



New Zealand
Green Building Council
Newsletter September 2008

FUTURES

GREEN BUILDING ▶



Climate Change Conference

I ATTENDED THE Climate Change and business conference last month with the New Zealand and Australian Prime Ministers fronting up on the topic. My aim was to listen to the experts and to try to establish where the building industry fits into the picture. After many hours of sitting in sessions furiously thumbing through an extensive “Glossary of Terms” that they kindly provided, I have come away with a bit more of an understanding.

The carbon profile of the Australian built environment is 23% of total greenhouse gases; the carbon profile of the NZ built environment is 8% of total greenhouse gases (this is the best figure I can get from government at the moment). But if you consider that we can't do much about New Zealand's 49% from rural livestock that 8% becomes more significant. Other sectors are more significant and more trade exposed.

When the Emissions Trading Scheme comes into play, end-users will feel a price hike as it's passed on down the line. But in a situation where the end user (tenant) does not own the building, the opportunity to do anything is limited to tenant efficiency measures except where the owner is planning to upgrade the building anyway.

There is a huge opportunity for our industry to significantly reduce the impact of greenhouse gases through energy efficiency. Green Star buildings aim to use a total of 120KW/m²/year compared to the current office building using an average of 270KW/m²/year. The incentive for owners to invest in significant upgrades could be driven through our

Emissions Trading Scheme if we make sure further developments as the scheme evolves over time are focused on delivering actual reductions in Greenhouse Gases, not just relying on price increases to drive efficiency alone and off-setting for guilt management!

The schemes in both Australia and NZ will continue to be fairly narrow for at least 4 years, so it is up to industry to figure out which complementary measures are best and how these should integrate in the future. The relationship between building owner and energy retailer could be an interesting opportunity to work on. In parts of Australia, for instance, there is a requirement for energy retailers to deliver reductions in energy use by up to 10%. This then creates opportunities for building projects to form partnerships, attract investment and deliver these reductions for the retailers.

The global challenge to reduce carbon emissions is only just beginning and there are many opportunities for building owners and operators to play an important role that also makes economic and social sense.

For more information, I recommend you check out the blog www.GHGblog.com

The NZ Green Building Council will endeavour to keep you, our members, informed of the implications and opportunities that these schemes provide for us all.

Jane Henley

CEO – New Zealand Green Building Council

Green Building The Global Trend

NZGBC Welcomes New Chairman

The New Zealand Green Building Council (NZGBC) is pleased to welcome Wellington's Robert Lang as chairman of the board of directors.

Taking over from Patrick Fontein, Mr Lang will work closely with NZGBC CEO Jane Henley to continue to accelerate the development and adoption of market-based green building practices in New Zealand.

He brings a wealth of property experience and knowledge from his ongoing primary role as chief executive of AMP NZ Office Trust (ANZO), New Zealand's largest listed investor in prime and A-grade commercial office property. ANZO has a portfolio of 15 properties in the Auckland and Wellington CBDs, with a total value of more than \$1.6 billion.

Mr Lang has been with ANZO for 10 years, and was previously a London-based investment analyst. He holds undergraduate degrees from Auckland and Wellington and a Master of Science degree in Property Investment from City University, London.

He is gaining first-hand insights into the practicalities of green building through ANZO's redevelopment of 21 Queen Street in Auckland. The \$77 million redevelopment project is on track to be completed in September next year and aims to achieve a 5 Green Star rating for Office Design.

Mr Lang said the NZGBC already had fulfilled a number of important objectives, notably the launch of a new building rating tool, with a rating tool for existing buildings currently being piloted and an industrial building rating tool under development.

As a result, New Zealand has its first four office buildings with 5 Green Star ratings, representing New Zealand leadership and providing a tangible commitment to the value and the potential of sustainable building principles. “Over the next few years, we can look forward to many more developments across the different property types as rating tools are completed – industrial, education, health and residential, for example.



“While we are conscious of the need to make these tools available to the market as soon as we can, we also need to ensure the integrity of what we provide.”

Mr Lang said green building practices are readily accepted in New Zealand and the NZGBC will continue to lead the way in reinforcing the business case – the measurable benefits – to government, councils, planners, developers, occupiers and investors.

Mr Lang added that the NZGBC's membership base of more than 360 organisations represents a broad spectrum of interests – central and local government, universities, architects, engineers, consultants and building owners.

“Our links with the Australian and World Green Building Councils are another important aspect which we will continue to develop.”

Green Star NZ Update

THE GREEN STAR team at NZGBC is a hive of activity at the moment. We pleased to have two new team members to introduce:

Paula Pioch who is looking after the Interiors and Industrial tools.

Padma Naidu who is helping with the review of the Office Design tool and its expansion to include existing buildings, and facilitating the development of the new Office Built tool.

We now have an impressive 48 office buildings aiming for a Green Star – Office Design rating with six of these already certified. The first South Island project to achieve a Green Star rating is Club Tower (pictured below), a \$20m office development in Christchurch being developed by Latitude Group. Hawkins Construction and Beca were an integral part of the team who achieved their 5 Green Star rating.

The other good news is that very soon the Green Star suite will be expanded beyond the Office Design tool to enable other building types, and buildings at different stages of their life cycle to be rated.

Thank you to everyone who commented on our proposal for how existing buildings will be rated under Green Star. The Guidelines for Rating Existing Buildings provides an outline of the benchmarks that existing buildings must meet in order to achieve a Green Star rating. This is available from our website. We are also pleased to announce the three existing building pilot projects for this rating tool:

- Environment House, 23 Kate Sheppard Place, Wellington
- National Bank Centre, 205 Queen Street, Auckland
- No 1 The Terrace, Wellington

The pilot version of the Green Star – Office Built tool was launched to the industry at a function in Auckland on August 14. The excellent attendance demonstrates the level of interest in how we're going to "close the loop" and ensure all three phases of the building development

(Design, Built and In-Use) can be certified. The tool, as well as a Fact Sheet, can now be downloaded from our website – click here to download it now. (insert link). We are also pleased to announce the three pilot projects for the Built tool:

- Club Tower, Christchurch
- Quay Park One, Auckland CBD
- Westpac Charter House, Auckland CBD

Thank you to everyone who attended the workshops on the pilot Office Built tool in Auckland, Wellington and Christchurch in early September. Everyone who attended the workshop received a complimentary pilot Technical Manual, which can be exchanged for a copy of the Office – Design and Built Version 2 manual upon its release.

Thank you also to all those people who took the time to send us feedback on Version 1 of the Office Design tool. As the tool is being expanded to include existing buildings, the review period has taken longer than we initially anticipated. However we are now well on track to release version 2 of the Office tool, which can rate Design and Built, by early 2009.

For our members who are working in other markets, industrial buildings, education buildings and office interiors will all soon be able to demonstrate their environmental credentials with a Green Star rating. Pilot versions of these tools will be available early in 2009 and we will be seeking your feedback on these.

WHAT DO YOU THINK ABOUT GREEN STAR?

Join us to review and discuss the Green Star rating tools.

Location: Auckland CBD, Date: To be confirmed,

Contact: Gary Caulfield – gary.caulfield@stanleygroup.co.nz

Places are limited so please book early to avoid disappointment.

New Green Buildings for NZ

Club Tower

The South Island's first 5 Green Star Office Design Building in Christchurch.

The Latitude Group's Club Tower in Christchurch is the first office development in the South Island to be certified under Green Star, receiving a 5 Green Star rating under Office Design in June. And now the development is Piloting the new Green Star – Office Built rating tool. Hawkins Construction, are co-sponsors of the Pilot tool and were introduced to the project after the concept stage to work on design management and build-ability services.

The building includes a fully recycled steel structure, Co(2) monitoring and control, innovative mechanical systems and lighting design and the use of a wide range of environmentally sustainable materials.



Quay Park One

A five-level office & retail development in on a former railway yard in Auckland.

Developed and built by Pilot rating tool sponsors Mansons TCLM Ltd, Quay Park One was initially designed to achieve a 4 Green Star rating based on the Australian Office Design tool, which was the best benchmark available at the time.

However, when the New Zealand rating tool was launched, Mansons and the BNZ, who are the sole tenant of Quay Park One, took the opportunity to revisit the design to increase their rating to 5 Green Stars. Working together, the developer and tenant made further improvements to the building's environmental performance and in July the new 5 Green Star rating was awarded to Quay Park One.

The BNZ have also undertaken an integrated fit-out based on the Australian Green Star Interiors tool and are now involved in developing New Zealand's upcoming Interiors tool.



Breakfast with the Stars September 2008

WE WERE THRILLED to be joined by more than 650 people during the September series of Breakfast with the Stars in Christchurch, Wellington and Auckland.

Our 'stars', Andrea Steffensen, MCS Group, and Haico Schepers, Arup Australia, joined us to discuss the how existing buildings can be refurbished to achieve Green Star certification.

Ms Steffensen's discussed the process she went through from a developers perspective with her project, 92 Albert Street, which was New Zealand's first existing building to be rated.

She said the decision to be certified under Green Star was mainly "tenant driven" and "because more than 50% of the building was being upgraded, we qualified for certification under the (Green Star Office) Design rating tool."

"We wanted to be market leaders and understand the process of obtaining a Green Star rating."

She noted the steep learning curve for all the consultants working on the project, and value of the detailed feedback provided by Green Star assessors in enabling them to meet the requirements. Once her contractors understood the value of providing clear documentation, they began to find new and sometimes novel ways to achieve what was required such as recycling the demolition waste and selling light fittings on Trade Me.

"Ninety-six of the built environment is existing buildings. It is pretty much a given that the 4% of new buildings will have a green rating, but it is the existing buildings that need to move towards being more efficient and sustainable," said Ms Steffensen.

Mr. Schepers, an architect and engineer from Arup, Australia, talked about the importance of understanding existing buildings to enhance their strengths and supplement their weaknesses; and some of the innovation and technologies that he has adopted in order to achieve Green Star certification in Australia.

"The first step is to understand what the building is. All existing buildings are quite different, and the key is to identify their strengths and weaknesses."

He discussed two Sydney projects, the heritage listed 39 Hunter Street and Stockland Head Office, which each had their own unique opportunities and challenges. He talked about the process they went through in determining how to address the weaknesses of the building, and what technologies were implemented to overcome them.

He discussed the mechanical systems that were employed for each building and why, including chilled beam and under-floor ventilation among others; and how important the client commitment is to the project and their Green Star rating.

One of the key things he noted that they are doing on all projects is "engaging independent commission agents, because they are just so valuable in ensuring that the building delivers on the design intent".

He touched on the overlay of super-technologies such as Tri-Generation, used at the Stockland Headquarters.

To round off the morning, Rohan Bush, our Green Star manager, presented some of the key features of how existing buildings will be rated under Green Star. Essentially, existing buildings will be rated using Version 2 of the Office Design and the Office Built ratings in the same way that new buildings are rated. The key differences are related to the documentation required for the Green Star submission, and certain credits have been modified to make them appropriate for existing buildings. The NZGBC is currently working on finalising details for this and encourage you to read the Guidelines for Existing Buildings currently available on our website for greater understanding, and as always we welcome your feedback.

We look forward to presenting you with more opportunities to attend Breakfast with the Stars events in 2009, and will soon be seeking sponsorship for these. If you are interested in sponsoring these events in 2009, please contact Kirsty on (09) 379 3996.

39 HUNTER STREET

"Analyse to determine solutions"



"The square block in the middle of the right image is an analysis of the total solar load striking the roof of our building. The red area is the area where the most sunlight falls. This analysis indicated that the best location for an atrium was at the centre and back of the building, and so we developed a U-shape floor-plate to maximize the amount of daylight available to the building interior."

Below: NZGBC members enjoy their eggs benedict at Breakfast with the Stars in Auckland.



Below: Jo Duggan, Resene, and Jane Henley, Chief Executive, NZGBC, enjoy sponsor gifts at Breakfast with the Stars in Auckland.



SB08

THE IMPACT OF building and planning on sustainability and Climate Change was on the agenda at the 2008 World Sustainable Building Conference (SB08), held in Melbourne, September 21–25, 2008.

Held every three years, this was the first time this international event has been held in Australia, and is the peak gathering of the world's leading sustainable development experts and researchers. SB08 sets the agenda for global solutions for sustainable building and planning for business and industry – including government policies.

More than 1500 delegates attended the five day event, with key plenary sessions and special forums addressing all aspects of the future of sustainable built environment and planning for countries around the world.

Opened by Professor Bill Rees, from the University of British Columbia, and the man best known as the originator of the 'ecological footprint analysis' concept, the conference featured many of the world's acclaimed Green Building leaders. Keynote international speakers include the leader of California Governor Arnold Schwarzenegger's Green Action Team, Ms Rosario Marin, who took part in a discussion about advancing sustainability on all fronts, addressing stakeholder perspectives and

actions. The Green Action Team is implementing a policy and action agenda aimed at 'greening' the state.

Internationally recognised leading practitioners, Joe van Belleghem (urban development & re-development) and Bruce Fowle (green building and architecture) gave keynote presentations. Joe is co-developer of Dockside Green, a 15-acre waterfront urban redevelopment project in Victoria, British Columbia, Canada. And Bruce is one of the architects of the new sustainable New York Times Building in collaboration with Renzo Piano Building Workshop.

Co-Chair of SB08, is Dr Greg Foliente, Senior Principal Research Scientist at CSIRO Sustainable Ecosystems Australia, said "with the current focus on resource consumption, sustainability and Climate Change, discussion during, and outcomes from, SB08 will contribute to how Australia, and many other countries, respond to the challenge to provide affordable, environmentally friendly planning policy and direction for business, government and the general population.

We look forward to bringing you more news and lessons from SB08 in the future.



GLOBAL News

SOUTH AFRICA

South African Green Star Rating to Launch in November

SOUTH AFRICA'S PROPERTY practitioners are gearing up for the launch of their industry's first environmental rating system, Green Star SA, which is being formally launched at the inaugural Green Building Council of SA (GBCSA) Convention & Exhibition 2008 in Cape Town in November.

"Green Star is a crucial first step in bringing an effective, industry-driven environmental initiative to SA," says GBCSA executive chairman Bruce Kerswill.

Developed in the same way that Green Star NZ has been, the South African rating has been modelled on rating systems in the UK, USA and Australia. "It's a holistic approach," says Michelle Malanca, a specialist environmental consultant currently working with the GBCSA to get the rating system ready for its SA launch.

The South African Green Building Council worked closely with

the NZGBC to develop their rating too, taking lessons from our rapid uptake.

Like the New Zealand system, a key element of the system is its rigorous certification process. Formal Green Star SA certification will not be awarded unless a project can prove every initiative it claims to have. "International experience shows that certified green buildings are collecting higher rentals, enjoy stronger occupancy rates and perform better in terms of operating expenses," explains Nicola Douglas, CEO of GBCSA.

"In line with industry demand, the first phase will be targeted at office buildings," she adds.

The GBCSA is just over a year old and has recently received full membership of the World Green Building Council.

USA

US Green Building Legislation

MAYOR GAVIN NEWSOM has signed what's being touted as the "nation's (USAs) most aggressive green building legislation" requiring all new and renovated office buildings to meet minimum green standards by 2009 and the highest green standards by 2010.

The Mayor signed the legislation following a tour of the newly renovated Matarozzi/Pelsinger Builders headquarters at 355 Eleventh St. in the city's South of Market neighborhood. That building is the first to receive priority permitting for green building. Under that program, projects seeking the highest rank of Leadership in Environmental Design (insert hyperlink to LEED) – or LEED Gold – certification get "front of line" privileges during the building permit application review.

Matarozzi/Pelsinger renovated the building for its headquarters and will occupy the second floor and half of the first floor. A restaurant is planned for the remainder of the first floor. Gast Architects will occupy additional space in the building.

The building required significant structural upgrades to make it earthquake-safe. And the roof of the building will include 30-kw solar panel system and a "living roof" or garden. The building was designed to make use of natural air ventilation including operable windows. Other green accoutrements include bamboo flooring, radiant heating floors, bicycle parking, and dedicated parking spots for alternative-fuel vehicles.

—San Francisco Business Times, Monday, August 4, 2008

Climbing Mt Sustainability to achieve Mission Zero

INTERFACE INC AND the NZGBC were thrilled to have Ray Anderson, a qualified industrial engineer, and the chairman and founder of the world's largest carpet maker, join us for a special presentation at a member event last month.

As a pioneer on green issues in the business world, he leads the cause for sustainability and profits being compatible. The fact that making carpets is a "dirty" business bolsters his credibility.

Mr. Anderson now gives about 100 speeches a year about conversion from being a "plunderer" of natural resources to a "recovering plunderer". With his soft American drawl, he spoke for almost an hour to more than 100 NZGBC members

Mr. Anderson observed from the start that after his initial irritation at the "biohazard screening" at Auckland airport, he realized that New Zealanders are "serious" about protecting our environment.

Mr. Anderson's moment of epiphany came about 14 years ago when he read Paul Hawken's *Ecology of Commerce*, which he says convicted him as a "plunderer of commerce". He then began to take Interface on a journey to climb what he calls "Mt Sustainability" towards "Mission Zero".

"When we are successful, we'll not be taking anything from the earth that it can't quickly reproduce", he says.

His message makes him a popular speaker, but Mr Anderson would be laughed out of executive suites if his company had not been successful. He describes sustainability as "a growth business to die for". Their greenhouse emissions have reduced by 82%, they've diverted 148million pounds of used carpet from landfill, through their recycling strategies, and in this time their profits have doubled.

The company's green credentials have given Interface a huge marketing boost, as more companies seek to do businesses with a good environmental reputation.

It is the kind of kudos that millions of advertising dollars could not achieve.

Mr. Anderson describes Mt Sustainability as having seven faces to climb:

1. Elimination of waste, which also makes business sense as it has avoided costs of \$300m. Requires the revolutionary re-design and re-engineering of processes.
2. Make emissions benign, to do no further harm to the biosphere. Re-shaping inputs to factories. What comes in will go out-as product, waste, or emissions.
3. Renewable energy, energy efficiency first, then harnessing sunlight, wind, bio-mass, and hydrogen-to cut the fossil fuel umbilical cord to Earth.
4. Reuse old material: the company takes back old carpets and recycles them instead of sending them to the dump. Closed-loop material flows, to cut the material umbilical cord to Earth for virgin materials.
5. More efficient transport, to achieve carbon neutrality.



6. Change the attitude of suppliers and consumers. Perhaps, the greatest challenge is overcoming and shedding a mind-set that embraces the status quo.

7. The redesign of commerce itself, to create the true service economy selling service-in the case of carpets: colour, texture, design, acoustics, comfort, cleanliness-service, rather than product, retaining ownership in the means, and giving those products life after life in closed loop material flows; bringing about manifold improvement in resource efficiency.

Many firms around the world have started adopting similar practices or addressing one or several of these aspects of the journey towards their own sustainability goals. And our members at the NZGBC have also chosen to look at their own business processes and systems to determine what interventions can give them the sustainability and business advantage they are seeking, and become part of the plan to climb to the top of Mt Sustainability.

WIN A COPY OF RAY ANDERSON'S BOOK!

Mid-Course Correction – Toward a Sustainable Enterprise: The Interface Model

Email us at membership@nzgbc.org.nz before 15 October 2008.

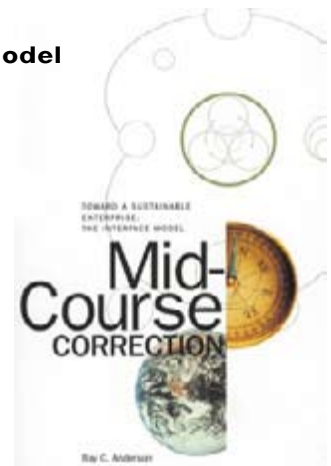
Title your email message:

Member Competition: Ray Anderson

Terms & Conditions

One prize winner will be determined from a random draw of eligible entries. Only entries received before 15 October 2008 will be accepted. The draw will be made on 16 October 2008. Only one entry per person with full contact details will be accepted. To enter your organisation must be

a current member of the NZGBC. The prize is a copy of *Mid-Course Correction* by Ray Anderson. NZGBC employees and their families are not eligible to enter. Competition entrants must be 18 years or over to qualify. The judges decision is final. Prize cannot be exchanged for cash or other property. Open to NZ residents only. Prize winners will be notified by email and phone (where provided). The names of the winners may be displayed in the next issue of Futures. The promoter is the NZGBC and their decision is final. No correspondence will be entered into.



Greening the old to create the new

IN A TASTEFUL blend of historic and modern, Westpac flagship building, Westpac on Takutai Square, is being built in two phases in Auckland's Britomart precinct.

Stage 1, due to open early 2009, has been built to maintain as much of the area's historic heritage as possible.

"In partnership with the developers, Cooper and Company we've maintained the historic exterior of Charter House on the corner of Customs Street West and Britomart Place. We've designed and built this first stage to achieve a 4 Green Star rating, which is considered "New Zealand best practice" by the New Zealand Green Building Council," says Murray Dobson, Head of Properties for Westpac.

The major Environmentally Sustainable Development (ESD) initiatives for Westpac on Takutai Square are:

- **Energy Efficiency** – The project has a number of systems with increased energy efficiency within the building, including daylight dimming, whereby the lights closest to the windows only operate when needed; small lighting zones that can be switched off if a department or area is not occupied; override buttons provided for out of hours use; specialist lighting systems for meeting rooms that create various scenes and switch off lights if the room is unoccupied; small heating and cooling zones to ensure over heating or over cooling is minimised, and the metering of all power and water loads.
- **Indoor Environment Quality** – Optimum fresh air, temperatures, light levels and office layout help create a good working environment for staff.
- **Water** – Low water content flush WCs and hot water generation local to the point of use.
- **Resource Management** – Correctly commissioned heating, ventilation, cooling and lighting systems to substantially reduce waste energy. Westpac has a management and commissioning regime to help ensure all energy-using systems are running to their theoretical optimum. Each system is continuously monitored and adjusted every 3 months to optimise its performance.
- **Materials** – Westpac is planning to use products that are environmentally kinder in preference to other alternatives, ensuring paints, glues and other building products have low harmful emission levels.
- **Emissions** – All refrigerants have been chosen to reduce the Ozone Depleting Potential in the event of a leak.



Suzie Marsden, Westpac's Head of Corporate Responsibility, is thrilled that Westpac is retaining the old to create the new. "The old Charter House is such an important historical building that it is wonderful to be able to retain it and work with it to create a unique building for Westpac."

Ms Marsden notes that the relocation of all Westpac's Auckland office staff into one precinct, which is located directly over Auckland's major transport hub, Britomart, is an added environmental bonus. "And we'll also be encouraging staff to cycle to work by providing cycle storage facilities and shower rooms."

Build with Westpac

Westpac can help construction-related businesses that operate throughout the construction industry. It has a team of Construction Specialists so that advice is available from people who don't just know banking – they know the industry they're banking.

"My team understand the sector and can provide financial solutions to help businesses in the sector grow," says Robert Hill, Head of Industry Specialisation at Westpac.

Contact Robert Hill and the Construction Specialist team on 0800 177 100 or construction@westpac.co.nz

Electricity Commission providing financial assistance

THE ELECTRICITY COMMISSION is offering financial assistance to businesses to accelerate the uptake of energy efficiency programmes and initiatives through a range of projects covering lighting, electric motors, compressed air and commercial building management systems.

The Commission's commercial sector energy efficiency programmes have now been running for a number of months. Businesses who are interested in optimising energy efficiencies, as well as reducing electricity costs, improving reliability and reducing their carbon emissions/footprint are encouraged to contact the Commission's programme partners to see if they qualify for assistance (www.electricitycommission.govt.nz).

The Commission's programmes allow businesses to apply for part-funding for electricity efficiency projects where there is a current barrier, such as a defined payback period or return on investment, preventing such projects from proceeding.

Projects are assessed by the Commission on a case-by-case basis, and funding may be considered where a barrier to investment has been identified and where the funding sought from the Commission's meets its assessment criteria.

The Commission's commercial sector efficiency programme has so far approved funding for electricity efficiency enhancements in several

hospitals, office buildings, a tertiary educational institute, and retail outlets. These projects have targeted efficiency measures such as:

- upgrades of building management systems;
- lighting replacements;
- replacement of inefficient chiller systems; and
- installation of monitoring and targeting systems.

The Electricity Commission promotes and facilitates electricity efficiency and conservation, reflecting the Government Policy Statement (GPS) on Electricity Governance and the Electricity Act 1992 (Act). Its brief includes funding of programmes to provide incentives for cost effective electricity efficiency and conservation. Funding for the programmes is via a levy on the electricity industry.

Cost-effective electricity efficiency makes good sense and can benefit consumers by:

- reducing energy consumption while maintaining the same or better lifestyle (including health) and productivity outcomes
- helping defer expensive investment in new generation and transmission, so keeping downward pressure on power prices; and
- contributing to New Zealand's wider environmental policy.

A Warm Welcome to our New Members

Members since our last issue are:

Allendale Electrical Ltd
ANZ National
Auckland Air Conditioning Ltd
Berend Loggenberg
Cequent Projects
Chemainus Developments Ltd
City Business Furniture
Clendon Burns & Park Ltd
Designgroup Stapleton Architects Ltd
DNZ Property Group
Forbo Flooring Systems
Future Distribution Limited
Genesis Energy

Gregmore Group Ltd
Heritage Carpets Limited
Ian Kohler & Co Ltd
ING Property Trust
Innerscape Ltd
Kiwi Income Property Trust
LHT Design
Lumen Design
Malcom & Sumner Design
New Zealand Police
Precision & Optim Projects
Rockfield Properties
Sang Architects
Schneider Electric NZ Ltd

Techwood International Ltd
The Wellington Company
Total Lighting Ltd
Uenuku Properties (NZ) Ltd
URS New Zealand Ltd
Venagi Property
Williams Architects Ltd

The Members Forum is now active!
You can use your member login to post questions and review answers on Green Star NZ and other green building topics. Log in at:
www.nzgbc.org.nz/smf/index.php

JOIN NOW or register your interest! Go to www.nzgbc.org.nz/membership

UPCOMING EVENTS

Conferences and Events

FIRST NZGBC ANNUAL GENERAL MEETING

Call for Nominations for the NZ Green Building Council Board
Block out your diaries for the inaugural NZGBC Annual General Meeting on **13 November 2008**.

- We're looking forward to bringing our members together to report on green building progress in the past year and look ahead to 2009.
- We're also calling for nominations for three new Green Building Council board members.
- Remember, you can only nominate and vote for the new members if you are within the industry category where there is a vacancy to be filled.

GREENS ON THE GREEN MEMBER BOWLS

Greens on the Green will follow our first AGM! Lawn bowls for members and one of the few member events attended by the majority of board!

This fun event creates valuable opportunities to meet people and develop relationships that at a normal networking event are difficult to accomplish.

Look out for tips on improving your lawn bowls game in next month's issue of Futures, (sorry, this event is an Auckland only at this stage).



Green Star NZ Accredited Professional Training

Christchurch – Thursday, October 02, 2008

GREEN STAR NZ AP – Level 1

Christchurch Convention Centre, 95 Kilmore St, Christchurch
Meeting Room 6, 9am – midday (Numbers are limited)

\$195 + GST Members | \$295+ GST Non-Members

GREEN STAR NZ AP – Level 2

Christchurch Convention Centre, 95 Kilmore St, Christchurch
Meeting Room 6, 1–5pm (Numbers are limited)

\$195 + GST Members | \$295+ GST Non-Members

Wellington – Thursday, 30 October 2008

GREEN STAR NZ AP – Level 1

Wellington Convention Centre, 111 Wakefield St, Wellington

The Lion Harbourview Lounge, 9am – midday (Numbers are limited)

\$195 + GST Members | \$295+ GST Non-Members

GREEN STAR NZ AP – Level 2

Wellington Convention Centre, 111 Wakefield St, Wellington

The Lion Harbourview Lounge, 1–5pm (Numbers are limited)

\$195 + GST Members | \$295+ GST Non-Members

Auckland – Tuesday, 04 November 2008

GREEN STAR NZ AP – Level 1

Auckland Town Hall, Reception Lounge, Level 2,

301–303 Queen St, Auckland, 9am – midday

\$195 + GST Members | \$295+ GST Non-Members

GREEN STAR NZ AP – Level 2

Auckland Town Hall, Reception Lounge, Level 2,

301–303 Queen St, Auckland, 1–5pm

\$195 + GST Members | \$295+ GST Non-Members

More information at www.nzgbc.org.nz/training

Book your place at www.nzgbc.org.nz/GreenStarNZ/APbookings

Special thanks to Matisse, PAWA (Plants At Work Association) & Canon for their assistance equipping the New Zealand Green Building Council office.

Proudly introducing the **FUTURES** sponsors



DAVIS LANGDON



Warren and Mahoney

