

Notes from the **Future Proofing Property Conference and Sustainable Melbourne Fund Seminar.**

Attended by Danielle King



The Future Proofing Property Forum
Brisbane 8-9th November 2010.

The Future Proofing Property Forum was premier international conference on the commercial, social and environmental sustainability of buildings in Australia in 2010, showcasing today's global state of play and tomorrows cutting-edge possibilities. It was held in Brisbane November 2010 and was an Australian and German joint effort by key sponsors Hochtief and the Building Construction Information Australia (BCI). Presenters included the Hochtief, BCI, Green Building Council, Credit Swisse & Leighton Properties.

The interesting information presented at the conference were as follows:

In Germany, 8% of GDP is in Green Technology and Products, expected to grow to over 11% over the next 2 years. And in the USA between 2002 and 2009 there has been an 84% increase in Green Building, this shows explosive interest!

BCI presentation:

Noted that during the GFC, there was no decline in Green Building Projects whilst there was a significant decline in 'non-green' building projects due to cancellation or being deferred. There is also a perception that building green costs around 17% more.

In actual fact BCI surveys have shown that it is only 1% at the design stage and around 5-7% on build to get to 6* Green Building Star Rating. There is a large misconception out there!

Credit Swisse Property Fund Manager Rayner Scheway

In Europe they have noted a 7.5% increase in market value on Green Properties, found rental yields are 3% higher and there is a 3.5% increase in occupancy rates.

See www.futureproofingproperty.org for further information

Sustainable Melbourne Fund Seminar
Federation Square 10th November 2010.

A very interesting seminar on retrofitting Melbourne's building infrastructure. One of the keynote speakers was Cisco DeVries, who works with renewable energy funding and building retrofit policy in the US. When asked if there was a quantifiable difference in the market price of Green Homes and Buildings in the USA, without hesitation the answer was **"Definitely, green properties are obtaining a 10% higher market price and selling 25% faster"**.

Given what happens in the US and Europe generally happens here in Australia not long after, we have this to look forward to. In fact, in some green belts of Australia this is already starting to happen (ie: in the ACT and Brunswick in Melbourne)