

# Building Roadmap

## 01 Defining Need

Research and define product need in the target market for a sustainable building - Consider marketing opportunities of possible sustainability features for the target audience – Develop the business case for the building (include maintenance/end-of-life, user needs, behaviour and education).

## 02 Design/Planning

Define which sustainability requirements can be delivered to the target audience – Research which sustainability features are economically viable – Research and design according to industry standards – Gather a project team which is skilled and knowledgeable to deliver sustainability goals – Consult with appropriate authorities and utilities – Consider costs and sustainability impacts of use and end-of-life phase – Investigate government grants and funding for the project – Include prospective tenants/users and their feedback.

## 03 Constructing

Consider environmental, social and labour conditions in material and product purchasing decisions (include transport impacts) – Develop processes that measure, manage and disclose environmental, social and labour conditions to minimize impacts of all operations.

## 04 Selling

Ensure leasing agents and property managers are educated and aware of building sustainability features – Integrate the sustainable use of the building into lease agreements.

## 05 Using/Living

Educate and make current tenants aware of the sustainability features and benefits – Plan for the education of future tenants as well – Develop a plan/funding for end-of-life management of the building and contents.

### Sustainability Considerations:

- Business case for sustainable building
- Define target market
- Maintenance and usage considerations
- End-of-life management

### Sustainability Considerations:

- Purchasing decisions
- Measure, manage and disclose
- Waste and transport management

### Sustainability Considerations:

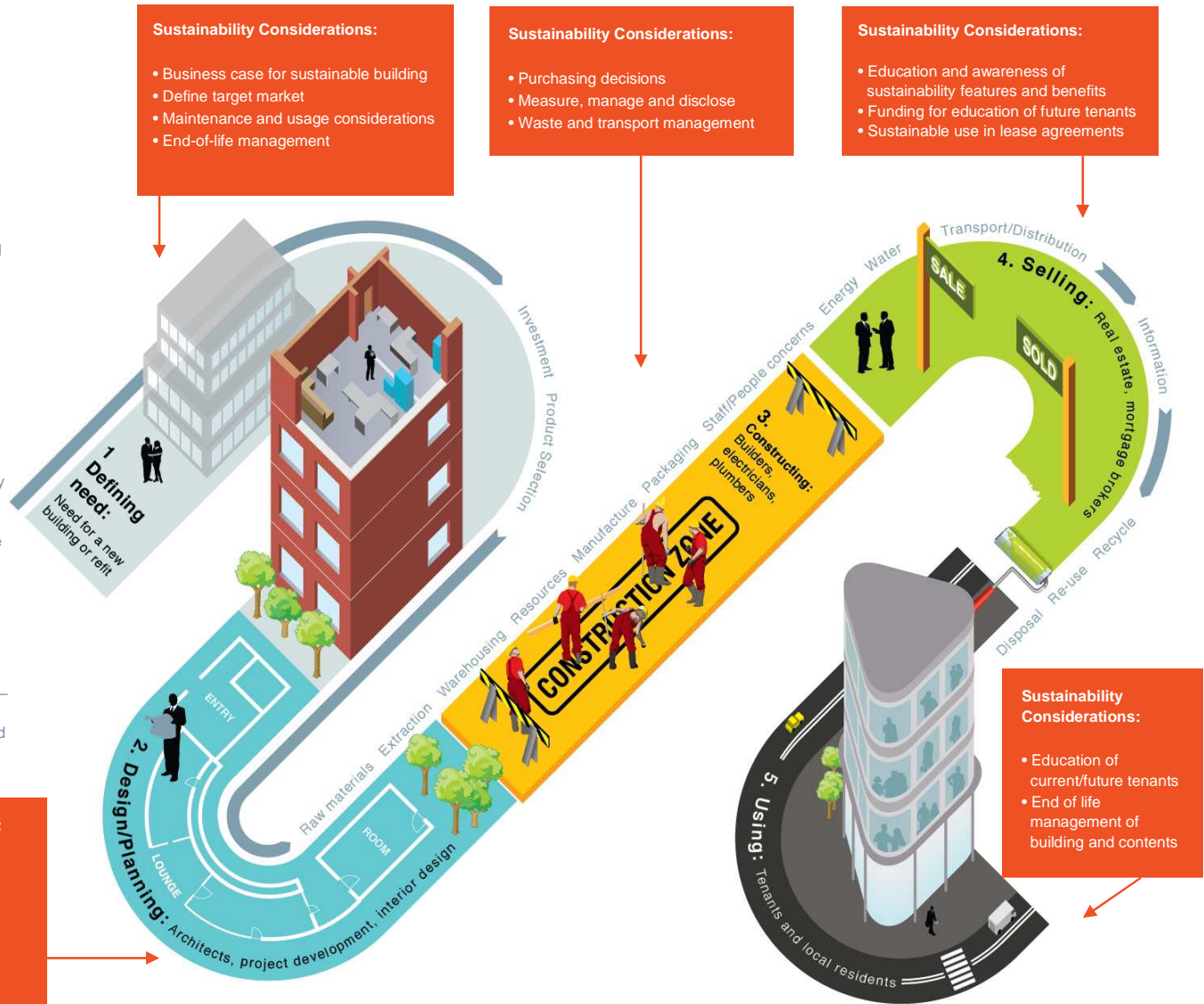
- Education and awareness of sustainability features and benefits
- Funding for education of future tenants
- Sustainable use in lease agreements

### Sustainability Considerations:

- Choosing sustainability requirements and features
- Whole of building life focus (maintenance and usage)
- Skilled project team
- Consulting authorities, utilities and other stakeholders

### Sustainability Considerations:

- Education of current/future tenants
- End of life management of building and contents



### Other broader influences to consider throughout the building roadmap

(These influences may impact at any point along the roadmap above)

#### Society / Media

NGOs, TAFE & Educational Institutions

#### Political / Regulatory environment

Building Code of Australia, Green Building Council, Federal incentives, local councils

#### Social / labour / Human Rights / Safety

OH&S, Unions, State health departments, Work Cover

#### Environmental Issues

Green Star, State Planning

#### Economic Issues

Global economic downturn

#### Reporting / Disclosure / Ethics

BASIX, NABERS, CPRS



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