

ACTION ON CLIMATE CHANGE

CFMEU
CONSTRUCTION
AND GENERAL



Cbus Properties One40 William Street Perth – received a 5-Star rating by the Green Building Council in 2008, with a score of 71 points.

Rather than relying on building technology to enhance its environmental capability, the building has been carefully orientated and massed so that it is self shading and able to 'breathe'.

Opportunities for Construction

All Divisions of the CFMEU accept the strong evidence that climate change is real and man-made.

In construction, products like concrete and the energy used to operate city buildings, are significant contributors to carbon pollution.

If we do nothing, scientists in Australia's CSIRO say, climate change will increase the deterioration in concrete and steel, posing greater risks to the safety, serviceability and durability of our infrastructure.

Other countries have already moved ahead of Australia on climate change. We need to take action now, or we will face even higher costs to repair the damage.

The Construction Industry recognises this. Recycling building materials and waste management have been with us for more than 10 years. Demand for energy efficient buildings is already changing the industry.

"For any member who cares about the environment, it's the way forward."

CFMEU member, Andrew

Construction workers who have built Green Star office or residential properties are front-runners in the drive to reduce the environmental impact of our buildings. The changes may require training, but "It's the way to go", those workers are telling the CFMEU.

However, we can't rely on new buildings to reduce pollution. Existing buildings also have to be retrofitted to improve their energy efficiency.

That creates more jobs for construction workers. The costs of the retrofit can be recouped in energy savings, as well as protecting the environment.

A price on pollution

Putting a price on carbon emissions is part of this bigger picture.

Across the world, 33 countries and several North American States have successfully priced carbon pollution.

The CFMEU believes carbon pricing is inevitable in Australia and that we will lose out on industrial innovation and investment, if we don't have it.

But the Union demands that Australian jobs are protected and the biggest share of the revenue raised must permanently compensate low and middle income earners.

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JOBS AND FAMILIES p4.**

Around the world

Carbon output of buildings

78% of New York City's greenhouse gas emissions, comes from buildings, mostly from the use of electricity and natural gas, according to *NY Times*.

"The energy used in constructing, occupying and operating buildings was responsible for half the UK's greenhouse gas emissions," said Sir John Harman, chairman of the Environment Agency, in 2007.

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www.cfmeu.asn/campaigns

Demand for retrofit

Worldwide, governments and the property industry are recognising the only way to reduce energy usage is to retrofit existing buildings. The 80-year-old Empire State Building in New York has led the way with energy savings of US\$4.4million annually, paying for the retrofit in just three years.

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See inside pages.

New rules for Australia

From Nov 1, 2011 most sellers or lessors of office space of 2000 square metres or more will have to obtain and disclose an up-to-date Energy Efficiency Rating.

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<http://www.cbd.gov.au/>

Safety. Security. Support.

Cbus Properties One40 William Street Perth



“This is the only job in Perth that is a green site. We have to make sure everything is done right for the environment.”

Jim Reid & son Mark during construction in 2009.

Construction workers’ Super — Supports action on climate change

Australian construction workers are already investing in sustainable building construction through our national industry superannuation fund, Cbus.

Cbus believes that companies who consider environmental issues, including climate change, have the potential to provide higher returns over the long term – higher returns mean more money in our members’ super.

For example, properties with higher levels of energy efficiency and sustainability are expected to achieve higher rent returns and lower running costs.

Cbus’ wholly owned property development company, Cbus Property, puts this belief into action by developing green office buildings.

Currently, Cbus Property is building two premium 6-Green Star rated office towers – 1 Bligh Street in Sydney’s CBD and 171 Collins Street in Melbourne. (below and opposite)

Cbus Property also works with tenants to encourage sustainable behaviours: establishing tenancy sustainability committees, recycling programs and water minimisation initiatives.

FOR MORE / GO TO www.cbustproperty.com.au

Cbus Properties 1 Bligh Street Sydney



1 Bligh Street will be completed in 2011 and is a joint venture with Dexu Property and Dexu Wholesale Fund.

One of its key features includes energy efficiency through an innovative double skin façade with external louvers, which significantly reduces the heat load on the façade and so reduces the cooling and energy requirements internally.

Tri-generation, black-water and mixed mode [chilled beam and VAV] air conditioning systems contribute to 1 Bligh’s unrivalled sustainable features.



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NY Empire State saves US\$4.4m in energy costs

New York’s world famous, 80-year-old Empire State building has taken a lead in retrofitting with improvements that save US\$4.4 million every year in energy costs.

The 2009 retrofit involved refurbishing existing double-hung windows on site and installing insulation behind radiators and refurbishing existing chillers in the cooling plant in the basement. It also included upgrades to electrical and ventilations systems and the installation of sophisticated electronic instrumentation.

The energy saved will pay for the retrofit within three years. All the work was done on-site, creating local, green jobs.

Full details of retrofit are on the Empire State Building’s website Sustainability Tour: <http://www.esbtour.com/d/>

For a video of the project: see CFMEU Construction website You Tube favourites.

“The Empire State [retrofit] project with its 40% energy savings, had a 3-year payback period. It would be bad business not to do this.”

Tony Malkin
President Malkin Securities

TAS Government’s Affordable Housing Project 75 Hopkins Street Hobart



The 30-unit 5-star ‘Green Star’ rated project has been designed to be energy efficient and built using environmentally friendly materials. Low VOC (Volatile Organic Compounds) emitting products are used in paints, glues and sealants inside the buildings, making the apartments healthier places to live. Photo above: earthworks for below ground rainwater tanks.



“To give someone the opportunity to live somewhere that’s better is a good feeling.”

Andrew Schultz.

The case for Retrofitting

To halt climate change, carbon emissions need to be cut by 80% by 2050, according to scientists.

Buildings are responsible for 40% of CO2 or carbon dioxide emissions.

68% of coal and 55% of natural gas is used in buildings. In developed world cities, the energy used in buildings is the biggest single source of carbon emissions.

Both US and UK environmentalists agree, the only way we are going to impact re-

duction in energy usage, resources and carbon emissions is to start retrofitting existing buildings.

This also makes economic sense, as the Empire State Building demonstrates. Green buildings are achieving higher rents and rates of occupancy, and higher sales overseas.

The US estimates that 75% of its building stock is likely to be ripe for retrofit.

Similarly demand could be found in Australia.

FOR MORE / GO TO

The CFMEU Construction Climate Change campaign page for info and stories of construction workers’ experiences of addressing climate change in our industry: www.cfmeu.asn.au/campaigns

Cbus Properties 171 Collins Street Melbourne



171 Collins Street is being built with joint venture partner Charter Hall and is scheduled for completion in 2013. (Artist impression left.)

The 18-storey building will house the new BHP headquarters. Designed to deliver a new generation workplace, 171 Collins will incorporate market leading environmental standards, including grey water recycling.

It is estimated the development will provide around 2,000 jobs over three years, many of whom will be members of the Cbus Superannuation Fund.

CARBON PRICING

PROTECT JOBS & FAMILIES

CFMEU members are building and maintaining wind-farms across Australia.



Why price carbon pollution?

The concept of putting a price on carbon is that this will drive industry to be more efficient and produce less carbon.

Without a carbon price there is no incentive for the big polluters to invest in new technologies to lower carbon emissions.

Having a carbon price will not force industries to close and lay off workers.

The fact that Governments and big corporations are demanding low-carbon buildings shows the big end of town

understands that carbon pollution will be priced in Australia.

Australia follows, it does not lead, on carbon pricing. Across the world, 33 countries and several North American States have successfully priced carbon pollution.

In fact, the Australian economy will be left behind without carbon pricing in some form.

We will lose out on the industrial innovation that accompanies the drive to low-carbon industry. We risk jeopardising investment in alternative sources of energy.

CFMEU response to carbon pollution pricing

□ Your Union's core demand is that Australian jobs be protected and that the biggest share of the revenue raised is used to *permanently* compensate low and middle income earners.

All revenue raised must be used to compensate households and provide job security.

The scare campaign now being run by big business is aimed at maximising the compensation they can squeeze from Australian revenue.

□ The Union believes that compensation to industry needs to be targeted where jobs would be under threat.

So the CFMEU demands that: **Unions must be consulted about industry assistance to ensure job security is the priority in compensation, not protecting excessive profits.**

□ The CFMEU also believes that the biggest threat to our industries is not carbon pricing but the dumping of products from other countries.

Australian trade exposed industries need policies to level the playing field.

The CFMEU therefore demands that: **The Government tighten anti-dumping legislation and abandon further free trade measures while our manufacturing sector is under pressure.**

Where's Australia in clean energy race?

Energy efficiency makes sense whether there is a carbon price or not. Reducing emissions and adopting 'clean' sources of power supply in Australia won't damage our resources exports.

Investment in renewables must include manufacturing in Australia to create maximum benefit in jobs.

Australia invested \$4 billion in renewable energy sources last year, according to Bloomberg. Predictions are that figure could rise to at least \$36 billion by 2020.

Clean energy finance and investment in the G-20 countries (including Australia) totalled \$198 billion in 2010. That's 33% up on 2009. But Asia is expected to become the centre of gravity for clean energy investment, fuelled by China's rapid rise as a world clean energy superpower. Asia's investment was \$82.8 billion in 2010.

“Governments need to get pollution policy drivers right and ensure jobs are protected, and real new jobs created in the process.” — CFMEU

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