

Roundtable No 2 - Leadership Drive for a Sustainable Built Environment

- Topic – Why we should be assessing building performance from the point of view of the users
 - – and how it can be done
- Key Questions to consider:
 - Q1. Why do we rarely assess building performance from the point of view of the users and occupiers of our buildings?
 - Q2. Why are we not routinely measuring and benchmarking users' perceptions of the buildings they occupy?



Organisers:



International Co-owners:



Q1 - Why don't we assess performance from the point of view of the user?

- The economic case is surely overwhelming
A 100:10:1 ratio applies, where:
 - 100 is the organisation's salary costs.
 - 10 is the cost of owning the building, and
 - 1 is the cost of energy.
- It is surely obvious that we should be asking the salary earners how they perceive the building and assessing its effect on their productivity.
- “Feel the fear and do it anyway”



Organisers:

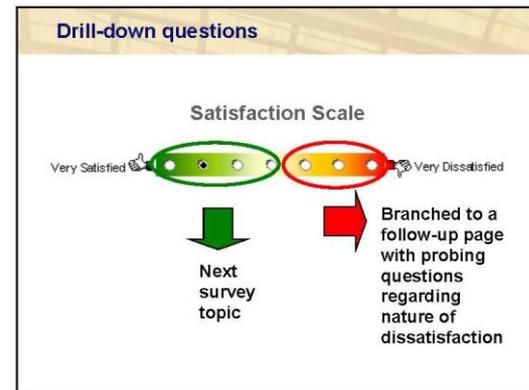
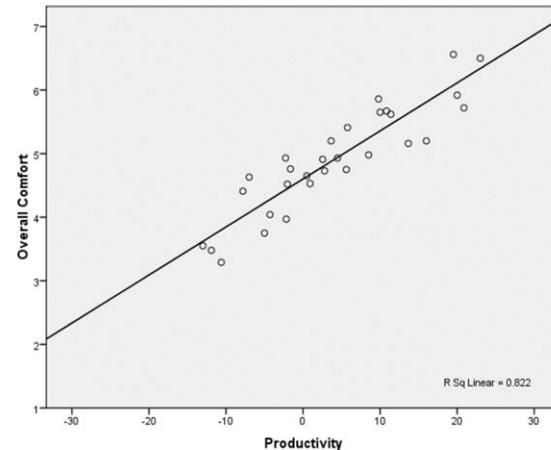


International Co-owners:



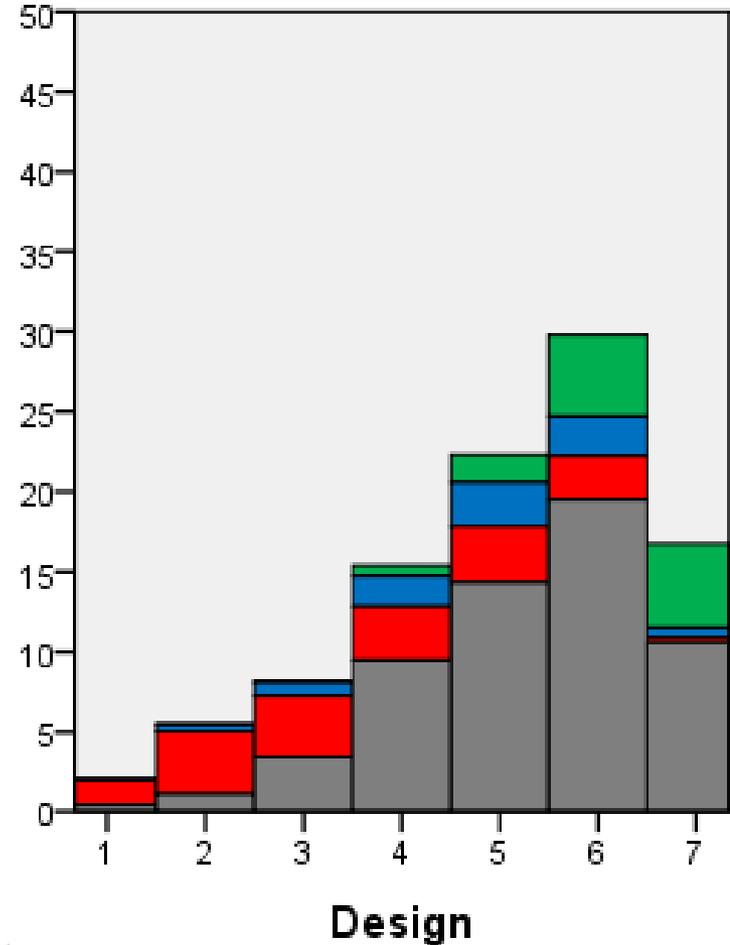
Q2 - Why not routinely measure and benchmark users' perceptions?

- The Questionnaires
- Building Use Studies
- Center for the Built Environment, Berkeley



Benchmarks

- Based on Scores?
- Absolute or Relative Scores?
- Based on Comments?



The Leadership Challenge

- My challenge to the industry in general, and the many Green Building Councils worldwide, is this:
- Show Leadership by putting performance,
- from the point of view of the user, top of the agenda.



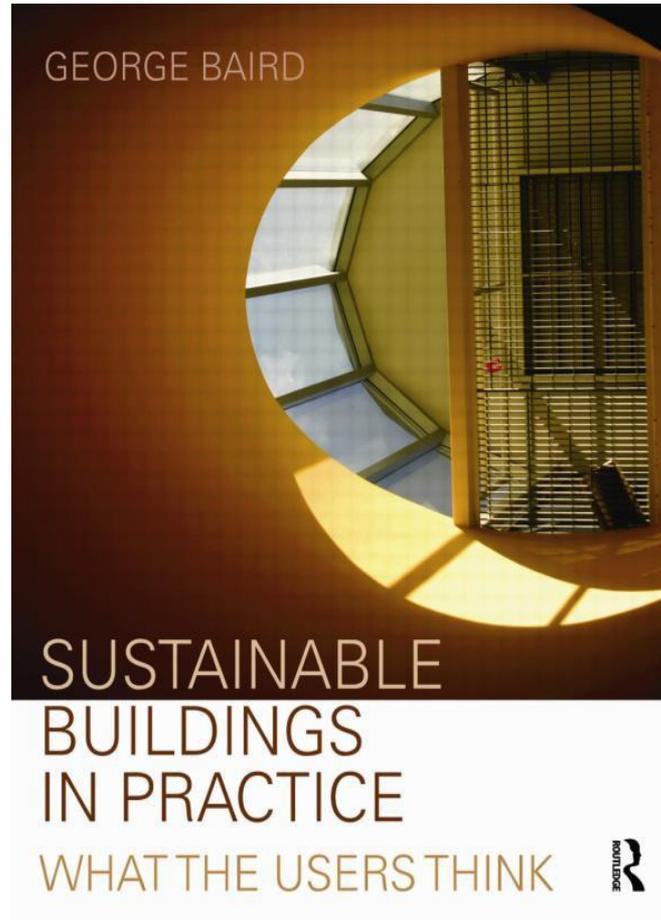
Organisers:



International Co-owners:



Want to know more about user surveys?



- George.Baird@vuw.ac.nz
- Published by Routledge, UK, 2010, in English
- and by China Architecture and Building Press, 2013 in Chinese



Organisers:



International Co-owners:



Thank you



Organisers:



International Co-owners:



Sustainable Buildings and Climate Initiative
Promoting Policies and Practices for Sustainability



Global Alliance
for Buildings and
Construction