



IRRINOVA DAREK – 2026
REGJUN NOFSINHAR
Għal Djar Effiċjenti u Sostenibbli

Renovation Grant Scheme for Residential Buildings
(Dwellings)

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1. Who is eligible for the scheme?

Eligibility for the Irrinova Darek scheme does not depend on the purchase date of the property. The scheme is open to individuals or couples who intend to improve the energy efficiency of their residential property. Eligibility is determined based on the improvement of the property's Energy Performance Certificate (EPC) rating.

To qualify, the property must already be **habitable** and must have an existing asset EPC that falls above the recommended threshold. Renovation works must then be carried out to improve the rating to meet the required criteria.

Please note that the scheme is **not intended** for works related to decorations, bathrooms, internal finishings, or similar upgrades that do not contribute directly to energy performance improvements.

Only works listed in the eligible works list that contribute to improving the EPC rating will be considered for reimbursement. Depending on your income bracket, up to 90% of eligible costs (to a maximum of €15,000) may be refunded.

2. Can I apply for the scheme if I don't have accessibility to the online portal?

Yes, if you do not have access to the online portal, you may visit a servizz.gov hub for assistance. The staff there can guide you through the process and explain how to submit the application yourself. Alternatively, you may visit the Building and Construction Authority (BCA) offices, where we can submit the application on your behalf. Please note that in this case, you will be required to log in using your e-ID credentials, as this is necessary to complete the application process.

3. What type of properties are eligible for the scheme?

The scheme applies to all residential property types and excludes commercial buildings or facilities.

4. How do I apply for the scheme?

The scheme is structured in three phases. In the first phase, you will be required to submit basic documentation to express your interest. This includes proof of ownership and a copy of your identification card. Proof of ownership may consist of one of the following:

- A copy of the deed of acquisition of the property
- A copy of the deed of the land (in cases where the owner purchased the land and developed the property)
- An official declaration issued by the Lands Registry

After this initial step, you will be contacted with further instructions on how to proceed - this typically involves getting in touch with an assessor and starting discussions on the proposed renovation works.

The web portal to submit your expression of interest will be available on the same website link starting **19th January**.

5. Can I apply for this scheme if I have already benefitted from other schemes?

Yes, receiving support from another non-BCA scheme does not exclude you from applying for the Irrinova Darek scheme. However, please note that double funding for the same purpose is not allowed. If you have already received funding from another entity for items also covered under *Irrinova Darek 2026* such as solar panels, solar water heaters, and heat pump water heaters, you cannot receive funding again for those same items under this scheme.

It is important to note that this scheme is not intended to support individual systems or isolated renovations. To qualify, your residential property must have an existing asset EPC rating and the proposed renovations must improve the rating so that it falls within the eligible range. Only works listed in the eligible works list that contribute directly to improving the EPC rating will be considered for reimbursement.

Additionally, all works must start and finish within the timeframe outlined in the scheme's conditions. All receipts and invoices must be dated within the year in which the scheme is active for your locality. **The primary aim of the scheme is not to refund individual systems, but rather to encourage holistic energy performance improvements in residential properties.**

6. What is an EPC and how do I get it?

An Energy Performance Certificate (EPC) provides a rating that reflects how much energy a property consumes to maintain a comfortable living environment. The lower the rating, the better the EPC, as it indicates that the property uses less energy to remain comfortable, making it more energy efficient.

To obtain an EPC, you must contact a registered energy assessor for Dwellings. You can find the official list of registered assessors at the following link:

https://bca.gov.mt/wp-content/uploads/2025/07/EPRDM-list_20250715xlsx.pdf

7. Do I need to employ a perit and an assessor for the processing and guidance of the scheme?

In most cases, an assessor, typically a qualified engineer or *perit*, will be able to guide you throughout the process and provide the necessary documentation for your application.

However, if the planned renovation works require Planning Authority (PA) approval, then the involvement of a warranted *perit* is necessary. For works that do not require such approval, the assessor alone is generally sufficient to advise on eligibility, oversee the EPC process, and assist with the application. The State of repair report which needs to be submitted in phase 2 is to be submitted by a Perit.

You can find the list of registered assessors here:

https://bca.gov.mt/wp-content/uploads/2025/07/EPRDM-list_20250715xlsx.pdf



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8. If I apply however, I do not qualify for the scheme, will I be eligible for the administration fee?

All applicants who apply to the scheme and submit the required documentation will be eligible for reimbursement of professional fees of up to €875. This reimbursement is intended to cover the cost of the assessor and any other relevant administrative expenses. A valid VAT receipt for the professional fees must be provided. The assessor is required to show that effort has been made to reach the required level to be eligible for the full €875. Otherwise only €500 is eligible

9. How much am I entitled to if I qualify to be eligible for the scheme?

The refund rate is fixed for singles and couples at 75% up to a maximum of €15,000. However, individuals or couples benefiting from the 'In-Work Benefit' are eligible for a 90% refund.

10. Will I get to benefit from the scheme if my property is not in the set of listed localities?

The scheme is intended to cover all localities across the Maltese Islands over a five-year period. For the current year, the focus is on the Southern Region, which comprises the following localities: Birżebbuġa, Fgura, Għaxaq, Gudja, Hamrun, Luqa, Marsaskala, Marsaxlokk, Qormi, Raġal Ġdid, Santa Luċija, Santa Venera, Tarxien, Xgħajra, Żabbar and Żejtun. The schedule for the upcoming years will be announced in due time.

11. What does the term 'shading' in the list of eligible works refer to?

The term "shading" as used in our conditions refers specifically to external shading devices installed on the property's apertures. These are intended to limit the entry of sunlight into the property. As such, internal blinds or similar interior devices are not considered eligible. Eligible shading methods include features such as fixed external shading or louver systems. Please note that eligibility under this scheme is limited to modifications that are permissible by law.



12. What does the term ‘Energy-efficient lighting and HVAC systems’ in the list of eligible works refer to?

The term “Energy-efficient lighting and HVAC systems” refers to upgrades or installations that improve the energy performance of a property by reducing electricity or fuel consumption related to lighting, heating, ventilation, and air conditioning. It's important to note that the scheme does not mandate specific brands or models. Instead, these systems must contribute to a measurable improvement in the property’s Energy Performance Certificate (EPC) rating. We recommend consulting a registered assessor to determine whether the proposed upgrades will support eligibility under the scheme. You can find the official list of registered assessors at the following link:

https://bca.gov.sg/wp-content/uploads/2025/07/EPRDM-list_20250715xlsx.pdf.

13. What does the term ‘Façade and envelope improvements’ in the list of eligible works refer to?

“Façade and building envelope improvements” refer to enhancements made to the building shell namely, the walls and apertures through the installation of insulation and the upgrading of apertures to improve their U-values. However, please note that eligibility under the *Irrinova Darek* scheme is determined by the proposed Asset EPC rating and the degree of improvement achieved in comparison to the current EPC.

14. How do I know if the works I intend to conduct are eligible for the scheme? Are there any technical criteria related to the eligible systems?

The *Irrinova Darek* scheme does not prescribe specific technical requirements for individual systems or products. Instead, eligibility is based on the improvement of your property's Energy Performance Certificate (EPC) rating.

To be eligible the planned renovation works must bring the rating within the eligible range, as defined in the scheme’s technical criteria. The focus is on the effectiveness of the improvements, not the specific systems used.

We strongly recommend consulting a qualified energy assessor who can guide you on how to meet the EPC improvement requirements. A list of registered assessors is available here:



https://bca.gov.mt/wp-content/uploads/2025/07/EPRDM-list_20250715xlsx.pdf

15. Can I conduct works when the scheme is not rolled-out for my locality and still get refund if I submit the receipts?

No, works carried out prior to the official opening date of the scheme in your locality are **not eligible** for reimbursement. All works must start and finish within the timeframe outlined in the scheme's conditions. Receipts and invoices must be dated within the year in which the scheme is active for the respective locality.

Applicants must first submit their interest and consult with an assessor before starting any works. Renovations must then be completed by the stipulated deadline as identified in the conditions.

16. How were the localities divided under the scheme, and how can I know if my locality is eligible?

The division of localities by region follows the classifications set out in the Local Councils Act of 1993. All localities in Malta and Gozo will be included in the scheme according to their respective regional grouping.

To identify which region your locality falls under, you may refer to the following link:

<https://localgovernment.gov.mt/public-bodies/>

17. Interested applicants who do not have access to E-ID?

Each local council has free Governmental services to help individuals having an E-ID account. This service is not intended to apply on your behalf, but to guide you through the E-ID registration system. The Irrinova Darek Scheme is an individual based application. However, a member of your family may apply on your behalf.

The BCA reviews each submission and will contact you if anything is missing or unclear. However, they will only process complete and valid applications — so double-check everything before submitting. Also, the scheme operates on a first-come, first-served basis, so delays could cost you a spot.

18. Am I eligible to apply if the transfer of ownership is expected close to the closure date of phase 1?

Although it is mandatory that the applicant is the sole owner of the property, kindly submit your interest and



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leave a note stating the expiry date of the promise of sale. Note that Phase 2 (professional services) expires on the 15th May 2027 unless the scheme closes beforehand, your assessor must have the right to access the property to upload the necessary information.

If the owner refrains from entering the property or the promise of sale is extended, your application will be rejected. A board of analysts will decide or communicate with your good self accordingly.

19. What does the term “up to” in the professional fees mean, and how is this distributed?

Eligible beneficiaries shall be entitled to a maximum reimbursement of up to €875 in respect of Assessor fees. Reimbursement shall be disbursed upon a submission of a valid VAT receipt and in the phases outlined below:

- (a) An initial reimbursement of up to €500 (including EPC Registration Fee - €75) shall be paid upon submission of all required documentation under Phase 2, irrespective of the applicant's eligibility outcome.
- (b) The remaining balance of up to €375 shall be reimbursed upon the successful progression of the application to Phase 3, as determined by the Authority.

Notwithstanding the above, where the applicant demonstrates, to the satisfaction of the Authority, that the property is unable to meet the required eligibility criteria for legitimate financial or technical reasons, the remaining amount of €375 shall be reimbursed upon submission of a comprehensive report prepared by the Assessor.

The report required by the Authority, to be uploaded under the “Other Documents” section of the application, shall include a detailed analysis of the measures undertaken by the Assessor and a clear justification as to why the property cannot achieve the prescribed eligibility criteria. The report must explicitly indicate whether the failure to meet the eligibility criteria is attributable to one of the following:

1. The applicant has provided a valid financial justification demonstrating why the proposed works recommended by the Assessor cannot be implemented. This means that the applicant is not willing to incur additional costs more than originally anticipated / budgeted from his/her end to benefit from the scheme.



2. The applicant has chosen not to proceed with the recommended renovations for personal reasons.
3. The Assessor has identified a valid technical limitation, supported by clear and substantiated evidence, demonstrating that the overall energy performance rating and other eligibility criteria cannot be met notwithstanding the implementation of all reasonable measures.

The reasons listed above do not justify eligibility for funding under the scheme, nor do they qualify the applicant for the renovation works capital grant of up to €15,000.

20. What happens if for financial reasons, the recommended renovations from the assessor are outside my budget?

In this case, the applicant will be entitled to reimbursement of professional fees of up to €875 in phase 2, after;

- successful completion of the application up to BCA standards
- providing a VAT receipt
- providing a report from the assessor which clearly indicates the reason.

The application will be discontinued at Phase 2 and will not progress to subsequent phases. Accordingly, the provision of the above reason does not confer eligibility for funding under the scheme, of up to €15,000.

21. What is the outcome of the application if the assessor determines that no works can be undertaken to render the property technically eligible?

If the assessor determines that no works can be carried out to the property to render it technically eligible, the application will be discontinued at Phase 2 and will not progress to subsequent phases. In such cases, the applicant will not be eligible for funding under the scheme, of up to €15,000.

With respect to the professional fees, the applicant will be entitled to reimbursement of professional fees of up to €875 in phase 2, after;

- successful completion of the application up to BCA standards
- providing a VAT receipt
- providing a report from the assessor which clearly indicates the reason.



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The report must be supported by clear and substantiated evidence, demonstrating that the overall energy performance rating and other eligibility criteria cannot be met notwithstanding the implementation of all reasonable measures.