Melbourne Forum

‘Green Buildings: are they living up to expectations’

Paul Crapper
Chief Financial Officer and Director Marketing & Business Services
Building and Plumbing Industry Commissions

28th March 2012

Redeveloping Goods Shed North

• Railway goods shed, built 1889
• Commissions’ search for a new home
• Co-location for 150 people
• Vital to ‘walk the talk’ on sustainability
• Tenant, developer and designer working together
Achieving Green credentials

- 5 Star Green Star Office Design
- 4.5 Star NABERS
- Finalising 5 Star Green Star Office Interiors as Built
- Balance between form, function and heritage

Interior Sustainability

- Modern, productive workplace
- Maximum use of natural light
  - Automated light controls, sensors
- Heating, cooling key open plan challenges
  - Trigen, chilled beam system
- Low VOC floorcoverings, paint
- 300 air purifying plants
Water-efficiency measures

- Rainwater collection a priority
- 85,000 litre underground tank
- Toilet flushing and plant irrigation
- Efficient, low-flow fittings
- Waterless urinals

Measuring the benefits

- Green buildings deliver health, amenity benefits
- Pre- and post-occupancy survey and monitoring:
  - Improved IEQ
  - Higher staff collaboration
  - CO2 levels below 500 ppm
- Productivity lift = 3.8%
- Monitoring ongoing
Does it all add up?

- **Resource Smart monitoring**
- **Electricity use** (2010-11 v 2008-09)
  - 30.6% (620,000 kw) lower
  - 66.3% ($53,000) below
  - 28.3% (172 t) CO2e below
- **Water use** (2010-11 v 2008-09)
  - 10% (160 kl lower)

Green behaviour & purchasing

- **Green purchasing policy**
  - Paper, inks, car fleet etc
- **Greening car fleet**
  - After one year, 16 of 58 now Hybrid Camrys
  - Will increase to 45% of vehicles
- **12% emissions saving**
Bottom line benefit

• Does it make ‘dollars and sense’?
• Self-funded statutory authorities
• NPC in move of several $million over 15 years
• Productivity benefits up to $600k/year
• The real business driver

Showcasing success

• Winner of 10 industry awards
• A unique, healthy & efficient workplace
• Commissions set the bar high
• Delivering environmental, workplace, financial benefits
Thank you

Paul Crapper
Chief Financial Officer and
Director Marketing & Business Services
Building and Plumbing Industry Commission