

Throughout a building’s lifecycle, design, construction and operation phases, buildings use resources and generate wastes. The “Green Building” approach appeared then to manage those phases efficiently.

A green building; is a structure that is designed, built, renovated or operated in a resource-efficient manner. Green buildings are designed to meet certain objectives such as protecting occupant health, improving employee productivity, using energy, water and other resources more efficiently while reducing the overall harmful impact on the environment. All of these features are the results of applying the green building approach elements.

## So, what are the main elements of a green building?

### FIVE MAIN ELEMENTS



#### Sustainable Site Design

Using Space Efficiently - Daylighting - Passive Ventilation - Reducing the Urban Heat Island Effect



#### Water Quality and Conservation

Use of Rainwater Catchment - Gray Water Recycling - Black Water Treatment for Greeneries



#### Energy Efficiency and Environment

High-efficiency glazing - High-efficiency lighting - Solar and renewable energy



#### Indoor Environmental Quality

Maintaining a pleasing atmosphere for stress reduction and improved worker efficiency



#### Materials and Resources

Recycled materials - Local materials - Materials Engineered for Maximum Durability

### RATING SYSTEMS & CERTIFICATIONS

Many organizations in different countries have developed model codes and rating systems that communities can use to develop green building programs or revise building ordinances.

**LEED**, or **Leadership in Energy and Environmental Design**, is the most widely used green building rating system in the world. Each certification has a huge variety of rating systems categories and each category is divided according to the building’s usage and type. LEED rating level is based on the number of points achieved, a project then earns one of four LEED rating levels:



**Certified**  
40 – 49 points



**Silver**  
50 – 59 points



**Gold**  
60 – 79 points



**Platinum**  
+80 points

### TRIGGERS TO INCREASE LEVELS OF GREEN BUILDINGS

Although the decision of taking the green building approach is affected by many aspects, there are four main triggers that drive and encourage the decision directly:

#### Client Demands

*Conditions of some multinational companies.*

#### Environmental Regulations

*Governmental terms and regulations through building codes.*

#### Healthier Building

*Green buildings protect occupants health and increase productivity.*

#### Marketing Tool

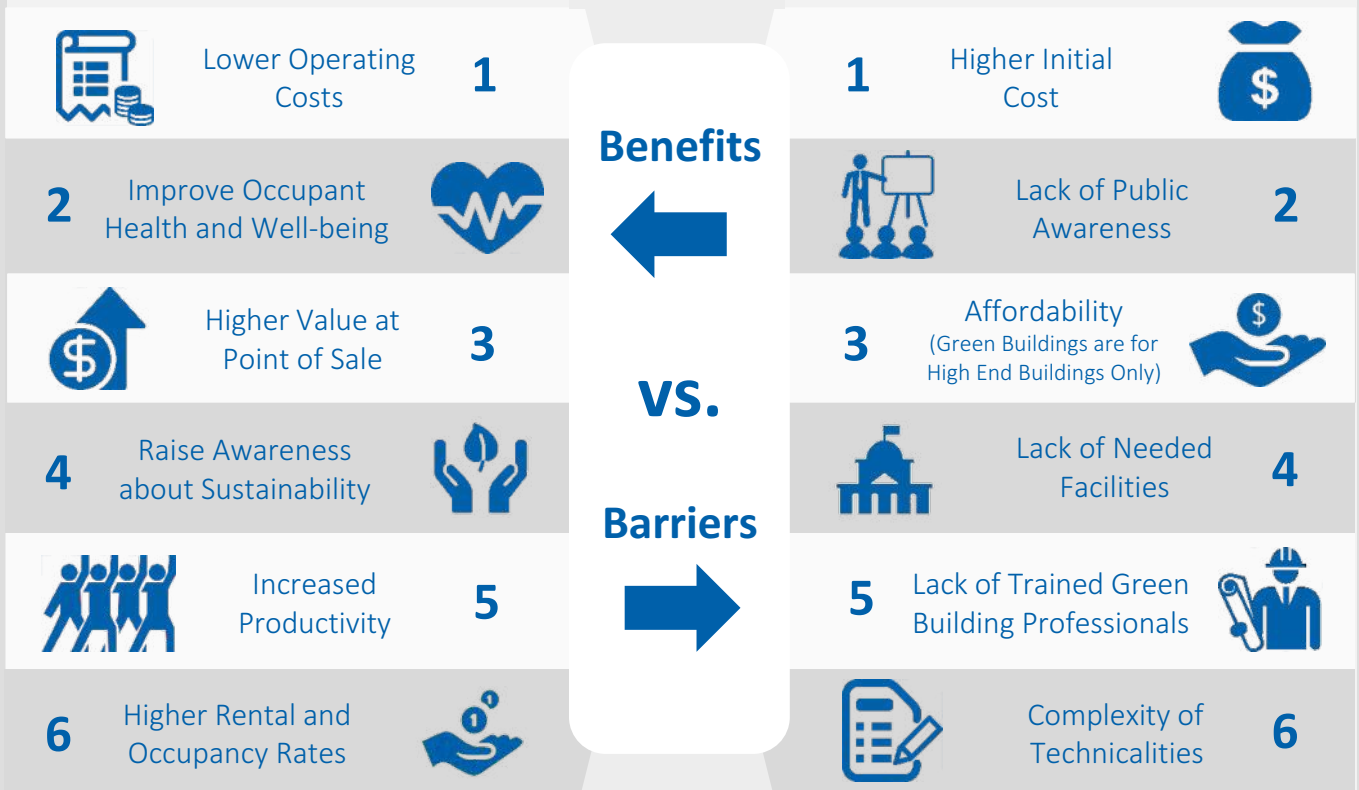
*Some landlords use green approaches as a marketing tool.*

# GREEN BUILDINGS

What are they, and do they really matter?

## BENEFITS VS. BARRIERS

For a landlord or a business owner, it is all about a complicated equation where he must calculate all benefits vs. barriers that could face him while taking such an approach:



### CONCLUSION

While the barriers of taking the green building approach may look a lot, it is very easy to overcome those barriers, because the benefits and the returns are much higher. Rating systems such as "LEED" are becoming globally well-known and green building features might be required in a lot of multinational companies' terms of renting or buying their properties.

**The world is moving fast towards the green approach and it is believed that in the near future, all buildings will be green...**

#### Coldwell Banker Commercial Advantage (CBC Advantage)

A full service commercial real estate company in Egypt, offering various investment services:

- |   |  |  |
|---|--|--|
|  Market Research & Asset Valuation |  Development Management             |  Investment Analysis   |
|  Capital Services                  |  Acquisition & Disposition Services |  Corporate Services    |
|  Distressed Assets                 |  Landlord Representation            |  Tenant Representation |
|  Property Management               |  Start-up and Small Businesses      |  |

*We are always welcoming to answer your questions and receive your valuable insights, comments or inquires at any time.*  
[www.coldwellbanker-eg.com](http://www.coldwellbanker-eg.com)

For more details, please contact | **Sherif Hassan**, Development Director