**Building Roadmap**

**01 Defining Need**
Research and define product needs in the target market for a sustainable building - Consider marketing opportunities of possible sustainability features for the target audience – Develop the business case for the building (include maintenance/end-of-life, user needs, behaviour and education).

**02 Design/Planning**
Define which sustainability requirements can be delivered to the target audience – Research which sustainability features are economically viable – Research and design according to industry standards – Gather a project team which is skilled and knowledgeable to deliver sustainability goals – Consult with appropriate authorities and utilities – Consider costs and sustainability impacts of use and end-of-life phase – Investigate government grants and funding for the project – Include prospective tenants/users and their feedback.

**03 Constructing**
Consider environmental, social and labour conditions in material and product purchasing decisions (include transport impacts) – Develop processes that measure, manage and disclose environmental, social and labour conditions to minimize impacts of all operations.

**04 Selling**
Ensure leasing agents and property managers are educated and aware of building sustainability features – Integrate the sustainable use of the building into lease agreements.

**05 Using/Living**
Educate and make current tenants aware of the sustainability features and benefits – Plan for the education of future tenants as well – Develop a plan/funding for end-of-life management of the building and contents.

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**Sustainability Considerations:**
- purchasing decisions
- measure, manage and disclose
- waste and transport management

**Sustainability Considerations:**
- education of current/future tenants
- end of life management of building and contents

**Sustainability Considerations:**
- business case for sustainable building
- define target market
- maintenance and usage considerations
- end-of-life management

**Sustainability Considerations:**
- education and awareness of sustainability features and benefits
- funding for education of future tenants
- sustainable use in lease agreements

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**Other broader influences to consider throughout the building roadmap**
(These influences may impact at any point along the roadmap above)

**Society / Media**
- NGOs, TAFE & Educational Institutions

**Political / Regulatory environment**
- Building Code of Australia, Green Building Council, Federal incentives, local councils

**Social / labour / Human Rights / Safety**
- OH&S, Unions, State health departments, Work Cover

**Environmental Issues**
- Green Star, State Planning

**Economic Issues**
- Global economic downturn

**Reporting / Disclosure / Ethics**
- BASIX, NABERS, CPRS

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