



Communal GREEN

Metering

STRATA PROPERTY



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Going green is unarguably the way of the future for Australia's property landscape. Developers and Commercial Builders alike have been exploring environmentally and sustainable methods over recent years, as have the residential building market. Such initiatives can range from siting to design, construction, operation, maintenance, renovation and demolition. Central to the movement is the concept that efficient use of resources results in the most limited environmental impact, whilst still maintaining demand in the marketplace.

A relatively new sector to take hold of these initiatives is the strata space. Retrospective initiatives are emerging, where energy audits are undertaken for buildings well into their building life cycle. This opens the doors for strata schemes or other multi rise (existing) buildings to reduce their footprint up to and including its end of life. Smart building initiatives look at many core elements of a building; including lighting, water systems, pools and amenities, heating and cooling, ventilation and solar systems.

Depending on where a building sits in its own lifecycle, the cost of undertaking retrofitting materials and efficiencies can also be cost beneficial to a scheme over the whole of life. With over 45,000 Strata Schemes in Queensland you can imagine the savings to both the environment and the 425,000 lot owners.

As a member of SCA and current SCA Qld Board member, I am proud to be a part of an industry body that not only supports these initiatives but has partnered with other bodies to create the "Smart Blocks" program. This program and its initiatives can be viewed at <http://smartblocks.com.au/>.

Whether it's this program or any other, we need to encourage owners within a scheme to become interested and educated in the benefits of becoming more environmentally friendly and sustainable on a big picture. Current initiatives are just the tip of the iceberg and with education, further benefits will follow. So start the conversation with your Strata Manager, Committee or neighbours. Becoming sustainable and responsible really is a win-win proposition for both the investor and the environment!



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