Guinea and he is ideologically and philosophically attached to the houses of his childhood. With the no air-conditioning proposition, he then builds his wonderful homes around that theory; they are a delight to behold and perfectly functional in terms of sustainability and climate response."

For developer Andrew Borger, good architecture will make or break one of his projects. Indeed, he is finding that fiscal outlay is often less when employing sustainable design practices in comparison with working with earlier, outdated practices. "We're starting to see the use of new, more efficient materials being introduced, the energy outlay is less and the efficiencies of scale by working collaboratively are really impressive.

"With Green Square, we've had a 93 percent satisfaction rate. That's incredible, And it's showing a 25 percent reduction in operating costs because of air-conditioning efficiencies, water harvesting and recycling.

"Then we're finding greater energy and productivity from people working in this environment. Because we haven't used petro-chemical-based paints or adhesives, there's not that 'new' smell you get in many buildings. People don't get tired and sleepy.

"Architects are being asked by the public to lead them into a new quality of life. They want to know how to live better and smarter, but they don't really want to have to compromise on comforts.

"Design is certainly the key to the success of communities and workplaces in the future. We're well on track to make Queensland an example of how to do wonderful, aesthetically brilliant sustainable buildings."