



Riccardo Rizzi, Head of Sustainability at ISIS' new 5 Star Green Star-targeted Melbourne office.

## PRODUCTIVITY CLIMBS, COSTS FALL AS SUSTAINABLE BUILDING GOES MAINSTREAM

*Sustainability is the future of commercial building, and the future will soon be the present, says Riccardo Rizzi.*

**R**izzi is Head of Sustainability at ISIS, an Australian leader in Green Star office interior fitouts and a pioneer in sustainable building and refurbishment.

For the moment, sustainable buildings and interiors appear to suffer under the myth that they are not commercially or functionally competitive. In most cases the opposite is the case. Rizzi makes the point that under the Green Building Council of Australia—ISIS CEO Michael Barnes is a founding director—the benchmark Green Star rating system has codified the benefits. Not least among them are cost savings, energy efficiency and, in most cases, boosted staff productivity.

### 'Be mindful of the planet's finite resources'

"Sustainability really starts with a change in thinking. Of course, everyone has a different opinion, but if you take the base line as being mindful of the planet's finite resources, using less and recycling more pretty easily fall into place," says Rizzi.

In commercial property solutions, the bottom line is often the first place cost-conscious decision-makers look. Rizzi knows sustainable projects can more than hold their own. He has some impressive numbers behind him.

His company contributed to more than 30 percent of all Green Star office interiors projects in Australia. Its 40 projects have a combined value of \$132 million and a footprint of more than 125,000m<sup>2</sup>. Its target for recycling of on-site materials in fitouts is an average of 80 percent by 2012. Currently, it is auditing its entire waste management supply chain to determine the waste that comes from a fitout project.

ISIS' first sustainable office fitout in Sydney in 2006 added a 10 percent premium to the cost of the project. The fitout of its own Melbourne office this year saw the sustainable premium drop to two

percent. Within 12 months, sustainable fitout costs will be at parity or below those of conventional building, he says.

Staff productivity is another key indicator. US research that began in the mid 1990s, when sustainable building practices were introduced, shows an average six percent lift in staff output and workplace amenity.

### Four ISIS offices 5 Star Green Star or higher

It isn't enough that ISIS builds sustainable buildings and interiors for its clients. Four of its seven Australian offices have achieved or are targeting 5 Star Green Star ratings or higher. The others will follow progressively between 2010 and 2013.

After 14 years in the sustainable game, Rizzi is a seasoned, if youthful veteran. As a leader, observer and steward of the sustainable movement, he says the Mandatory Disclosure legislation, due to come into force later this year, will transform the way many building owners, marketers and tenants view building performance and energy use.

From late 2010, energy efficiency information will need to be disclosed to prospective buyers or tenants when office space covering 2,000m<sup>2</sup> or more is sold, leased or sub-leased.

Those demonstrating lower energy consumption will be able to exploit rising demand for energy-efficient and sustainable buildings. The new legislation will have far-reaching consequences across the property portfolios of all building owners.

### For further information contact:

**Riccardo Rizzi – Head of Sustainability, ISIS  
Level 7, 5 Queens Road, Melbourne VIC 3004**

**Tel: (03) 9690 9555 Email: Riccardo.Rizzi@isis.com.au**