

Building a Green House ... The Future Prospects

Building a Green house is challenging and may well burn a hole in your pocket. A green house typically costs 0.5 % to 6.5% higher than a standard dwelling. Thus, from a pure pragmatic point of view, it perhaps feels foolish to incur additional costs. However, the vital point which most people miss is a critical analysis of the future prospects of Green buildings. Governments across the world are progressively becoming more and more sensitive to environmental issues. The Green Movement is slowly but surely transforming from informal pressure groups into positive governmental action by inclusion of legislations in many parts of the world. In the United States, many states have commenced offering tax benefits for those who build green.

Building a Green house is fast gaining acceptance with the market value is gradually appreciating. A contributory factor has been the rising oil prices which are shortly predicted to reach \$150 and then \$200 resulting in an exponential rise in operating costs worldwide. The first effects of this surge in crude oil price will hit the users of electricity generated by Naptha fired plants. Electricity bills for air conditioning will cross the red mark. The cascading effect of oil price rise will increase the costs of construction in every segment. With such a scenario of the future, building a green house would seem to be a wise decision. The motives for such an action is clear. Lawrence Berkeley National Laboratory predicts that 40 percent of a buildings utility bill for heating, cooling and ventilation can be reduced by incorporating green features in the design stage. An assessment such as this makes building a green house a lot more appealing. It can also be extrapolated that the additional green features will add substantially to the value of the real estate. Future scarcity of land for housing is making the builders include green features in their ongoing projects. Standard green features such as shared pools, a general rainwater harvesting plant, and common gardens are a de rigeur now a days.

A day will dawn when customers and homebuyers will insist on buying a house with all green features incorporated. This may be forced upon the customers to avoid being penalized by stricter government environmental laws. We already see the effect of Euro IV standard on the automobile industry. The same analogy may well become a reality 20 years from now for building houses. Building a Green house is therefore a prudent decision.

About the Author

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