Slide 1

- Aim of Paper
- Literature Review - Green Features
- Data Collection - Building Sample
- Data Analysis
- Preliminary Findings
- Preliminary Conclusions
- Areas for Further Research

Slide 2

- Literature review to identify features of green office buildings that are likely to influence rental value
- Identify a sample of green and non-green office buildings in the Adelaide CBD
- Collect data on rentals and green features
- Quantify impact on rental value of each green feature

Slide 3

- General green building features
- Specific green building features as subsets
- Green building benefits

Slide 4

- General green building features
  - Energy efficiency
  - Water conservation
  - Passive ventilation
  - Waste minimisation
  - Convenient access to alternative transportation
  - Sustainable building materials
• General green building features
  - Energy efficiency – specific subsets:
    • Separate metering
    • Motion control lighting devices
    • Alternative energy (e.g., solar panels)
    • Maximisation of natural day light (e.g., open plan)

• General green building features
  - Water conservation – specific subsets:
    • Water recycling/reuse
    • Restrictive plumbing devices (e.g., aerators)
    • Other water resources (e.g., rain water)
    • Effective landscaping (e.g., native plants, recycling of grey water)

• General green building features
  - Passive ventilation – specific subsets:
    • Natural ventilation (opening windows)
    • Individual comfort / temperature control
    • Green air-conditioning technology

• General green building features
  - Waste minimisation – specific subsets:
    • Recycling programme for paper, aluminium, etc.
  - Convenient access to alternative transportation – specific subsets:
    • Bicycle rack
    • Close to bus routes
  - Sustainable building materials (e.g., farmed timber)

• Corporate benefits
  - Good image for public, shareholders and clients
  - Demonstration of corporate social responsibility
  - Evidence of sustainability – opportunity for differentiation

• Building benefits
  - Lower services and maintenance costs
  - Giving individuals greater control over their workspace environment
  - Improved indoor air quality
**Improving engagement through online tracking**

- **People benefits**
  - Increased staff productivity
  - Reduced absenteeism
  - Lower workforce turnover
  - Attract talented employees
  - Reduce health and safety risks
  - Less claims made on health costs (eg medical, litigation)
  - User satisfaction

- **Other benefits**
  - Reduced greenhouse gas emission
  - Waste minimisation
  - Minimise site impact (eg through thoughtful landscaping)

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- **Building sample - green star as built and non-green buildings**
  - Control for:
    - Location
    - Age
    - Tenant type
    - Leased area
    - Rent start date

- **Three pairs of buildings:**
  - Pair A, Green private vs non-Green Govt
  - Pair B, Green Govt vs non-green Govt
  - Pair C, Green private vs non-green private
  - Green building tenant size:
    - Pair B, Large vs small green Govt
    - Pair C, Large vs small green private

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Slide 31
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Slide 32
- Specific Green Building Features
- Source: Authors

Slide 33
- Green Building Benefits
- Source: Authors

Slide 34
- Everything that is green is important
- Limitations of small sample
- Variations in ranking of features and benefits
- Only low ranked feature passive / natural ventilation
- Corporate and People benefits rank higher than Building benefits

Slide 35
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Slide 36
- Survey greater number of small tenants in Adelaide sample buildings
- Analyse rental data and green features data from Adelaide sample
- Investigate issues surrounding price makers vs price takers
- Survey large tenants in other cities for comparative analysis
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