

Building the green credentials

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KEY POINTS

- 6-Star design to reduce energy consumption by 46 per cent.
- Brisbane council giving cash incentives for green buildings.
- Costs to build to a 5-Star level 3 to 5 per cent higher.

LEND Lease will be the first commercial developer in Melbourne to build new offices with a 6-Star green rating, the highest awarded by the Green Building Council of Australia for an environmentally friendly building.

The design will reduce the building's energy consumption by 46 per cent when compared with existing A-grade buildings.

Lend Lease will occupy 4000 square metres of the 10,300 sq m building to be located at 825 Bourke Street, in Docklands.

Melbourne City Council's Council House 2 was the first CBD office building to achieve a 6-Star rating, while the Szencorp office building at 40 Albert Road achieved a 6-Star rating after refurbishment.

Lend Lease's building will have two atriums to let in natural light and to extract warm air from the building. The design incorporates beams that circulate water to cool or heat the air throughout the building.

In Melbourne, new buildings with high green star ratings are becoming the norm as developers compete for tenants.

Virtually all new buildings planned in the CBD have 4.5-Star or 5-Star green ratings, from the Green Building Council of Australia, and the Australian Building Greenhouse Rating scheme.

But while the tenancy market is one factor behind the green building trend in Melbourne, another Australian city is trying to encourage more green build-

ings by rewarding developers.

Brisbane City Council last week announced a scheme to give cash to developers that build green buildings.

Melbourne City Council's sustainability spokesman, Cr Fraser Brindley, said if the council were to consider a similar proposal for Melbourne, he would prefer to provide rate subsidies to green buildings.

"If local government gives tax incentives, I prefer it at the rates stage because then you cover existing buildings and it is ongoing," he said.

But Cr Brindley ruled out cash incentives. He said a tax on carbon emissions was the most direct incentive for green buildings to be developed.

Brisbane Council's scheme gives developers points for each environmental improvement included in a development.

The more points a building receives, the higher the rewards paid to the developer.

Brisbane's mayor, Campbell Newman, said sustainable building could add 5 to 15 per cent to the cost of each new development.

A new report by Davis Langdon found that building costs for a 5-Star green building would be 3 to 5 per cent higher than a non-green building. That



Star in the making: Lend Lease's building to come at Docklands.

equates to about \$98 more a square metre.

To achieve a 6-Star green rating, companies could count on an extra 5 per cent or higher

than they would spend on an average office building.

The research was based on a building of 15,000 sq m or larger, built to the Property Council of

Australia's office quality guidelines.

LINK
▶ www.gbcaus.org