

Intro ([00:08](#)):

Hi, this is Miriam yet from environmental and science media. And this is Ken Long from the Adelaide Sustainability Network. And we're at the Adelaide Festival of Ideas. Exactly. We're actually part of the larger program of the Festival of Ideas 2018. Our next conversation is actually at the Nexus Arts in Adelaide's west end. And we're going to be talking all about how can we actually afford sustainable buildings? Yes, that's a big question out there. Isn't there. So we'll be talking a lot about the financial aspects of getting a high-performing buildings and probably going further into different politics and not just evaluating upfront cost, but just general value of integrating sustainability and built environment. So I'm really excited about this one, man. She'll be a good one. Let's go in and check it out. All right, let's get going. Hello, Adelaide. You guys are absolutely beautiful.

Ken Long ([01:11](#)):

Thank you very much for joining joining in on our session today. I would like to start our time together by acknowledgement of country and acknowledged that our discussion here today is being held under the traditional lands of the Ghana people. And I wish to acknowledge them as the traditional owners of this land. I would like to pay my respects to their communities past present and emerging and acknowledge those who might be here with us today. We appreciate and very much respect their culture and connection to the land. We also have the opportunity to everyone here present today to also take on this understanding and a feeling of connection to land, therefore as an organization that Adelaide sustainable building network would like to inquire courage. All of us here present today to also think of themselves as stewards of this land and treat it accordingly instead of future, especially as we'd like to think of how we can do that through our built environments.

Ken Long ([02:12](#)):

So once again, welcome everyone. Thank you very much for being here. You excited. Did everyone, is everyone having a fantastic festival of ideas so far? Yep. That's what we'd like to hear. My name is Ken long. I am the chairman of the Adelaide sustainable building network, a local organization, which hopefully some of you have heard of, but if you haven't, I hope you will continue to hear about us into the future. On behalf of the ESPN team it gives me great joy to have you all here with us today. And our panel here with us today as part of the festival ideas, 2018. This forum is actually part of an ongoing discussions, a series that we curate throughout the year. We call them the living building conversations. Our intent with these conversations is to drive locally relevant discussions around sustainable design and how to create built environments with a positive impact, a positive environmental, social, and cultural impact.

Ken Long ([03:21](#)):

If you are perhaps new to the ASB and experience, it's a thing. Trust me. We have an extensive catalog of of podcasts and information through our digital platforms, which is freely available at our website at [www dot Adelaide, sbn.com.edu](http://www.dotAdelaide.sbn.com.edu). Now, today we will be focusing on a discussion on whether we can afford sustainable buildings and whether they're a worthwhile investment. Now, we've we have the honor of having a fantastic panel with us today, all Adelaide locals. Because once again, we want to drive locally relevant discussions working down the line to today, we're joined by Jared winters, who is the director and wealth manager at hopscotch wealth. Jared is a master of aerospace, aerospace engineer, turned wealth manager. So, you know, he don't always go to the university. You go to university for the things that you'll do in life.

Ken Long ([04:30](#)):

But his passions and skillset are grounded in the undertake grounded in understanding people, problem solving and a quick-witted quick, what did humor? So I hope he gives us a couple of fingers today. Welcome Jared. Onto his left. We have Yaara playoffs, sorry, just say, plus I'm sorry, Yaara. I always get that wrong. Yaara is a senior architect at Hames Sharley in Adelaide. Yaara has extensive experience in the construction industry and has managed a design development and implementation and cross check management across a various amount of scales, including in industrial residential, commercial and government projects. So welcome. Yeah. Thank you for joining us. We also have Guy Fisher who is a, the building construction manager at Lend-Lease in Adelaide. Guy has a broad experience in the construction industry and over 35 years of experience and is passionate about advancing the principles of sustainable design in the property industry.

Ken Long ([05:30](#)):

He has insight into the industry from the perspective of corporate prop property management, cost consultancy and project management and construction management. So thank you very much for joining us guys. And writing out a panel is Sandy McCathie, did I S I pronounced those needs, right, very sorry. Yeah. Sandy is currently the programs and partnership coordinator for carbon neutral Adelaide and the program manager for the city switch, a green office program within the city of Adelaide. Sandy is an an effective environmental and sustainability advisor with over 20 years in implementing innovative solutions to advance sustainability practices and various industries. So we, we intently made this quite diverse in terms of the different kinds of experiences and where everyone fits into, I guess, quote unquote, the development industry, but all with the intent to make sure we have as holistic of a conversation as possible. Now, shall we get this panel discussion started? The people are ready now. So we'll, we'll start with you Jarod now currently you know, I guess the, where the discussion is coming in is there's a lot of ways that the property industry is adapting and moving forward and things like that. So from your perspective, are sustainable buildings, attractive investments for individuals and businesses. And also, do you think there's particular barriers to further investment into high-performing environmentally friendly buildings start you off with a big one?

Jarod Winders ([07:09](#)):

I'm not a very experienced public speaker, so thank you for the opportunity to get my chops warm. It's a very complicated question and I want to break it down into two hubs. Obviously from an environmental perspective, sustainability is the highest ROI you're going to get. So let's just park that to the left return on investment. So every sort of every dollar spent in that is, you know, is the, is the way to go. I'm obviously a huge advocate for everything sustainable. And look, I don't want that to cut to cloud the discussion. So let's just leave the fact that everything you're doing in sustainability for the environment is, is a plus what's park that just here, because I'd like to talk about the dollars and cents of it. Cause that's what I see day to day. I suppose I'll let the commercial property side of things it's discussed by guy.

Jarod Winders ([07:54](#)):

Cause I feel like that will be his strength. But when it comes to residential investment in sustainable technologies, again, the answer is yes, in my opinion, the answer will always be yes. But there are limits. And when it comes to the barriers, I think I can explain that really succinctly, but I'll give you an example where the people with the right intentions will run into some trouble. And this is where maybe the sustainability argument gets lost a little bit when it comes to property. So there are people who value sustainable technologies in a house, way more than the next person. So some of what myself won't buy

a house worth a half, a million dollars and invest 50 to \$100,000 up specking that property to make it more sustainable. I might add in chelation or triple glazed windows or solar PV and some storage, all that sort of stuff.

Jarod Winders ([08:46](#)):

That means a lot of a lot to me. Okay. The person, the people who that doesn't necessarily mean a lot to you right now, sadly other banks and the value is because it doesn't make a lot of sense for the public right now. So even though I've bought my half million dollar house and I've invested a hundred thousand into it, if I was to then put that property on the market and try and sell it, there isn't necessarily a swag of people who are going to pay that 600,000, which is what I'm going to need to get my return. And the banks are acutely aware of this. So even though I'm looking at my property going, I've got this beautiful \$600,000 house. If I'm trying to refinance that, or if I'm trying to sell it or whatever I'm not going to get all of my money back until that value has permeated into the rest of society in Canberra.

Jarod Winders ([09:34](#)):

It's different in Canberra. There are, you must declare your star rating or your green energy rating when you sell the house. So that is right there, right in your face. And you can see this is a seven star house, and this is a six star house. I'm going to go for this one. We don't have that level yet in essay. So talking about the local network of it's very difficult to look at two properties that may look identical, whereas this one is up specs to the teeth. And this one isn't the average punter is not going to pick the difference. So if I was to go another person or I'll be RNL and I've come to buy Jared's house at 600,000, I've got on the market, Yaara has to go to a bank and says, I want to borrow 600,000 to buy Jared's house. It's beautiful. It's got all the sustainability features that I want the bank's going to say, yes, that might be enough for you, but if you don't make your payments and you need to default on your loan and I'm the bank and I now need to panic. So your house is there going to be enough interest at that \$600,000 price point to sell it? And that's the barrier right now?

Ken Long ([10:32](#)):

Yep. So there's it's so there, a lot of people are trying to create in particular solutions and some people might even buy into it, but there's a lot of externalities at play when we're talking about how does, how does the market further market acceptance for a lot of this is you know, there's a lot of financial sort of like aspects to it that needs to be consideration. And probably even for the disgust and, and,

Jarod Winders ([11:00](#)):

And now if it was you and you were buying a property yourself and you want it to keep it forever, is it a good investment for you with a long-term vision of keeping that property for yourself? Absolutely. Absolutely. And it is getting cheaper and cheaper and cheaper to add solar PV and some storage or even installation or glazing. So if it's you and you're keeping it yes. If you're panicked and trying to upsell and sell it, you might struggle.

Ken Long ([11:22](#)):

Yeah. Yeah. Which kind of creates a lot of conversations about like the renter market, all these kind of things, but maybe that will come a little bit later. So thank you very much for kicking us off there. Jarod really appreciate it. We'll move on to Yaara. So, you know, with, with extensive experience, across many different skills in, in architecture I wanted to get a little bit of insight from you on how can designers and architects balance budget constraints because that drives a lot of ways that buildings are designed. So,

you know, how do we budget the sorry, balance the budget constraints and drive positive environmental and human wellbeing outcomes because they're tied hand to hand in the built environment and, you know, like how can sustainability be synonymous with good design? So everyone thinks that's part of the package.

Yaara Plaves ([12:13](#)):

Hi. I'm going to start from the end and work my way back to the beginning. Good design process by definition has sustainable results because good design is research-based, it's, it's breaking down the problem into the components. It's always about finding the right balance between the budget, but also between the, the unique set of constraints that you have for your problem. Now, every project is different, even if it's the same client, even if it's the same site, there's always a difference. It's always a balancing act. What we bring to the table is that we look at the bigger picture and we look at the longer view. So in particular, in Hayne, Charlene, where I'm at at the moment, the design process is fantastic. We've got a lot of rigor in the design, a lot of research, a lot of peer review. And that brings the robustness to the design, to the process, but also to the outcome, which by definition gives you the sustainable outcome, because it is a longer view and it is it's, it's balanced.

Yaara Plaves ([13:19](#)):

In terms of demonstrating that to the client, that's a real issue we've got, and this is where we're actually seeing a shift, which is fantastic because our clients are becoming more and more informed, better informed, and they are the ones that are driving us to find these solutions. So we're not no longer working in a hostile environment where it's a hard sell for us to say, look, double glazed or triple glazed windows are really important. We actually have clients coming to us and saying, I need to have double glaze. Otherwise I'm not going to sell on my property. So having informed client is definitely a big part of the conversation. Another great part of the conversation conversation is that it's shifting now to a place where people are getting a bit scared about climate change and about their own responsibility. So developers are now hearing the words, climate change, risk mitigation, and they're saying, oops, we got to take notice of this because this means that we're actually responsible for delivering really good outcomes. This means that our shareholders and people that have a vested interest in our company actually informed enough to say to us, you're not working hard in us to get the best design outcomes. Your projects are not at a high enough level. We're not going to support you anymore in your endeavors. So that shift, I think is really key.

Ken Long ([14:41](#)):

Yep. And, and I think the points around, you know, there in terms of like even the architecture design industry, a lot of people, or the intent is to be able to create good outcomes for people, you know, and that being that synonymous with environmental sort of outcomes as well, it's, it's good to hear that the people that are pushing their outcomes. So like the developers are, there is a little bit of shift of the mindset and how they're approaching sort of the design brief for architects to make sure that the sustainability aspects are integrated

Yaara Plaves ([15:17](#)):

In there. Yeah, absolutely. Yep. Yep.

Ken Long ([15:20](#)):

Thank you very much. I appreciate that. Now, now Guy you've worked in the realm that actually pushes sort of a little bit of that design agenda and things of that nature. So just actually almost piggyback piggybacking off of what Yaara was mentioning are our developers and builders currently evaluating sustainability as like a core component as what they want to create for, you know, whether it's a potential client or even your own developers investments. And is it, is it looked at as something necessary in the, in the outcome as Yaara was alluding to

Guy Fisher ([15:59](#)):

Thanks, Ken. Firstly, I feel like I'm the bad guy up here. If anyone's getting thrown at them, it's going to be the developer, is this assassination going down? It's going to be me. But attitudes within the property development industry are still a bit mixed. And I think that that, that largely comes from a lot of confusion and a misunderstanding broadly speaking within that sector about what sustainability means within certainly within the commercial sector, there is a broad understanding and acceptance of the value of performance benchmarks things like neighbors which is just one, a green star have a green star performance is another one. And essentially they are a bit like the writing tools the Gerald was talking about. But for commercial buildings, when you put your office space up for lease, it comes with a neighbor's writing. And everyone has an understanding about the relevant operating cost of that space.

Guy Fisher ([17:05](#)):

But those writing tools are easily understood because they relate directly to operating costs. And there, there are financial driver, which also has a sustainable benefit, not sustainability for staying really safe. So I think when, when we start to propose benchmark systems that are more ideological such as the living building challenge, which takes into account a whole range of things for those of you who aren't familiar with that, you know, he wants to consider the sustainability of the supply chain of the materials that you, that you're incorporating into your building. So it goes into sustainability in a number of different ways. There is a lot more difficulty persuading people in the value of that as a, as part of that product. And I think a lot of that is driven by demand, which really is what Jared's point was as well.

Guy Fisher ([18:03](#)):

These things are demand driven. So that, that is shifting I believe. And it's being, it's being driven. That shift is being driven by a couple of factors, one of which is governments and their acquisition of building assets and, and their recognition that they need to lead the way in asking for sustainability. So they're asking for buildings that, that achieve a certain green star standard or a well rating, they're starting to move into well ratings, or if they don't specifically ask for that sort of rating, they're asking for the building designed to at least adopt that as a model, even if they don't go for a rating. So that's a really good driver. So that, that means that people are becoming familiar then with property that has been driven to meet a certain benchmark and that, that in people's mindsets, that's becoming something that's more normal and that will over time shape people's opinions about what they want.

Guy Fisher ([19:02](#)):

The other factor. I think that the striving at demand is the, the push for super funds to really move their investments into responsible, responsible investment options. And that there's been a huge shift in that over 30, 30% in the last two years of super funds and investment funds generally increasing their responsible investment portfolio. And a lot of those funds invest in commercial properties, they're there to return on their funds under management. So I think those two things together really pushing the market along and consumers are becoming more conscious about what they're buying. And I think that's

I think it is, it is moving and I think it will, it will get there. The developers are driven by customer demand.

Ken Long ([19:56](#)):

Yep. And I really appreciate sort of like the themes that are really coming, coming through so far that, you know, it's like a little bit of the market demand is a little bit of corporate risk and having to maybe think about investing into there. And also a little bit of optimism as well that a lot of people are just becoming a little bit more aware. Now, now Sandy you know, you've kind of seen a lot of, a lot of these kind of PR like principles or elements kind of bubbling up. But now within your, your role at the city of Adelaide and things like that, and also the city switch program, particularly I'd like to ask you a little bit more of the insight from the business. I like what they are seeing. So are there a lot of financial drivers for the businesses and of Adelaide to seek out real estate with sustainability features or you can tying into almost like even transparency rating systems and things like that.

Sandy McCathie ([20:57](#)):

Okay, thanks Ken. For the question, I was just, I suppose, like to concur with the other speakers and saying that when you've got an educated market, then there's a financial driver. So having people be aware of what is, what are the values of sustainability features in your buildings creates value. And also that when you have an in particular, it voluntary ratings that are okay, but in the examples where we've had legislated ratings, whether that's like in Canberra for their housing, where they've got star ratings, we don't have that in south Australia yet. It makes it very difficult when you're purchasing a house to compare and to evaluate when you have legislated ratings, it makes a big difference. And with commercial buildings, it's really about making sure that I suppose that transparency when you're buying property is there and there is a point of comparison.

Sandy McCathie ([21:54](#)):

So can caring with that. Now, when I think of a business occupying a space, if you think of sustainability features a little bit, like Yara said, where she said, it's a better building, it's a considered building. It's been designed to have a balance of things considered, and it's constructed. It's not just slapped up in the cheapest possible way that you can get that building up quickly at the lowest point, that the regulations going to permit you to do that with least regard for the environment and the people around it. If it's a considered approach, it's a better building and sustainability features in buildings and sustainability design, a better buildings. And so I kind of use the term a high-performing building and a high-performing building has got lots of attributes, which you might not immediately think have got a financial value. The ones that come top to mind are things like, oh, well, if it's energy efficient, it's going to be cheaper to run because you're going to have lower energy costs.

Sandy McCathie ([22:52](#)):

So that's pretty straightforward. Some of the others are things like maintenance. If you've got led lights as composed to halogens, well, then you've got a lower maintenance cost. You need to send somebody out to replace those lights. Let's less regularly. So that's a human cost, but then there's the health and wellbeing aspect as well. So when you've got a building that's got natural daylight in it and say, consider going to your workplace. Would you prefer to be in an environment that was light naturally light, but also supplemented by good electric lighting family, comfortable, not too hot, not too cold, not damp, but dry. Maybe has got some, some elements that remind you of nature. Some views of nature, not just of a wall those types of attributes, and also the chemical load. You know, an environment that actually

feels nurturing. It's actually supporting your health, your respiratory health, and just the burden of chemicals on your body.

Sandy McCathie ([23:55](#)):

That's a better building. So there's a financial value in that too, because it comes down to your Haiti. It's the HR cost. And this is what people probably don't understand is that if you've got a really lovely building, whether it's your, and you can quite this to your home as well, a little bit, but you kind of say, I'm going to attract better staff. If I've got a nice premises and all of these beautiful sustainability features that make that place a really welcoming, enjoyable place to be, that's going to attract better staff and it's going to, and the data shows it keeps better stuff. And if you've trained and invested in that person in your business, and you've got your intellectual, you know, they've got your corporate capital in their head, keeping that staff, that the numbers, when you do those, that adds up. So I could go on a little bit if I got time to make one more completely divergent point, and this is this issue of split incentive, and I are not going to blame the property market at all, actually.

Sandy McCathie ([24:53](#)):

So I'm not doing that. I actually blame the economic system, but externalizing environmental impact. Because if you think, when I think about a sustainable building, I'm thinking about a building where the materials are non-toxic, so that they're manufactured with less impact wherever they're manufactured, it's closed loop, it's not creating waste, and it's not wrecking our world's Decker systems, not only our local ecosystems, which are important as well, but the global ecosystem. So when I talk about this split incentive, we pay, we choose and the analogy we choose, one small thing we choose to put, for example, a natural wood finish on our flooring, as opposed to a petrochemical based finish on our flooring. It has an impact. It has an impact on our own health, but it also impacts the community that manufactured that, which is probably not here. It's probably in a developing country and they've probably got health impacts that as a result of that, that is a financial burden on the world. And I just wanted to draw that point that often those impacts how often they are financial, but they're not felt by us. Yep.

Ken Long ([26:06](#)):

Yeah. And I, and I think a lot of the discussion that we've been having so far is you have to really think about buildings and the built environment or our cities as long-term investments as well. So when we talk about are sustainable buildings affordable it's not just the upfront cost that we really have to consider. And if going into the future, if we can kind of, if we can actually take into consideration, what are the ongoing impacts or what is the resale value or what does this actually do? Our citizens, you know, what is the cost to them? Then we actually start to stack up a lot of the I guess the conversation starts to shift or you're talking about good design also equals really good investment and will be really good for anyone's portfolio going into the future. Yeah, for sure.

Jarod Winders ([27:06](#)):

Well, I actually think that the value of sustainable technology is pretty well understood. And if someone was able to say this house is better for the environment and better for you than this one is most people are going to go for that one. That's fairly cut and dry. Unlike a commercial building or residential is for you. So you are buying this for yourself. When you're building a commercial building very often, it's not going to be you or your company that's in there, it's going to be for a tenant. So when you're designing that sort of a building, you want it to be cost effective and cheaper. Probably a question for Sandy from

me, but if you don't mind is do you think that the companies that you work with appreciate or can put a value on the health benefits of a better building, a better design? You know, if you're talking about sick days, not being taken and all of that sort of stuff, do you, is there a, is there a quantifiable table or some sort of stat that you can use to back that up just

Ken Long ([27:59](#)):

Before we get into there? And this is where we're going to transition into Q and a, because Jared has actually just started this. Sorry. So let's just w we will get to that answering that question, but I would like to actually pass off this mic, because this will be the roaming mic. Carrie, our secretary will be coming around. So if you could either raise your hand or give me eye contact, I'll be scanning the room and then we'll be pushing Carrie in that direction. And then we'll be starting that way. But Sandy,

Sandy McCathie ([28:29](#)):

I think it's emerging. I don't know that businesses recognize that HR value and it is quantifiable. There has been, there have been studies done. It's quite difficult to quantify and to get some numbers, but some numbers have been done. I can't remember them off the top of my head, but yeah, in cities, which there's certainly a really good number. And it was, it's like 10 times the value of the energy efficiency benefit was the HR benefit. It was substantial. Yep.

Ken Long ([29:03](#)):

Yeah. And some of the human resources always outnumber the operational absolutely. Aspects of our commercial tenancies, at least at least. Sorry in the second row.

Speaker 7 ([29:13](#)):

Yeah, sure. Look, I've got a few questions, but to boil it down, sort of simply into one we've talked a bit about, you know, who takes this step, the initiative, the market seems to be trending towards it and everything like that, but do you believe the government has a responsibility to step up and make a legislative step to, you know, for example, perhaps retroactive energy testing on a new dwelling. You know, it's, it's done across Europe and things like that where, you know, you build a home and if it make the energy stand, cause there's, I think most of us are aware, you know, we say it's a six star home to comply with our energy standards, but most of them are built to a, I guess, a production standard of four, four and a half, maybe five stars because of limitations in the building technology. Do you think it's the government's responsibility to step up and, you know, maybe set the bar and then the market may follow or vice versa.

Ken Long ([30:05](#)):

Thank you very much. Who would like to just take a step at that one?

Yaara Plaves ([30:09](#)):

Here we go, Yara. So I was reading a bit of research last night, which was quite exciting because it was done by, it was emailed to us via the property council, which I don't normally find the emails terribly exciting, but this one I did because they were part of a research about sustainability. And again, that's what I was getting at with the shifting of the conversation, seeing that they are on board was magnificent. That's like saying, oh, like managers, CEOs, directors, and now in that conversation, great, that conversation was about research, about changing the national construction code, the NCC formally

known as the BCA that is, you know, the regulating tool for the industry. And that is shifting. And they were talking about the transition between what we've got now and what we want to see in the future. The transition is occurring because we want to reduce carbon emissions.

Yaara Plaves ([31:05](#)):

There's a certain target set for 2030. The codes need to change to help us achieve the target. 28% of the emissions are in our industry, in our sector. So it's, it's quite crucial that we get it right. So there are legislative changes in place having said that, and I know I'm being contrary here. It's what I do. I don't believe that energy rating or star rating is a useful to arrow. And I apologize to anyone in the room that disagrees or feel otherwise. But it's been my observation and I've done some research about it, myself, that you can have a seven star rated house and see you consume more energy than your neighbor that has a two star energy rated house, simply because you choose to have five televisions, leave the air conditioning running and whatever, all these things. So it's, it's a lifestyle choice. I don't think that the number of stars that we give ourselves make a huge amount of difference.

Ken Long ([32:06](#)):

And what about from even like a builder developers sort of like perspective does a higher, higher benchmarks even by legislation? Is that like something that freaky guys out, or is it something that you see as necessary to bring the benchmark up?

Guy Fisher ([32:24](#)):

I think, I think those sorts of things be the introduction of mandatory benchmarks and measurement of building performance does set a, does set a minimum performance standard. AB I think Yara is entirely it will always come down to people's choices. I recently read a survey, find a.com survey to a thousand over a thousand people about the top 10 attributes that they'd like to see in their brand new home. And top of the list was air conditioning, 68%. So, and, and bottom of that list bottom, the top 10 was garden gnomes at 2%. And solar panels came in at around about 30%. So I think it really, it is about the way people use their buildings, but until we have, until we have a minimum standard for particularly residential dwellings to meet certain, certain criteria of energy efficiency you know, w we're going to be behind the eight ball a little bit.

Ken Long ([33:31](#)):

Yeah. Thank you. Would you like to add anything there, Sandy from working, working in government?

Sandy McCathie ([33:39](#)):

I'd certainly say that making ratings mandatory, I would say it's, it is important, but I do think that the point about you can have it rating that's done on the building as built, and that's a good thing to have, but the behavior is 50% of your impacts. So having ratings that also rate the performance, which there are so green star in performance is a rating that you do once you building some performance, this is new, new, a newer tool, but a value that's a useful tool for somebody moving into a premises. But it is only about, it's more about saying as, as a business, we operate this space really well as well. And I think from a corporate social responsibility, that's a good thing, a good tool for a business to have, but legislate and legislating that is useful too, because if you've got a building and you've got businesses in there and they are required to show how well they're operating their premises, do you think they're going to improve how well they operate it?

Sandy McCathie ([34:36](#)):

I think so, because nobody wants to have a one-star on the next to the lift world. So I do think that there is definitely a role for legislation because whilst we want to, we sit well, once we sometimes can see the value. And in a moment it is in this community, you probably saying, yes, we want to do systemically, how do we do that? And yet there are quite a few barriers prohibiting us from doing that. That's why we don't. So to overcome that, that's why mandatory legislation is important. And in terms of putting policy out, I don't know that the industry is that scared of it. It just, they need a level playing field and you need to have, have some notice. And I think, yeah, and it needs to raise the bar because otherwise everyone doesn't have a choice. We just get the lowest common denominator and we all want something better. Yeah,

Ken Long ([35:26](#)):

Exactly. And there is, there is just trying to take away from that discrepancy of, it's not just for the, the designers to do the right thing, the builders to build the right thing, to find answers to their, but I think it's also part of the management as well. So make sure you have that kind of part of the equation. We had a question just right there.

Speaker 7 ([35:45](#)):

I've got a question. So how do we get this better regulation? I mean, we're probably 20 years behind it all in Europe until I'm, I'm a Palm. So we're even 15 years behind UK standards. How do we get a beggar, better regulation? And part of that is lost to our Sunday, how Adelaide city council can stimulate that within our city and our state,

Sandy McCathie ([36:11](#)):

But what we're doing to stimulate it, I suppose, is one like as an example, there's a, a forum that we're collaborating to put on, which is putting forward the green building council of Australia's roadmap carbon neutral, carbon positive roadmap together with the aspect report, which is about how do we transition our buildings to net zero. So if you want to have net zero buildings in 2050, you need to start moving now because the buildings that we're building next year and in three years, time are going to be in existence. But it's interesting, but I think it's something like by 2050, so that's a while away, we actually replace our buildings quite regularly, but we do need to stop everything we build now needs to be really good. But those types of policy documents that have been heavily network with industry by putting them to light in Adelaide and having discussion about them. And then also the other thing that governments can do. And we're like at city of Adelaide is local government. We could in, we can incentivize people doing voluntary meeting voluntary ratings when they're not yet mandatory to create a normality around that. So lowering the costs potentially by providing a rebate through our sustainable incentive scheme.

Ken Long ([37:23](#)):

Sure. we have questions they're actually right next to each other. So we go one, two and then we'll come back here and then around.

Speaker 7 ([37:32](#)):

Hello. so going a bit of what this gentleman he was saying in terms of responsibility, whose responsibility is it to educate consumers and the people who are actually making the buildings and the developers and all that, like where does that lie?

Ken Long ([37:44](#)):

That's a very good question. Anyone want to take a crack at that one? Yeah. Yara

Yaara Plaves ([37:51](#)):

Personally I consider it a big part of our role as architects is to educate general public. But most specifically our clients I try not to be too, too much of a greeny in the office because it doesn't always go down very well, but I always managed to work it into the conversation and all my clients know where I'm coming from. And it's, it is it's part of, I consider it part of my job and part of my responsibility. Definitely. but it's, it's spread out that responsibility is put up this, it doesn't just sit with architects. I think everyone within the industry has to be awareness to be educated.

Ken Long ([38:30](#)):

Jared, and you, you kind of, kind of, Ooh, so you might have a reaction to that one.

Jarod Winders ([38:34](#)):

Yep. I like to think of that as, as the same sort of social pressure that you would get. If you were walking down the street and you littered, you know what I mean? There are going to be anyone catches, you doing that and there is going to be, yeah, like how was this not everyone's responsibility? You know what I mean? Like if you threw some crap on the ground or you flick your cigarette butt out the window, God forbid anyone catches you. You're going to get a mouthful. And I think if that is the standard moving forward, and there is enough education that just sort of permeates throughout that will then lift the standard for everybody else around us, because people will be thinking to themselves crap. I can't throw my butt out the window now, Hey, what do you do with your butts when you throw it? You know, you throw them out the window, how do you, what do you do now? You know, what, what do I, how do I meet the new standard that will have to be what happens? Yes. But saying that it's any one person's role I think is wrong because it's got to be a communal effort. Surely.

Ken Long ([39:21](#)):

And can we get a little bit of perspective from Sandy as well?

Sandy McCathie ([39:24](#)):

Sorry. I really, I just wanted to also say I feel that, and this is something we do with city switch that the property manager and the leasing agent is key because they communicate both to the owner and to the tenant. So having them be informed is very, very important. And that translates to residential as well to the real estate agent. Is that conduit. It's the person that's telling you about the features of that home. And I just want it, the thing I really was busting to tell you was that CSI row has been developing a tool. It's not a tool, actually. It's a platform called livability and it's called the 17 things. So look that up. But the idea is that it, it brings to, into the conversation, into our narrative, the 17 different things that are good for you to have in your home. And it's things like proximity, it's things like passive design it's things like why you might like yeah. Natural lighting things, the practical things that perhaps aren't getting talked about. So they are taking on, and that's the beginning of that, but there's some training

happening in Adelaide this week and that's pretty exciting. So I do concur that we have been laggardly though, and there's been about, I don't know, 10, 15 years of, not much in Australia and we do need to catch up, we need to get our skates and

Ken Long ([40:39](#)):

We are I guess even through the ASB Ann's role is just like trying to make sure people are empowered with some knowledge about how to go about it, but we'll let guy round out this one and we'll go to our next question.

Guy Fisher ([40:50](#)):

I just wanted to add, I think developers have a role to play here in, in, in recognizing that people don't always consumers don't always know specifically what they want. I mean, they know what they want, but they don't always recognize what they want. So the people that were putting air conditioning at the top of their list might also go to a new home or a residential development and experience, you know, beautiful design through orientation and natural light and natural ventilation. And really appreciate that. And, and forget to even look for the air conditioning, but until that's put, put before them as an option and, and promoted the benefits of that are promoted. The choice is fairly vanilla, I think.

Ken Long ([41:32](#)):

Yeah. Thank I've got a question right next to that. Hi there.

Speaker 7 ([41:36](#)):

I just have a question about the tiny home market and whether you think it's the same bubble here, and if it will, I guess, get as big as the American market. It's quite a huge thing.

Ken Long ([41:47](#)):

So some response to tiny homes.

Yaara Plaves ([41:50](#)):

Yeah. I love tiny house. I grew up in a tiny house and I live in a tiny house or tiny it's 110 square meters, including the guard. So I think it's pretty tiny for Australian standards. And I think it's great. I love it. I don't think the market is, is very here as it is in the states. The great Australian dream is still alive and well. But there is, there's definitely a shift and I see it in other areas. So building apartment buildings, for instance, in Adelaide, that was not even a thing, you know, 10 years ago, building apartments in Adelaide was like, why would you even bother? Whereas now it's, they're everywhere. They're mushroom mushrooming everywhere and they are getting smaller as well. So, you know, designers are coming from interstate then going, why are you giving people like 60 square meter for two bedroom apartment? Make it 50? What are you doing here? So, yeah, we, we are getting more educated, which is not necessarily always a good thing, but we are seeing that shift in thinking and a lot of it does come from interstate a little bit. It's coming through from the tiny house movement in America, but it is a conversation that I do have with my clients, as I said, it's, you know, it's an individual thing it's after the architect, but personally huge fan. And I do try and bring it in when I can. Yeah,

Ken Long ([43:07](#)):

Just just quickly, Jared, what about from like a financing of that?

Jarod Winders ([43:11](#)):

Yeah. Okay. Planets thing of little houses. That's an interesting one. I've not had to do that tiny house. Sorry, tiny. We've not had to do that yet. Though, I think that, that, as I'm saying it, it's not a open population, especially in south Australia, it's not a big enough issue yet that we're being forced into tiny houses. We have enough space and not enough people, so we are okay. But there, there have been some clients of ours that have suggested getting a tiny house because that reduces their liability and it's more of a lifestyle choice. So I'll have my tiny house in south Australia and walk, buy a tiny house in another state or in another one, then I'll have my liability, I suppose, spread across all the states. So I can spend some time here and some time here and some time here without being stuck, having to look after one lodge, you know, expense. And yeah, that might be a young person choice for travel. That could be a downsizer. It could be anything.

Ken Long ([44:00](#)):

Thank you very much. We only got about five more minutes, so I do want to work in these two that I've been promising. So I'm very sorry to the right side of the room. So yeah,

Speaker 7 ([44:10](#)):

Thanks. It seems from the conversation that commercial buildings, public buildings, where livestock costing is considered to be important, that does drive a good environmental design. The residential sector, I think still has got a long way to go. And I think picking up on education and minimum standards is important. And I guess it's scary when you think people will go to a a builder, like look at the project homes and they'll pick something and now have a block of land that might be totally unsuitable to the orientation, but I was like, oh, I want that one. Or I want it on my block and I want the big windows facing west. Oh, one question, please question please. Sorry. I don't want a black roof. How can we actually drive better education or people or change the industry where we can get all the people will they'll do all that. And then three years down the track, they want to upscale area conditioner to cope. How can we change that viewpoint in the public about considering lifecycle costing

Jarod Winders ([45:18](#)):

A person's going to figure out probably in the first summer that they have that they've made a mistake. Maybe earlier that's a toughie because, you know, arguably you could put that on the builders to say, have you considered how much more expensive this is going to make your living costs and your running cost of the property? But I really don't know to be honest, that's a tough one. How would you permit with all those little things that you're talking about? You know, west-facing windows, black rooms, blah, blah, blah. Those are fine points within the sustainable technology understanding, you know, that isn't just common knowledge. So how do you get that throughout the rest? I'm not sure it's up yet.

Ken Long ([45:49](#)):

Yeah. Can I just have a quick comment from you on that because you've worked a lot in the residential scale?

Yaara Plaves ([45:54](#)):

Yeah, so again, again, it comes down to education and I think that's where we have a responsibility as designers to sort of gently step in and say to the clients you know, this is not the right way to go, but the problem is that we're not always part of the conversation, especially when we're talking about volume

builders. And you know, there's no architects in the process. There's no incentive for the builders to have that conversation, which is where exactly where the legislation comes in just to set the bar at a minimum height, which is twice as high as what it is now, hopefully to make these things possible and necessary. Yeah.

Ken Long ([46:30](#)):

Thank you. And we'll, can we just have the mic past right here and we'll finish up there, but once again, the conversations can always keep on going outside of this venue. Are you finding

Speaker 7 ([46:39](#)):

People with existing homes, making changes, for example it's something that was here when people started living here originally big verandas, and then we've gone through a period where there's no. Are those sort of things starting to come back on existing homes?

Jarod Winders ([46:58](#)):

Yes. In short, yes. The number of clients had asked me, should I get solar is 50% definitely. Like there is definitely an awareness of how do I make my current property cheaper or better or healthier, whatever. Yes, definitely. That's very, very popular to do right now.

Ken Long ([47:13](#)):

This is, this always happens in our kind of our conversations. We always get to a point where we have to cut it and bring it to a close. Although there's a lot of energy and a lot of questions yet to be answered, but would you please join me in thanking our panel here, Jared? You know, we, can't just one thing before we all leave, I need probably just a one sentence. What is the optimism going forward

Sandy McCathie ([47:45](#)):

From a financial driver point of view? Can we afford sustainable buildings? I think it's really important to consider that the state picks up the expense of poor buildings. If we have people that are in inadequate housing, where they can't sleep well, where they get sick, I think that we need to recognize that costs us all and it costs the state. And that's a pretty good reason for government to raise the bar, exactly tax guy.

Guy Fisher ([48:11](#)):

I think that legislation and the lifting of minimum standards definitely has its place. But like all, all things is consumer driven. So it's, it's up to all of us to make sure that we have a voice in what, what we want from our properties, whether they're commercial or the places that we live to drive that demand thingy. Yeah.

Yaara Plaves ([48:35](#)):

It is a very daunting issue and it's very hard, very easy to lose heart, but I think what's very encouraging is looking around here and seeing how many people are interested in our part of the conversation and do want to make a difference. And I think that's what we need to take away is that each and every one of us does make a difference in whatever the smallest way, the biggest way. Anyway, we make a difference. And that's good. Thank you very much. All right, Jared,

Jarod Winders ([48:58](#)):

I absolutely agree with Yara. The reality is that it is getting better substantially better all the time. And I think I sort of start yesterday came, maybe it was from you that said that there are 300 megawatts of solar power installed on the planet every day. Like sustainability is just permeating everywhere. It is going. It is getting better. It just simply is some optimism is,

Ken Long ([49:21](#)):

And I'll, I'll also echo. Yarrow is point where it is, it is about people sharing this knowledge. And also having, having that conversation, that smart economics will also taking into consideration all of this, and that's why we can afford higher performing more sustainable buildings. And so last but not least, I'd like to thank all of you for participating in this conversation

Speaker 8 ([49:53](#)):

And we're back. Yes. just finish up the session and it was really good and it was great to hear the financial perspective like we expected before, but it was good to hear the other presenters talking about occupants and how they are 50% of the equation when it comes to how high functioning a solar passive house can be. So good if you've got a low functioning, low, sustainably minded occupant. Yep. And I really appreciated how we went into aspects around being able to afford these high performing built or greening our cities. It's really not just about finances. It's also about risk management. It's also about political leavers. And, and just the depth of the conversation today was very good. Okay, great. That was a great crowd as well. A different crowd. Yeah, for sure. The, the beauty of being part of the festival allows us to expand, you know, to attend. So we hope that carries on into, into all of our other events throughout the years. Congratulations on a great event today. Can you do well and always thank you very much for being here for us, Miriam. I'm really appreciate it. No problem anytime. And we'll catch you guys, everyone out there on the next podcast. See you then see ya.