

Risk in Practice

Dr Jane Lai

A bit about myself

- ▶ University of Melbourne
- ▶ Completed PhD in 2015
- ▶ Where I am now: Norman Disney & Young
- ▶ Mechanical Consultant
- ▶ Sustainability Consultant



Outline

- ▶ What I do
- ▶ Different types of risks
- ▶ Risks in projects

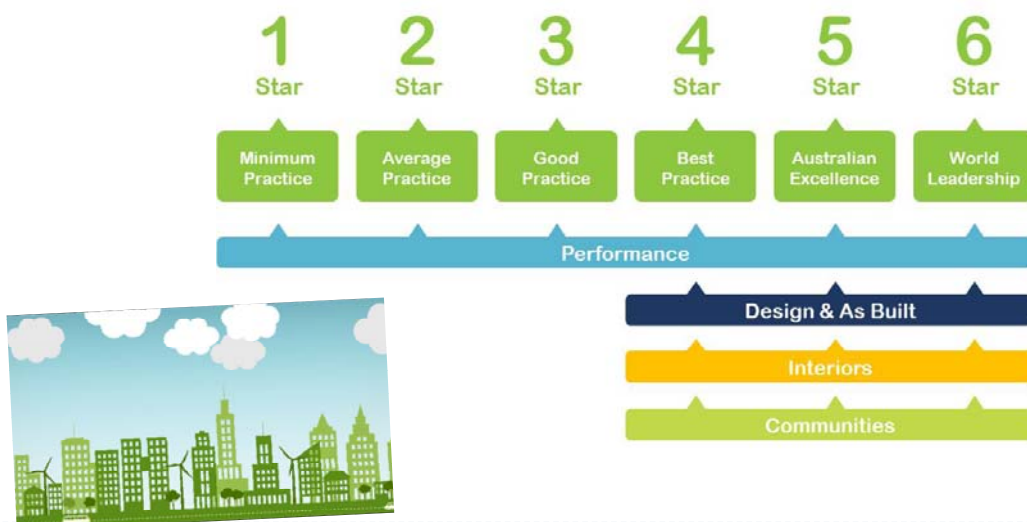


Green Star



green building council australia

- ▶ National and voluntary rating system for green buildings
- ▶ Building for sustainable buildings, communities and cities



Green Star



green building council australia



Management



Indoor
environment
quality (IEQ)



Energy



Transport



Water



Materials



Land use and
ecology



Emissions

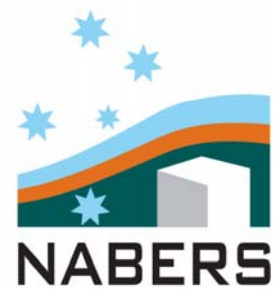


Innovation



NABERS

- ▶ Rating system for energy performance.
- ▶ Base building vs tenant usage.



THE NABERS RATING SCALE

1 STAR
POOR

2 STARS
BELOW
AVERAGE

3 STARS
AVERAGE

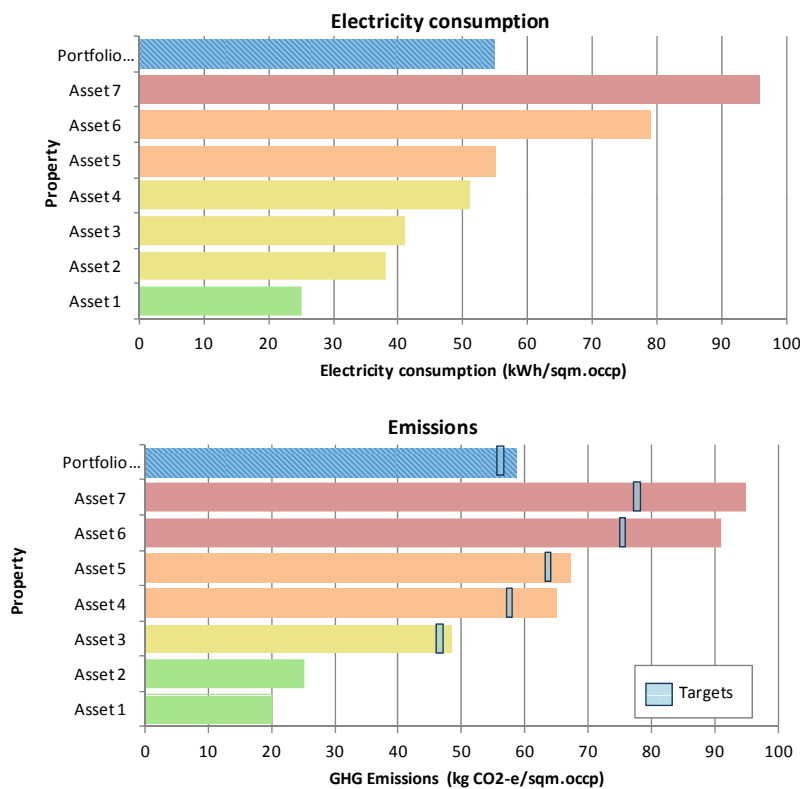
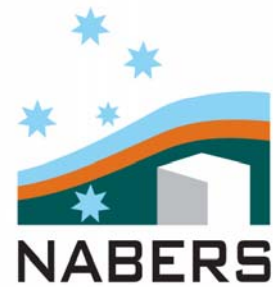
4 STARS
GOOD

5 STARS
EXCELLENT

6 STARS
MARKET
LEADING



NABERS



Sustainability reporting

- ▶ Environmental, social and governance.
- ▶ Transparency and materiality of company.



CATEGORIES AND ASPECTS IN THE GUIDELINES				
Category	Economic		Environmental	
Aspects ¹⁰	<ul style="list-style-type: none">• Economic Performance• Market Presence• Indirect Economic Impacts• Procurement Practices		<ul style="list-style-type: none">• Materials• Energy• Water• Biodiversity• Emissions• Effluents and Waste• Products and Services• Compliance• Transport• Overall• Supplier Environmental Assessment• Environmental Grievance Mechanisms	
Category	Social			
Sub-Categories	Labor Practices and Decent Work	Human Rights	Society	Product Responsibility
Aspects ¹⁰	<ul style="list-style-type: none">• Employment• Labor/Management Relations• Occupational Health and Safety• Training and Education• Diversity and Equal Opportunity• Equal Remuneration for Women and Men• Supplier Assessment for Labor Practices• Labor Practices• Grievance Mechanisms	<ul style="list-style-type: none">• Investment• Non-discrimination• Freedom of Association and Collective Bargaining• Child Labor• Forced or Compulsory Labor• Security Practices• Indigenous Rights• Assessment• Supplier Human Rights Assessment• Human Rights• Grievance Mechanisms	<ul style="list-style-type: none">• Local Communities• Anti-corruption• Public Policy• Anti-competitive Behavior• Compliance• Supplier Assessment for Impacts on Society• Grievance Mechanisms for Impacts on Society	<ul style="list-style-type: none">• Customer Health and Safety• Product and Service Labeling• Marketing Communications• Customer Privacy• Compliance

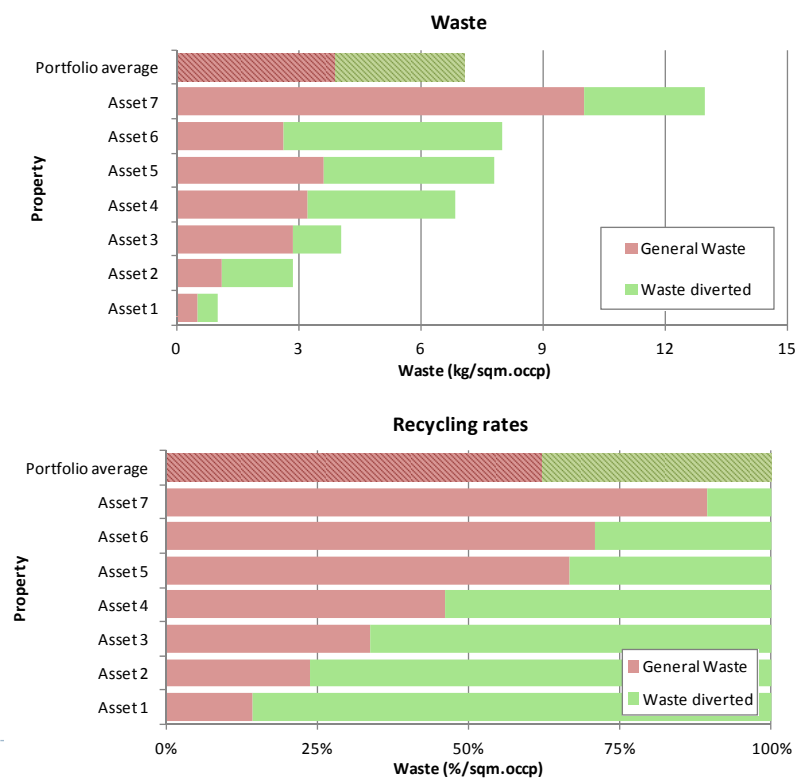


Sustainability reporting

► Strategic sustainability targets



Sustainability reporting



WELL



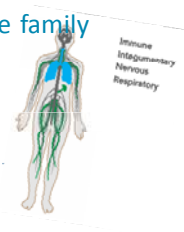
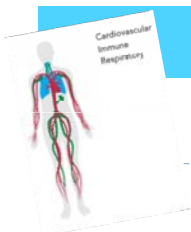
- ▶ Rating system for building design and performance.
- ▶ Focus is on health and well-being of building users.



WELL



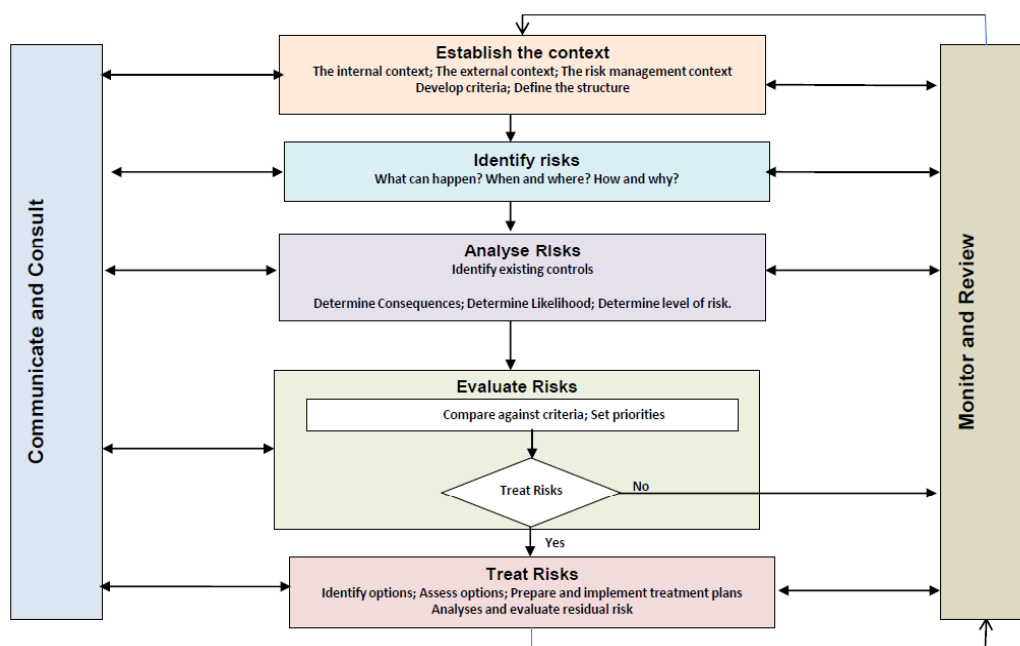
Air	Smoking ban, cleaning protocol, pest control
Water	Water quality, organic contaminants, water treatment
Nourishment	Fruits and vegetables, processed foods, food advertising
Light	Circadian lighting design, solar glare control, right to light
Fitness	Interior fitness circulation, activity incentive programs, active furnishings
Comfort	Internally generated noise, olfactory comfort, ergonomics
Mind	Beauty and design, healthy sleep policy, workplace family support



Types of risks

- ▶ Construction
- ▶ Commercial
- ▶ Environmental
- ▶ Social

Type of risks



Construction risk

- ▶ Noise
 - ▶ Dust
 - ▶ OHS
 - ▶ Project delays
 - ▶ Project budget
 - ▶ Miscommunication
 - ▶ Contract risk – eg. waste management
-

Construction risk



Construction risk



Construction risk



Construction risk

- ▶ Noise
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-

Commercial risk

- ▶ Business reputation
- ▶ Finance
- ▶ For Annual Report - audit reports, procedures, committees.



PATHWAYS

- Make clean fuel choices to reduce emissions.
- Design to achieve a 50% reduction in the emissions of all buildings on our developments against minimum green building standards.
- Improve energy efficiency.
- Utilise sustainably produced, low carbon, non-toxic materials.
- Make lower carbon fuel choices.
- Improve air quality on our operations/in our buildings.

EMISSIONS

- Smart design and increased energy efficiency
- Utilize sustainably produced, low carbon, non-toxic materials
- Make lower carbon fuel choices
- Improve air quality on our operations/ in our buildings
- Achieve a 50% reduction in the carbon intensity of the buildings we design on all our developments (against minimum green building standards)

TARGETS

1. Achieve a 20% reduction by 2020 in the emissions intensity our operations (based on FY14).
2. Achieve a 20% reduction by 2020 in the energy intensity of our operations (based on FY14).

PERFORMANCE

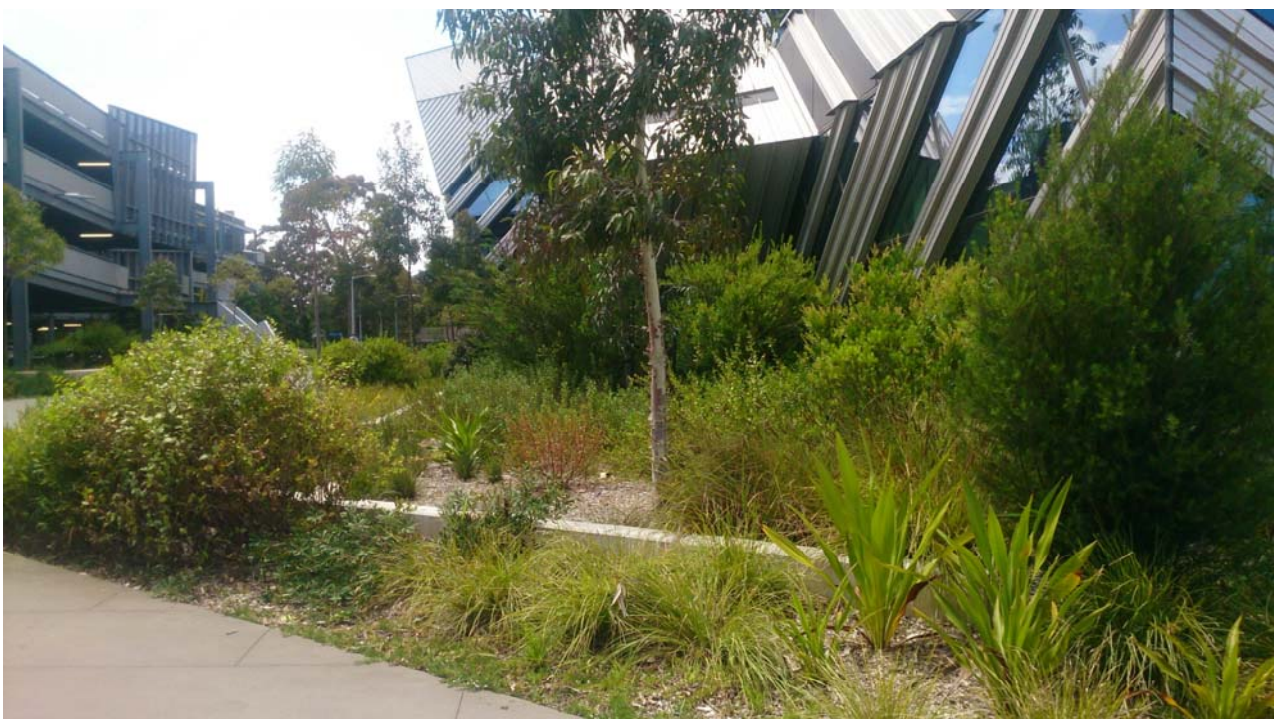
Our baseline year of performance is FY2014. Future updates on our progress will be provided as data and information becomes available.

Environmental risk

- ▶ Flora and fauna
- ▶ Greenhouse gas
- ▶ Waste disposal
- ▶ Water



Environmental risk



Environmental risk



Environmental risk

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Social risk

- ▶ Community impacts
- ▶ Health and safety
 - ▶ Material selection
- ▶ Supply chain

