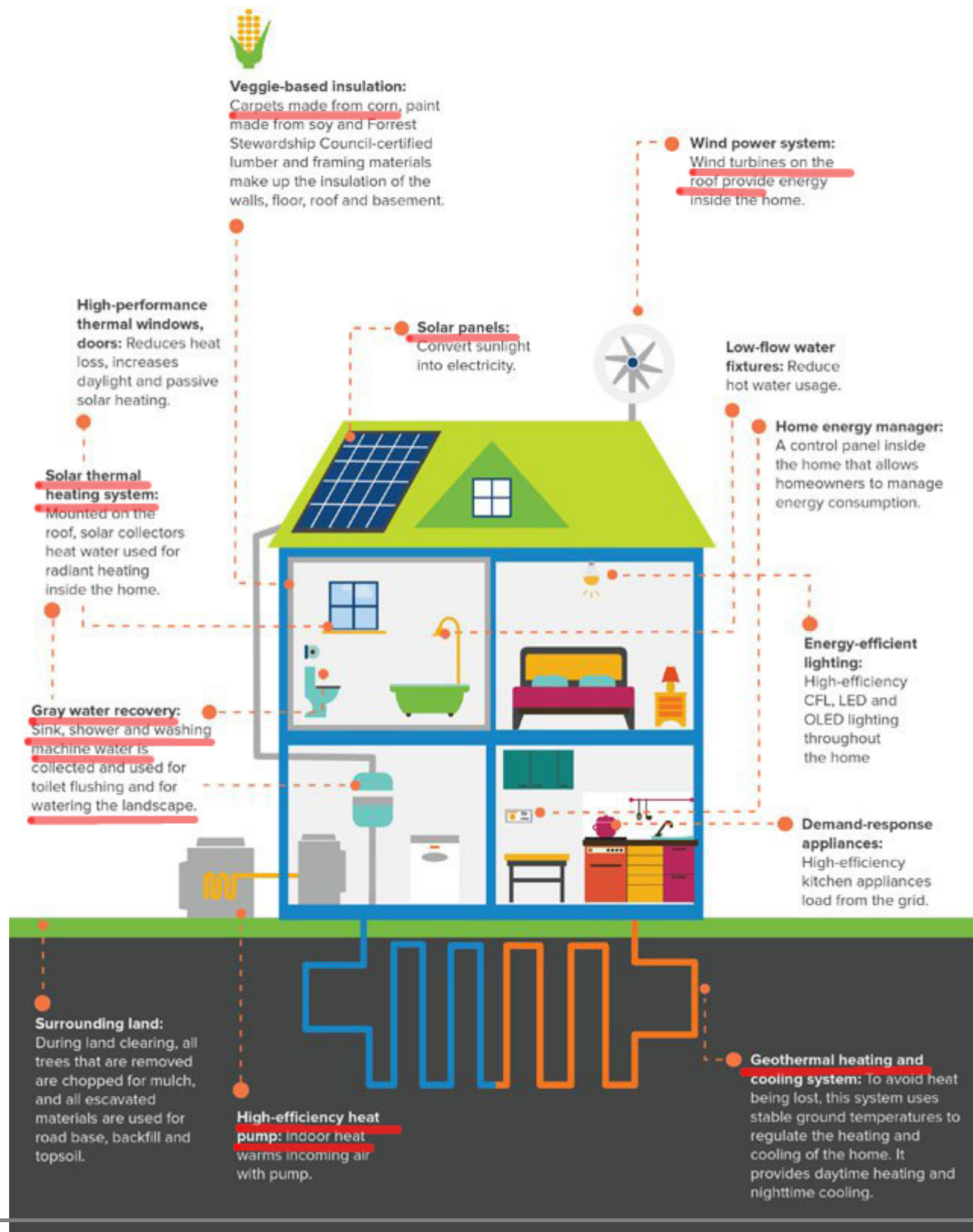


Look at the features of a [“Net-zero house of the future.”](#) Compare it to your home.





# INSIDE THE NET-ZERO HOME





Installing *corn-based carpets* and repainting the inside with *soy-based paint* is the easy part. Some ideas are crazy, like *watering your garden with water coming out of showers and washing machines*. Switching to heat pumps and geothermal heating or cladding your home with custom panels for greater insulation will likely cost more than the value of your house — necessitating a demolition or abandonment of your home.

Installing a wind turbine on your roof is a “cherry on top.” Just think of all the noise from the turbine transmitted to your home and your roof eventually collapsing under the weight of

If you think your home or commercial building will never be stranded, think again. It can happen very easily and might seem natural and not pre-planned.

- The supply of hydrocarbon fuels worldwide may become restricted due to *seemingly incidental geopolitical problems* and [restrictions on oil exploration financing](#) and [windfall tax](#), which would prevent the replenishment of the internal capital of oil and gas companies. **Prices for hydrocarbons may rise dramatically.**
- **Additional carbon taxes** may be imposed on top of already high prices for natural gas, heating oil, and electricity.
- If you, like most people, live on a limited income, the **cost of heating and cooling your home and paying non-compliance fines may exceed your financial abilities.**
- Your climate-conscious **bank may refuse to refinance your home** or commercial building if it is not Net-Zero compliant.
- **Selling your building may prove problematic** because buyers may be unable to find bank financing and would not want to pay exorbitant utility costs and fines.

Single-family homes, especially, require much more energy per inhabitant than multifamily housing and are much more expensive to retrofit. They are an obstacle to solving climate change.

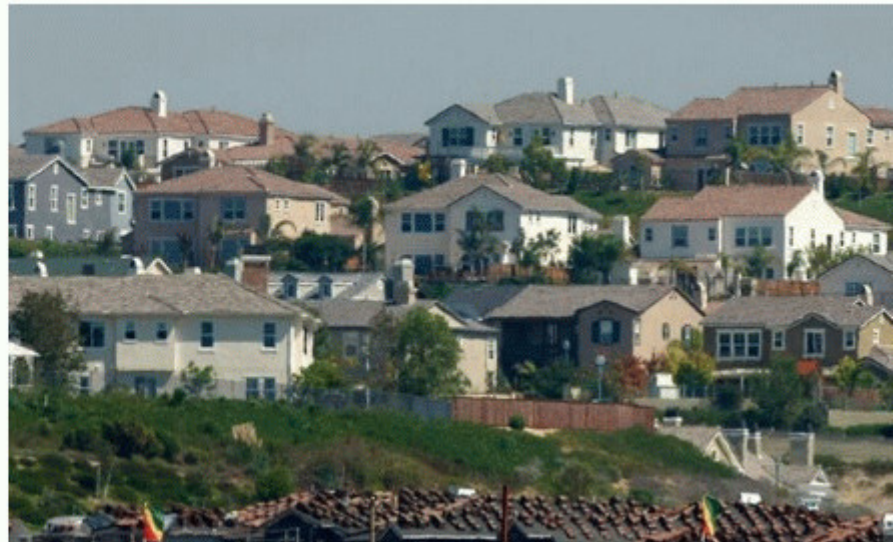
# Bloomberg

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Housing

## The Missing Link of Climate Change: Single-Family Suburban

It doesn't solve the problem to buy a hybrid car if you live in a place 20 miles from your job



If the above does happen, which is entirely possible, your ability to occupy your building will end, and you will need to move. Where would you move to? Who knows! Perhaps, at this point, you will consider the Green City of the Future.

Thank you for reading my story about how important actors on the world scene may make your home or apartment complex obsolete and “stranded.” While I hope that my concerns will prove unfounded, they possibly will play out.

If so, be aware that none of those abovementioned players — the WEF, ULI, CRREM Global, UN, etc. — was elected. Your vote, and voice, do not influence the outcome.

Be aware that such developments are welcomed by some people championing climate change and are feared by others, some of whom may be reading this article. **But even climate change champions may see their own dwellings eventually becoming “stranded.”**

Which group do you belong to? Will you mount a wind turbine on your roof or move to the smart city of the future?



# WEF: Your Home will be "STRANDED ASSET"- ABANDONED



by Igor Chudov

## Category

1. Economy-Business-Fin/Invest

- 2. Main
- 3. NWO-Deep State-Dictatorship-Tyranny

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