

GREEN MOVEMENT IN TURKEY

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HISTORY of TURKISH GBC

- Turkish Green Building Council, established in October 2007 as a nonprofit organization,
- Became an EMERGING MEMBER of WGBC on September 28th, 2009,
- Intending to become a “full member council” of WGBC,
- Acts as a sound governance board that oversees green certification development in Turkey,
- Membership: 90 companies



COMMITTEES

- Certification
- Materials
- Education
- Membership
- Government Relations
- Communication

CERTIFICATION COMMITTEE

Work in progress (2007-2009):

- BREEAM
- LEED
- SBTOOL
- DGNB
- CASBEE



GREEN BUILDING SEMINARS

- Green Building Certifications

Speakers like:

- Martin Townsend (BRE-GLOBAL)
- Dr. Lemaitre Christine (DGNB)
- Nils Larsson (IISBE)
- Houston Eubank (WGBC)



MOU with BRE-GLOBAL

- Certification Committee decided to use BREEAM as a foundation and started adaptation work in September 2009.
- USGBC (LEED) is not giving adaptation since 2003.
- DGNB- much higher standards than LEED and BREEAM
- (Agreement with BRE-Global to Adopt BREEAM to local conditions)



TRAININGS

- Green Certifications and Sustainability Trainings-2009 (200 professionals attended)
- BREEAM trainings-2009-10) 60 professionals were trained up to now
- LEED Associate Exam Trainings-2010 (51 professionals attended)



- 23 OCTOBER-6 NOVEMBER
- LEED ASSOCIATE EXAM TRAININGS
- ONGOING CONTINUING EDUCATION ACTIVITIES for LEED APs

GREEN BUILDING WEEK

23-30 SEPTEMBER

- **BUILDIST** Conference was meeting point for design, architecture, innovation and technology and TGBC partnered with the organizers to held workshops and trainings for 3 days.
 - ÇEDBİK-ARENA.
- LEED and BREEAM trainings



TGBC's IMPACT

- Providing recommendations on green buildings to be introduced in Turkey's Sustainable Development Strategy.

Position paper for the
*National Strategy for
GREEN SCHOOLS*



ABOUT COUNCIL DEVELOPMENT

- The market is new and capacity building is a priority for our council.
- We are also looking to create partnerships with other NGOs, academia, government and private sector for increasing the number of green building experts/funding allocation to sustainability.

WORK IN PROGRESS

- Electrical Power Resources Survey and Development Administration-EIE-
-Founded on June 24, 1935 under law No. 2819
- EIE, being governed by the provisions of private law and administrated in accordance with commercial methods, having the status of a juridical person and being bound to the Ministry of Energy and Natural Resources, carrying out engineering service with opportunity of production of electrical energy is an, investor public organisation. (A strategy document is being prepared by the organization in collaboration with UNDP/GEF/STB.)
- “Green Urbanization”(Zero Carbon) project by Ministry of Forestry
- National Calculation Methodology (NCM) is being worked on (in collaboration with Ministry of Construction and Settlements and İstanbul Technical University’s Sustainable Buildings Center) in order to support Energy Performance Certification Project CHG-TR project (paralleled to EU Energy Performance Directive)

LEGAL FRAMEWORK

- Mandatory labelling and certification program: (BEP) 2009 December
- TS 825 Standard
- ENVER 5627 Adoption Date : May 2007
- Law No. 5346 Adoption Date: 10.05.2005 (Law on Utilization of Renewable Energy Resources for the Purpose of Generating Electrical Energy)
- Geothermal Law
- Electrical Equipment Labeling
- Construction Materials Labeling
- Ratified the Kyoto Protocol-will have to enact a series of measures in every sphere from transportation to agriculture and heating to industry to reduce carbon emissions.

HURDLES TO OVERCOME/CHALLENGES

- LACK OF ECO MATERIALS
- LACK OF KNOW-HOW on ECO LABELS
- LEED/BREEAM/DGNB/TURKISH SYSTEM JUNGLE!
- LACK OF GREEN BUILDING EXPERTS.
- COMPETITION with OTHER NGOs even with Government

GOVERNMENT

- 1) No incentives for the property owner, businesses and financial institutions to built green yet.
- 2) Lack of appropriate instruments (like tax rebates)
- 3) Lack of appropriate Policies, Legislations and Laws
- 4) Weak Monitoring Mechanisms
- 5) Lack of institutions that oversee the market and coordinate transactions among different actors
- 6) Lack of investment and financial support from the government
- 7) **No Green Building Legislation has been adopted yet.**

HUMAN RESOURCES

- 1) Lack of 'green skilled' workforce
- 2) No proper training institutes and guidelines
- 3) Absence of certification mechanisms which distinguishes skilled from non-skilled workers
- 4) Lack of experts on LCA and LCCA methods and energy modelling
- 5) Lack of Commissioning Agents

FIRMS

- 1) Information asymmetry regarding green practices, codes and standards and green guidelines
- 2) Lack of Incentives: developers may not find it profitable to increase energy efficiency
- 3) Conservative nature of construction industry: voluntary adoption of new technologies is low

OWNERS

- 1) Lack of incentives-low priority for energy-efficiency,
- 2) High Upfront Costs
- 3) Lack of access to capital
- 4) Short planning horizons but long pay-back periods
- 5) Risk aversion: uncertainty about green property value

BANKS

- High payback period which leads to low rate of return on investment, preference for classical investments with quick payback period. (especially for retrofitting projects)
- High perceived risks and credit risks attached to the client.
- Cost-Benefit Analysis is not very easy and evaluation methods are not clear as to the choice of discount rates.
- Difficult to evaluate energy efficiency projects due to absence of standardized measurements and verification of energy efficiency

Single Family Homes & the “Do It Yourself” market?

- DEMAND IS HUGE!
- CODE FOR SUSTAINABLE HOMES for TURKEY needs to be prepared!



CO2 from FOSIL FUELS

(source: OECD 2009)

