

GREEN CITIES 2011

Greening Your Portfolio

Carolyn Parker
Managing Director
Kador Group
28 February 2011



Green Corporate Philosophy

- Private ownership supports “green”
- Integral to the company’s operations, not an add-on
- Long term investment approach
- Demonstrated it is commercial

Existing Portfolio

- Portfolio approach to sustainability, not piecemeal attitude
- Building audits -
 - Assess portfolio composition, i.e.
 - buildings already refurbished or not needing work, and
 - buildings to be refurbished or redeveloped
 - It is not just about energy efficiency
 - Need to consider
 - water
 - waste management
 - indoor environment quality
 - DDA & OH&S etc
- Set long term ratings targets
- Systematic approach to implementing improvements

Why a Green Audit?

- Establish our baseline performance & set targets
- Decrease outgoings costs
- Increase property value
- Opportunity to work with tenants towards a common goal
- Mandatory disclosure
- Future Government regulations
- Keeping obsolescence at bay
- Altruistic element
- Triple bottom line

Documentation needs to incorporate sustainability principles

- Leases
- Building rules
- Fitout guides
- Risk management

New acquisitions

- Extensive due diligence
- DD includes reviewing current ratings (or likely ratings) plus potential for improvements

Building refurbishments

500 Collins Street Melbourne



Building refurbishments

39 Hunter Street Sydney



Building refurbishments

- Chance to make a significant difference
- Good design doesn't necessarily cost more
- Material selection critical
- Get tenants on side and work with them
- Be realistic as to what can be achieved (cost v benefits)
- Heritage listing is not a barrier to a sustainable refurbishment

Issues still to be faced by the industry

- Plethora of “green” organisations. Who does what and why?
- Some hearts and minds still to be won over
- Still too much focus on short term dollars
- Lack of industry knowledge
- Valuing green or devaluing non-green?
- Translating modelled performance into actual performance

Experience has taught us . . .

- It's never too late to start
- Any improvement is better than none
- Measure what you have now, collect historic data, establish a baseline
- Comprehensive investigation, holistic approach
- Bite the bullet on consultants fees
- Piecemeal approach will not give the best long term outcome
- Significant improvements (and savings) can be made with little cost
- Involve the whole team – cleaners, tenants, facilities manager, board

