TIMELINE of REAL ESTATE SUSTAINABILITY

REGULATORY

INVESTMENT & FINANCE

TECHNOLOGICAL

GENERAL EVENTS

REGULATORY

- 2007 Economic downturn shifts focus from new construction to existing buildings
- 2009 50 major investment funds petition SEC asking for sustainability disclosure as part of annual report
- 2018 Participation in "Smart Building" technologies is not controlled by cost

INVESTMENT & FINANCE

- 2015 Federal mandate for green buildings across all types
- 2013 Mandatory benchmarking & disclosure laws drive energy efficiency adoption
- 2011 ISO 50001 energy management standard
- 2010 Australia implements mandatory disclosure of energy efficiency for commercial buildings
- 2009 Only 1/3 of REIT CEOs have sustainability or energy efficiency on their radar
- 2015 REITs begin looking carbon neutral portfolios
- 2013 Largest investors (CalPERS, NYSTRS, etc.) mandate energy performance indexing & reporting
- 2010 3,050 companies report under the CDP
- 1999 Modeling software becomes faster and easier to use
- 2008 EU investment community starts focusing on CSR
- 1999 Launch of Dow Jones Sustainability Index
- 2025 "Price on Carbon" becomes a reality
- '20 Risk/Insurance associated with energy efficiency becomes part of the investment equation

TECHNOLOGICAL

- First BMS for HVAC systems implemented
- 2015 Widespread ability to monitor and manage energy use at device level
- 2025 Widespread adoption of electric cars reduces foreign oil reliance
- 2005 Availability of high-efficiency HVAC equipment
- 2013 Availability of supply resource planning solutions
- 2020 Distributed on-site generation common for fuel cell and PV technologies

1970 1975 1980 1985 1990 1995 2000 2005 2010 2015 2020 2025 2030

GENERAL EVENTS

- First Earth Day
- 1972 OPEC oil crisis followed by Arab oil embargo
- 1977 Department of Energy commissioned
- 1983 EPA's first report on global warming
- 1992 First Earth Summit
- 1993 USGBC founded
- 1997 Signing of the Kyoto Protocol
- 2002 Ratification of the Kyoto Protocol by the EU
- Energy Performance of Buildings Directive (EPBD)
- 2011 Instability in energy supply chain due to events in Middle East
- First annual NAREIT Leader in the Light working session
- 2020 20% of energy supply achieved through renewable resources
- EPBD's deadline for all new buildings to be "net zero"
- 2018 Acceptance in the general population about reality of "climate change"
- Participation of tenants in load curtailment activities
- 2025 Implementation of tiered energy use per person rates
- Adoption of UPC code for people's carbon footprint
- 2030 More than 90% of buildings in the U.S. are "net zero"

real foundations Copyright © 2011