



CIB NEWS ARTICLE

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ESPRO – The European Forum for Sustainable Property Development

Conference Report 'Driving the Move Towards a Sustainable European Property Sector'



by

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Background

The ESPRO Stockholm Conference was a CIB Co-sponsored event and was held on April 4 2006 in Stockholm, Sweden. This conference brought together over 100 Delegates representing the management of major European property Stakeholder organisations. Speakers were drawn from the management of leading European organisations including The European Commission.

The achievement of a Sustainable Society is Mankind's greatest challenge. If we fail, then quite simply life on this Planet will, within an alarmingly short period of time, cease to be possible. Scientific evidence would indicate that the timescale leading to a critical and irreversible breakdown of our Planet's biosphere to be no more than a few decades.

A Global Sustainable Society cannot be achieved without first achieving a sustainable property and construction sector. The Sector accounts for the

consumption of almost half of all resources, energy and polluting emissions. These figure increase up to around 70% if we include the transport sector which is partially influenced by the degree to which we deploy communal (buses and trains) as opposed to individual (cars, motor bikes) transport modes.

The sustainability problem is further exacerbated by the rapid industrialisation of such highly populated countries as China, India and Brazil which has rapidly evolved into an Economist's Dream and an Environmentalist's nightmare.

Another troublesome feature is that many vital resources, particularly fossil fuels and uranium, are in the hands of less than stable countries such as Russia and The Middle East. A large portion of Europe's gas and oil supplies will emanate from Russia in the near future. A large volume of Germany's gas already comes from Russia; a remarkable change of events from the situation of only a few years ago!

This dependability on insecure supplies is already a great cause for concern amongst European and other



World powers. The highly sensitive nature of the fuel issue is highlighted by the increasing competition for these scarce resources amongst our fellow Europeans which has already led to the hitherto unthinkable situation where Fuel Transiting Agreements have been broken to ensure that domestic supplies are secured. In other words, a World shortage of these vital resources is leading to inflammatory political relationships. Obviously, a situation we would prefer to avoid.

The result of all this will, within the immediate years, not just vastly increase prices for fuel and other resources, but in addition, affect supply lines. Developing a Sustainable Society – The Property Owner's Role.

The Property Owner's proactive role in the drive towards a Sustainable Society is vital. Not just for Society and the Environment but also for the Property Owner's own survival. As the Client in the property sector, the Property Owner and Developer is in a position to significantly influence the actions of most of the other participants. These include consultants, contractors, suppliers and logistical systems. Together with Planning Authorities, the Property Owner is in a unique position to influence the degree to which sustainability-enhancing measures are introduced and the rate at which these measures are deployed.

ESPRO – The European Forum for Sustainable Property Development

ESPRO is an interactive, Forum where Europe's leading property Stakeholders, both public and private, meet and act upon issues related to the creation of a sustainable property sector in Europe. These Stakeholders include legislators, property investors, corporate investors, tenant organisations, planning authorities, consultants and contractors.

ESPRO's motives are commercial, environmental and social. ESPRO's Mission is based on the premise that Planet Earth cannot sustain life without the attainment of a Sustainable Society. A Sustainable Society cannot be achieved without the creation of a Sustainable Property Sector.

ESPRO is the leading primary public – private sector Forum in Europe focussing on the sustainability issue and operates as a Driver of Change in the move towards the development of a sustainable European property sector. ESPRO is focussing its efforts upon several areas of sustainable development ranging from the macro level (city planning, urban transport systems, regional energy systems) to the micro level (building design and construction, local energy systems). Activities include the establishment of sustainable policies and strategies, the arrangement of interactive events and the initiation and development of Pilot Projects.

Additional Information

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