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SUSTAINABLE DESIGN & CONSTRUCTION OF BUILDINGS IN THAILAND

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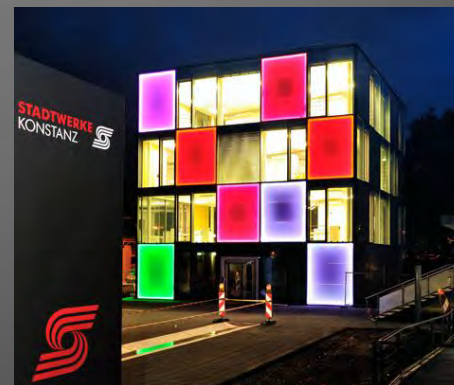
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SUSTAINABLE DESIGN & CONSTRUCTION OF BUILDINGS IN THAILAND

PERSONAL INTRODUCTION

- 60TIES CONSCIOUS USE OF NATURAL RESOURCES
- 70TIES OIL CRISIS
- 80TIES GREEN MOVEMENT
- 90TIES EXPLORING SUSTAINABLE VISIONS
- 2000 INTRODUCING SUSTAINABLE CULTURE IN ASIA
- TODAY GERMANY LEADING IN SUSTAINABLE TECHNOLOGIES
- TODAY SOUTHEAST ASIA OPENS FOR GREEN CONCEPTS





SUSTAINABLE DESIGN & CONSTRUCTION OF BUILDINGS IN THAILAND





SUSTAINABLE DESIGN & CONSTRUCTION OF BUILDINGS IN THAILAND

CONTENT

INTRODUCTION

A CRITERIA (LOOSE INTERPRETATION OF DGNB)

ECOLOGY
ECONOMY
CULTURE
TECHNIQUE
PROCESS
LOCATION

B OBSERVATIONS

TYPICAL AND ADVANCED BUILDING TYPES, SHOWING
EXAMPLES OF SHOPHOUSE, VILLA, CONDO, COMMERCIAL

C CONCLUSION

STATUS QUO
TRENDS



SUSTAINABLE DESIGN & CONSTRUCTION OF BUILDINGS IN THAILAND

A CRITERIA

CULTURE

THAILAND

95 % BUDDHISM

CULTURE

ACCEPTING

FORGIVING

EASY GOING



SUSTAINABLE DESIGN & CONSTRUCTION OF BUILDINGS IN THAILAND

A CRITERIA

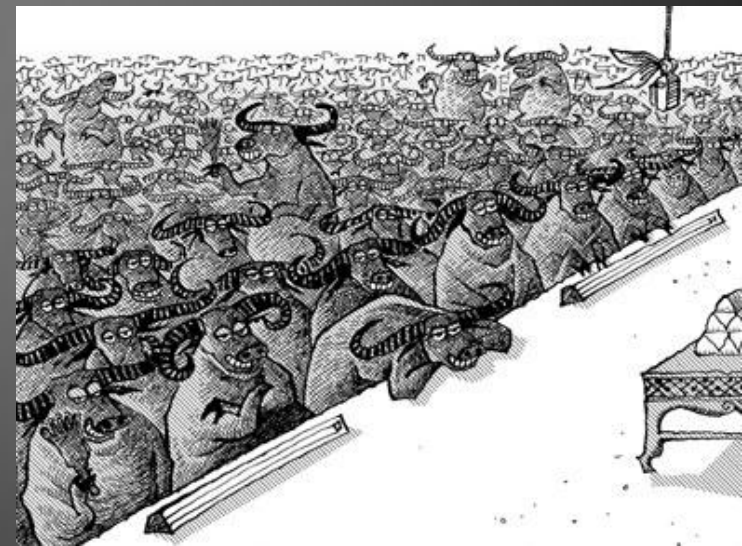
CULTURE

EFFECTS ON BUSINESS IN GENERAL

LOCAL WORK ETHICS & GROUP DYNAMICS

AVOID DEALING WITH PROBLEMS

RATHER FOLLOWING THAN LEADING



SUSTAINABLE DESIGN & CONSTRUCTION OF BUILDINGS IN THAILAND

A CRITERIA

CULTURE

EFFECTS ON CONSTRUCTION BUSINESS

FUNCTION

ORGANISATION

EXECUTION QUALITY

SAFETY



SUSTAINABLE DESIGN & CONSTRUCTION OF BUILDINGS IN THAILAND

A CRITERIA

ECOLOGY

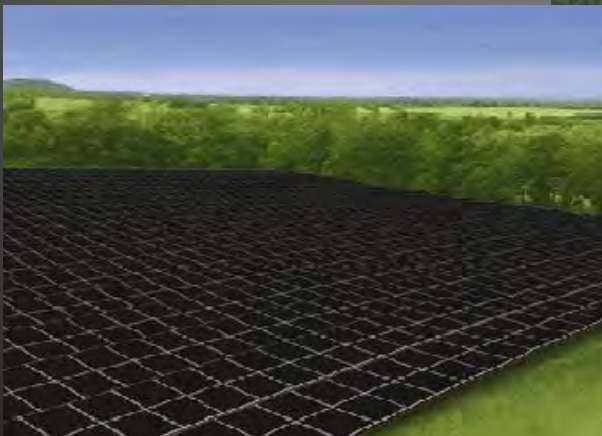
NATURE IN THAILAND = PARADISE

FORGIVING CLIMATE

AMAZING BEAUTY

ABUNDANCE OF RESOURCES

ENERGY PRODUCING POTENTIAL



SUSTAINABLE DESIGN & CONSTRUCTION OF BUILDINGS IN THAILAND

A CRITERIA

ECOLOGY

PRESENT MANMADE SITUATION

LACK OF CONSCIOUSNESS

LACK OF KNOW-HOW

BUDGET DRIVEN MATERIAL SOURCING

UNCONTROLLED EMISSIONS

SEVERE POLLUTION

WASTEFUL + INEFFICIENT USE OF RESOURCES



SUSTAINABLE DESIGN & CONSTRUCTION OF BUILDINGS IN THAILAND

A CRITERIA ECONOMY

INVESTOR BEHAVIOUR

REGULATION

SUPPLY & DEMAND

SHORT TERM ROI

LOW BUDGET

LOW QUALITY

HIGH LIVE CYCLE COST

SUSTAINABILITY IS A NEW CONCEPT



SUSTAINABLE DESIGN & CONSTRUCTION OF BUILDINGS IN THAILAND

A CRITERIA

TECHNOLOGY

AVAILABILITY OF MATERIALS IN GENERAL IS SUITABLE TO APPLY INTERNATIONAL CONSTRUCTION METHODS

PROBLEMS REMAIN, E.G

SAFETY

WATER LEAKAGE

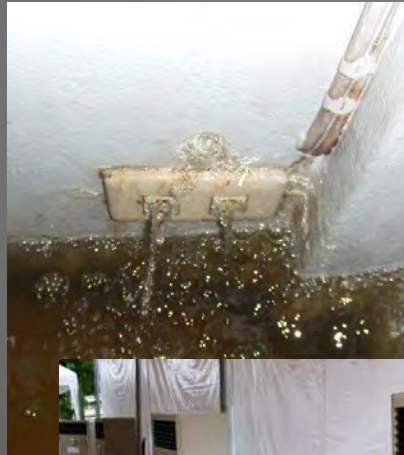
AIR QUALITY

THERMAL

ACOUSTIC

TECHNICAL SYSTEMS

MAINTENANCE



SUSTAINABLE DESIGN & CONSTRUCTION OF BUILDINGS IN THAILAND

A CRITERIA

PROCESS

PROJECT PREPARATION + COORDINATION

PLANNING PROCESS + INTEGRATED TOOLS

PROJECT ORGANISATION + LOGISITCS

UNDERSTANDING OF SUSTAINABILITY CONCEPTS

EDUCATION & SKILLS

COMMUNICATION

HIERARCHICAL SYSTEM

SHORT TERM VISION

QUALITY EXPECTATION+ ACCEPTANCE

QUALITY CONTROL



SUSTAINABLE DESIGN & CONSTRUCTION OF BUILDINGS IN THAILAND

A CRITERIA

LOCATION

NEGLECTED, BUT ESSENTIAL

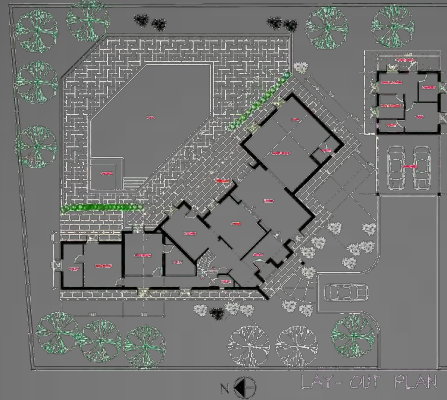
ORIENTATION & LAYOUT

MICRO CLIMATE

NEIGHBOURHOOD IMAGE & QUALITY

TRAFFIC / PUBLIC TRANSPORT

VICINITY TO DAILY FACILITIES





SUSTAINABLE DESIGN & CONSTRUCTION OF BUILDINGS IN THAILAND

B PERSONAL REALITY OBSERVATIONS

TYPICAL AND ADVANCED BUILDING TYPES, SHOWING
EXAMPLES OF SHOP/TOWNHOUSE, RESIDENTIAL, COMMERCIAL



SUSTAINABLE DESIGN & CONSTRUCTION OF BUILDINGS IN THAILAND

B REALITY OBSERVATION

SHOP/TOWNHOUSE TYPICAL & POPULAR



SUSTAINABLE DESIGN & CONSTRUCTION OF BUILDINGS IN THAILAND

B REALITY OBSERVATION

SHOP/TOWNHOUSE TRENDY



SUSTAINABLE DESIGN & CONSTRUCTION OF BUILDINGS IN THAILAND

B REALITY OBSERVATION

PRIVATE RESIDENCE TYPICAL & POPULAR



SUSTAINABLE DESIGN & CONSTRUCTION OF BUILDINGS IN THAILAND

B REALITY OBSERVATION

PRIVATE RESIDENCE AVANTGARDE



SUSTAINABLE DESIGN & CONSTRUCTION OF BUILDINGS IN THAILAND

2 REALITY OBSERVATION

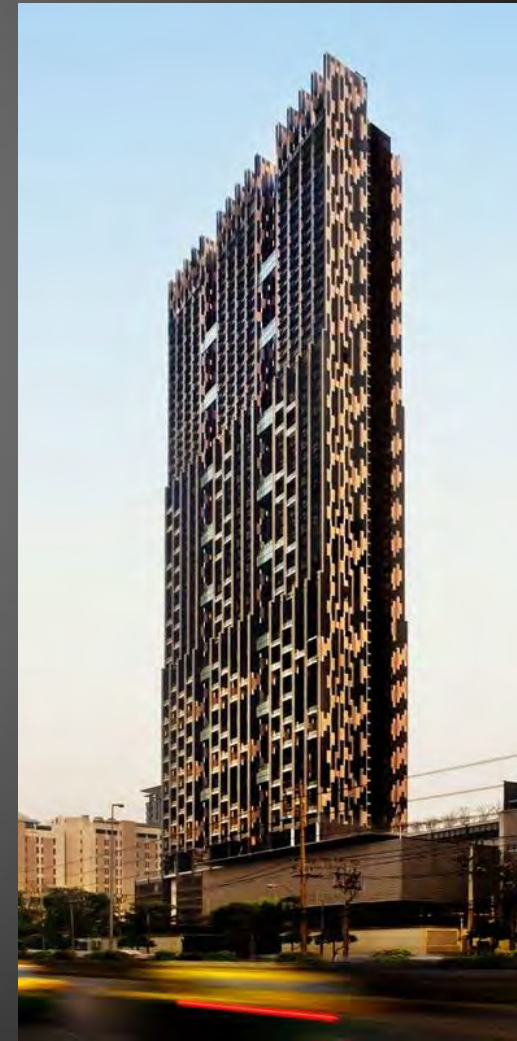
MULTIPLE RESIDENCE POPULAR & TYPICAL



SUSTAINABLE DESIGN & CONSTRUCTION OF BUILDINGS IN THAILAND

B REALITY OBSERVATION

MULTIPLE RESIDENCE AVANTGARDE



SUSTAINABLE DESIGN & CONSTRUCTION OF BUILDINGS IN THAILAND

B REALITY OBSERVATION

COMMERCIAL

SUCCESSFUL & TYPICAL

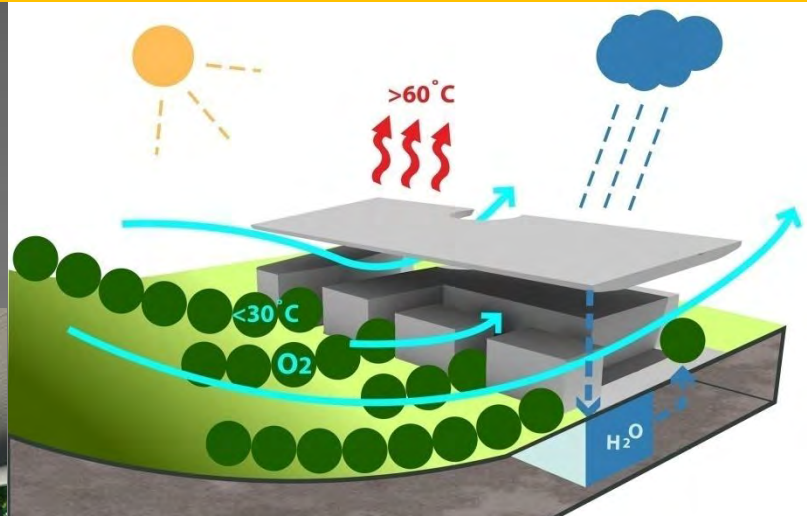


SUSTAINABLE DESIGN & CONSTRUCTION OF BUILDINGS IN THAILAND

B REALITY OBSERVATION

COMMERCIAL

AVANTGARDE



SUSTAINABLE DESIGN & CONSTRUCTION OF BUILDINGS IN THAILAND

C CONCLUSION

STATUS QUO OF SUSTAINABILITY IN THAILAND

AWAKENING PUBLIC AND PRIVATE AWARENESS

CLIMATE CHANGE TALKS 2012 FUEL GREEN IDEA



SUSTAINABLE DESIGN & CONSTRUCTION OF BUILDINGS IN THAILAND

3 CONCLUSION

STATUS QUO OF SUSTAINABILITY IN THAILAND

STILL LACK OF FUNDAMENTAL UNDERSTANDING

STILL POOR AWARENESS FOR IMPACT ON LIFE QUALITY

LITTLE EFFORTS TO SACRIFICE CONSUMER COMFORT



SUSTAINABLE DESIGN & CONSTRUCTION OF BUILDINGS IN THAILAND

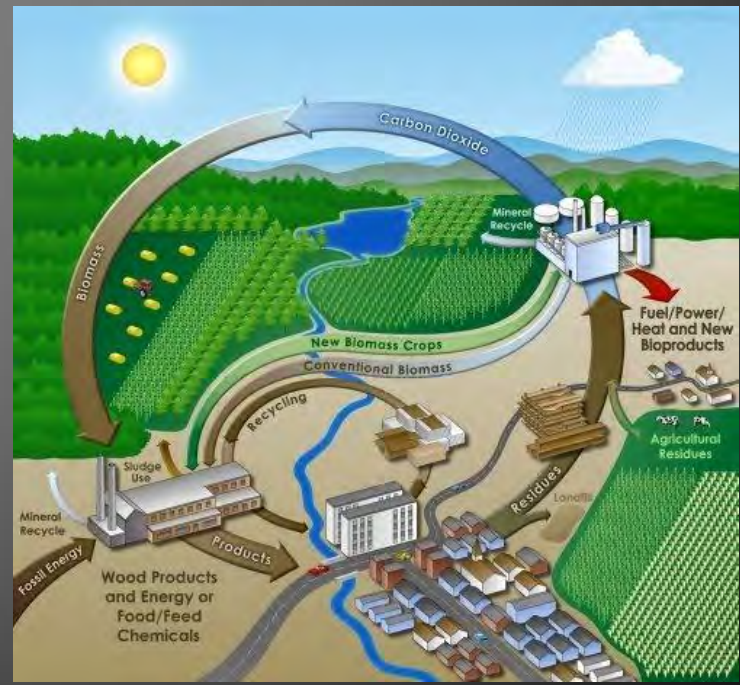
3 CONCLUSION

TRENDS

GREEN MOVEMENT IS BECOMING A TREND

COMPETITIVE CONSTRUCTION METHODS & PRICES

INCREASING TRUST FOR INVESTMENT



SUSTAINABLE DESIGN & CONSTRUCTION OF BUILDINGS IN THAILAND



THAILAND STILL HAS A POTENTIAL TO GROW AND EXPAND INTO A REGIONAL LEADING SUSTAINABLE CULTURE GIVEN ITS AVAILABLE RESOURCES, GEOGRAPHIC POSITION AND ESTABLISHED INFRASTRUCTURE.

HOWEVER, DUE TO LACK OF FUNDAMENTAL KNOWLEDGE, UNDERSTANDING AND SOCIAL DILEMMAS, IT MAY TAKE A WHILE FOR THE CONCEPT TO BECOME A PREVALENT ISSUE IN THE FUTURE.

IT IS AN ENORMOUS OPPORTUNITY TO BE PART OF THIS MOVEMENT AND WE ARE ONLY AT THE VERY BEGINNING OF SUSTAINABLE DEVELOPMENT IN THE REGION.

THANK YOU

ELMAR KLEINER

OIA FOUNDER & DIRECTOR

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