

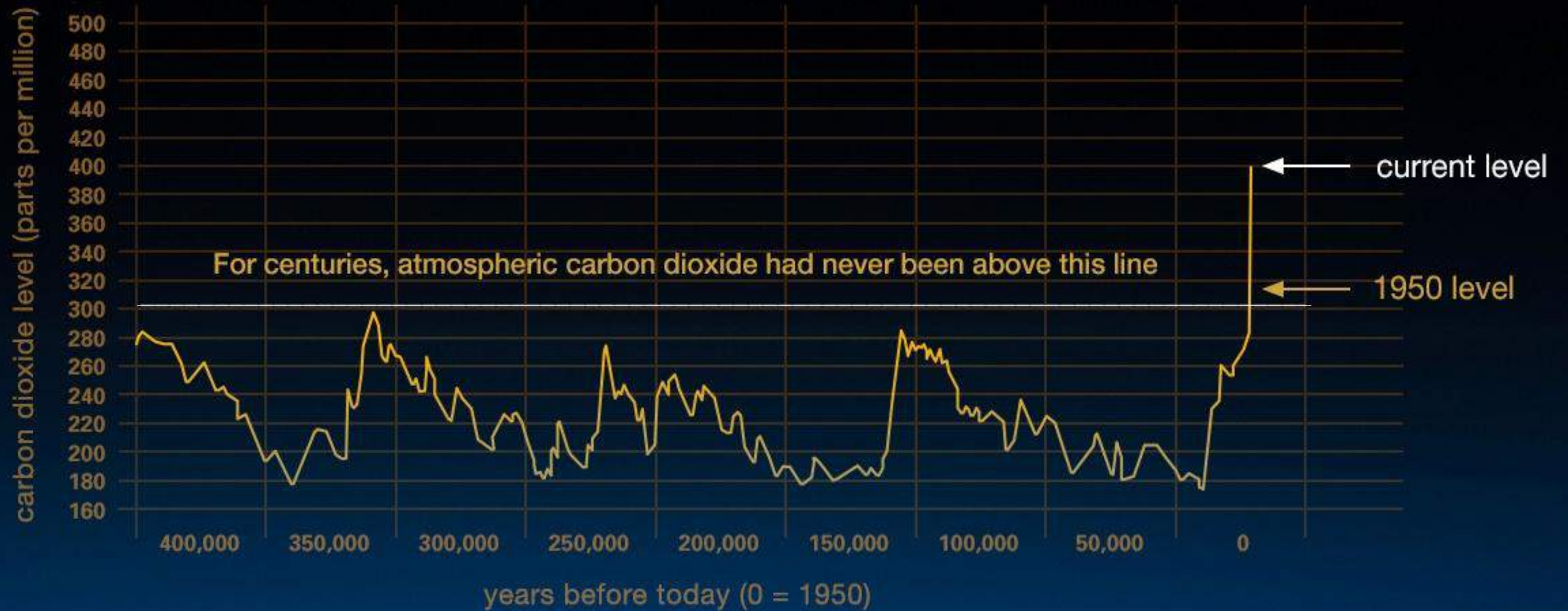


HOW SUSTAINABLE BUILDINGS DRIVE REAL ESTATE VALUE

**BALTIC VALUATION CONFERENCE 2016
23 SEPTEMBER, GDANSK, POLAND**

**SVETOZAR ATANASOV, ENG
GEORGI GEORGIEV, ENG
CHAMBER OF INDEPENDENT APPRAISERS IN BULGARIA**

THE RELENTLESS RISE OF CARBON DIOXIDE



1

**WHAT IS A GREEN
BUILDING ?**

2

**WHAT ARE THE
BENEFITS ?**

3

**WHAT IS THE COST ?
CASE STUDY**



1

DEFINITION

SUSTAINABILITY DRIVERS

MARKET DATA



“SUSTAINABLE DEVELOPMENT IS DEFINED AS DEVELOPMENT THAT MEETS THE NEEDS OF THE PRESENT WITHOUT COMPROMISING THE ABILITY OF FUTURE GENERATIONS TO MEET THEIR OWN NEEDS”

BRUNDTLAND COMMISSION REPORT “OUR COMMON FUTURE”, PUBLISHED IN 1987

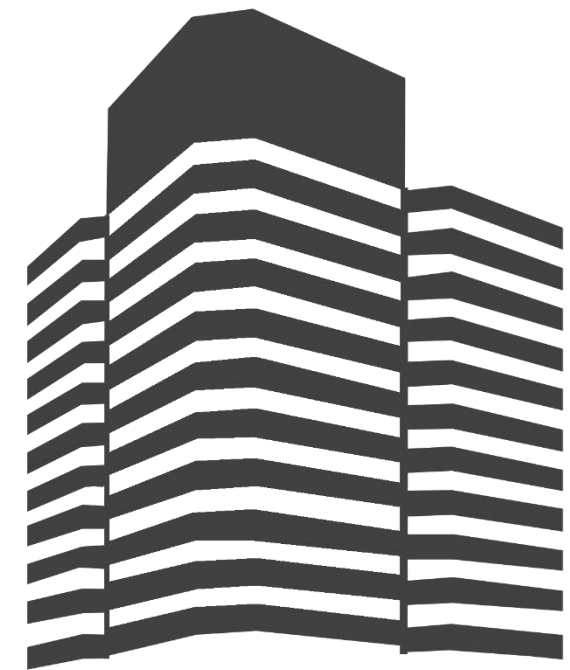
- **EFFICIENTLY USING ENERGY, WATER, AND OTHER RESOURCES**
- **PROTECTING OCCUPANT HEALTH AND IMPROVING EMPLOYEE PRODUCTIVITY**
- **REDUCING WASTE, POLLUTION AND ENVIRONMENTAL DEGRADATION**





STANDARDS AND POLICY

ENCOURAGING OR REQUIRING BUILDINGS TO IMPROVE THEIR RESOURCE EFFICIENCY



TECHNOLOGY

INCREASING THE GAP IN RESOURCE EFFICIENCY BETWEEN BUILDINGS



STAKEHOLDER EXPECTATIONS

DRIVING BUILDINGS TO IMPROVE THEIR RESOURCE EFFICIENCY IN ORDER TO ATTRACT AND RETAIN TENANTS

RETURN FACTORS AFFECTED

- ENERGY EXPENSE
- WATER EXPENSE
- WASTE EXPENSE
- MAINTENANCE AND REPAIR
- RENT PREMIUM
- OCCUPANCY RATES

- ENERGY EXPENSE
- WATER EXPENSE
- FINANCIAL COST
- PROPERTY VALUE

- PROPERTY VALUE
- MAINTENANCE AND REPAIR
- RENT PREMIUM
- OCCUPANCY RATES
- FINANCING COST

