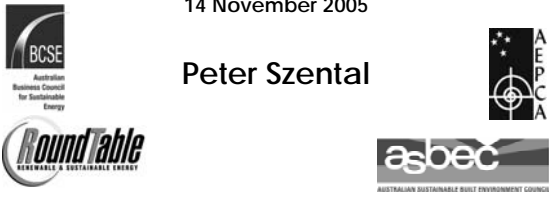


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Learning from 40 Albert Road

Presentation to Sustainable Education Roundtable
14 November 2005

Peter Szental



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Why do we need sustainable commercial buildings?

- Commercial buildings accounted for 10% of Australia's total emissions in 1999
- This is expected to double from 32Mt in 1990 to ~67Mt by 2010
- Achieving Kyoto targets requires a reduction for the sector of 28Mt

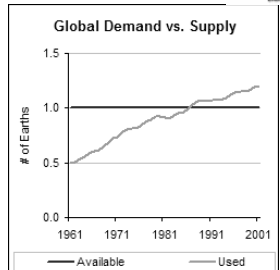


These targets are achievable through building design efficiency and demand management

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Sustainability – outlining the challenge

We are already exceeding the planet's capacity to regenerate



Source: Global Footprint Network, 2005

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Poverty, or pet food?

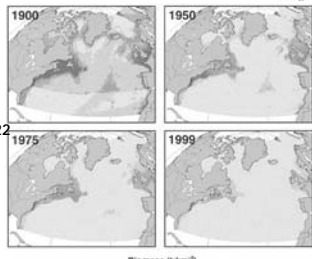
Estimated annual expenditure required for:		Actual annual expenditure on:	
universal provision of clean water and sanitation	US \$9 bn	Ice-cream in Europe	US \$11 bn
immunizing every child, providing clean drinking water for all, and achieving universal literacy	US \$16.3 bn	Pet food in the US and Europe	US \$17 bn
eliminating hunger and malnutrition	US \$19 bn	Cosmetics worldwide	US \$18 bn
alleviating 500m people from living in extreme poverty and allowing 100m children to attend school	US \$100 bn	Alcohol in Europe	US \$105 bn

Source: Worldwatch Institute, 2004

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Current systems are unsustainable

- Global fish stocks are dwindling
- Climate change increases those experiencing food insecurity from 1 billion to 3 billion by 2050

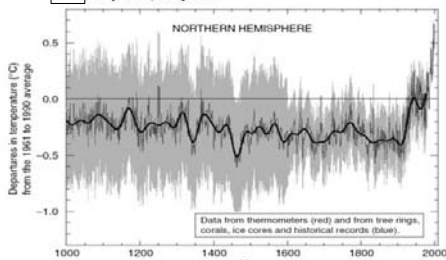


© Greenpeace 2002
Source: Polity and Macdon, 2003

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Current systems are unsustainable

the past 1,000 years



Source: IPCC

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Challenges and barriers



- Lack of experienced local contractors
- Difficulty of handling an integrated project through approvals processes
- Perceived "green risk" – delays, premiums
- Specialist project management skills
- Overcoming information gaps in the market



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40 Albert Road – reaping the long-term benefits

- Energy
 - currently 30% of old building usage
 - 30% of needs generated on site
 - Zero emissions
 - Aim to generate 50% on site ≤ 1 year, over 100% (net energy exporter) ≤ 2 years
- Water
 - Reduction in use of >80%

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40 Albert Road – reaping the long-term benefits

- Staff health and productivity
- Building value and rental returns
- Reduced waste management and operating costs
- First mover advantage



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Pathways to more sustainable business behaviour


- Market and price signals
- Policy and regulatory support
- Attitudes and culture



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An open case study

- Ongoing commitment to monitoring performance (Australia's first 5-Star ABGR commitment agreement)
- Public access for learning
- Web access to building performance and update information



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An open case study

- Interest and opportunity is being generated in many directions
 - Property development industry – e.g. Investa Greenhouse Guarantee
 - Commercialisation
 - Government agencies – ratings, methodologies, policy
 - Academic – monitoring and detailed study information

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The Szencorp Group of Companies

 energy conservation systems

 carbon partners

 water conservation systems

 jaemax developments

www.szencorp.net

www.ourgreenoffice.com