

**BETTER
BUILDINGS
PARTNERSHIP**

ANNUAL REPORT

FY2022

betterbuildingspartnership.com.au

Welcome from the Chair

We acknowledge the Gadigal of the Eora Nation, the traditional custodians of the land on which the Better Buildings Partnership meets and pay our respects to their Elders past and present, and recognise their continuing connection to Country.

In 2021 the Better Buildings Partnership (BBP) began work under its new four-year strategy which builds on a decade long collaboration of progressive real estate organisations and the City of Sydney. The new strategy reflects our evolving approach to sustainability and alignment with the City's "Sustainable Sydney 2030-2050".

This is our first annual report reflecting on this new strategic focus. It shares our collective results, as well as goals and targets which speak to the revised three pillars of focus for the Partnership – circular economy, climate action and resilience.

A few key highlights for the partnership this last year are:

- For the first time we are able to report that 54% of base building electricity was procured from renewable generation facilities
- Together with our associate members Green Building Council of Australia, we released the [Electrification Resource Pack](#) for Asset Managers and Facility Managers
- We delivered a baseline understanding of resilience strategies and actions across our members
- We began stakeholder engagement to address the challenging issue of office fit out design and waste.

I'm pleased to share this report with you and acknowledge there is much to be proud of and a lot more work ahead.



BBP Chair - Danny De Sousa,
Vice President, ESG & Innovation,
Brookfield Properties

Acknowledgements

The Better Buildings Partnership (BBP) acknowledges the professional expertise and insights of all its partners and contributors and thank its members for all their commitment to leadership excellence.

MEMBERS



ASSOCIATE MEMBERS



SUPPORTING MEMBERS

Our BBP values

The BBP works together to drive a sustainable, resilient, inclusive city and a positive industry impact across Australia and beyond.



Sustainable future

We work together to create a sustainable future



Courtesy & respect

We care about people, and treat each other with courtesy and respect



Ideas & knowledge

We openly share ideas and knowledge, so we can learn from each others' successes and failures



Lead by example

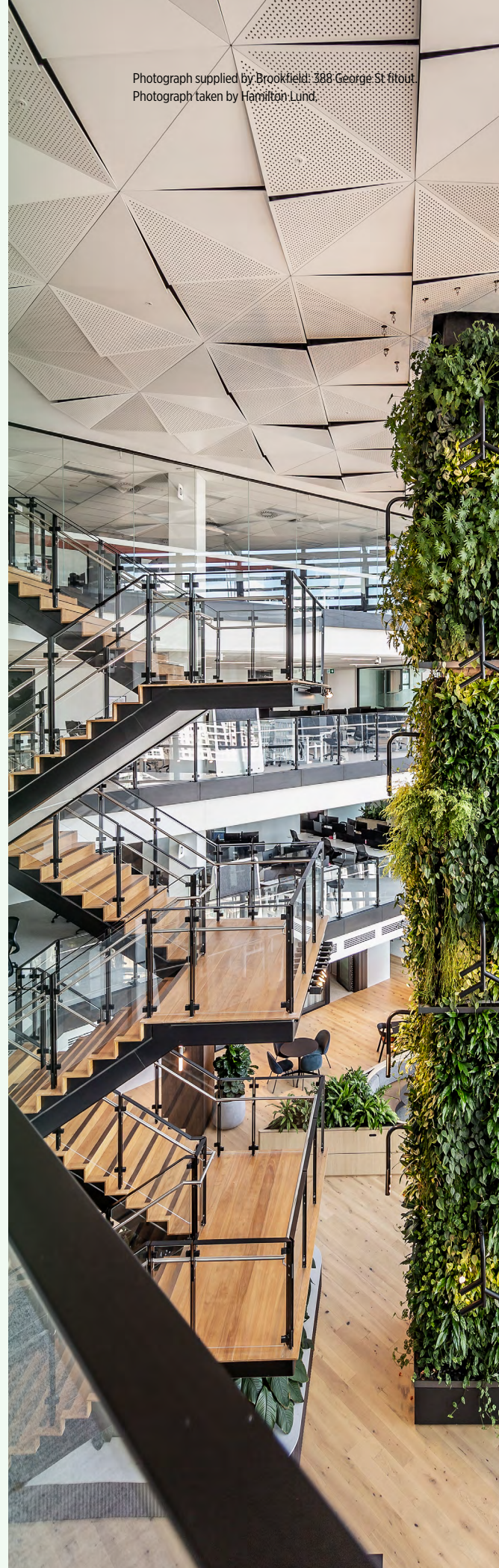
We lead by example, by implementing the recommendations of our collective work



Accountability

We measure our achievements, holding ourselves and our organisations accountable for making demonstrable progress toward our goals

Photograph supplied by Brookfield, 388 George St, 10th floor.
Photograph taken by Hamilton Lund.




Annual Results

Our reach



64%[^]
Commercial
office space
in Sydney CBD

54% 
proportion of base building
electricity procured from
**renewable generation
facilities** (in FY22)

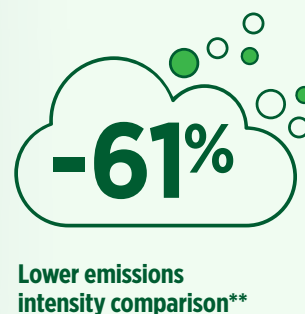
Our collective impact

#REDUCTION BETWEEN FY06 TO FY22

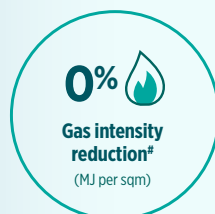
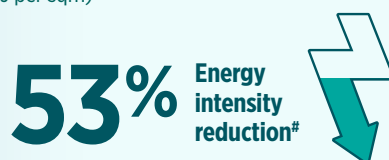
Stationary emissions intensity (kg CO2e per sqm*)



FY22 BBP INTENSITIES
BENCHMARKED TO
SYDNEY LGA COMMERCIAL
SECTOR AVERAGE**

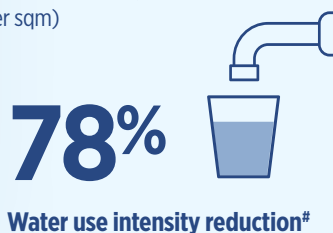



Energy intensity (MJ per sqm)



-37%
Lower energy
intensity comparison**

Water intensity (kL per sqm)



-42% 
Lower water
intensity comparison**

Note:

[^] Commercial office building floor space (sqm) controlled by BBP members as a percentage of PCA defined CBD commercial office building floor space (sqm) at 30 June 2022.

* The stationary emissions figures shown here incorporates electricity and gas use. It should be noted that this data does **not** fully capture all purchased renewable energy through green power and renewable power purchase agreements. As such, the indicators presented provide a conservative representation of emissions. The City of Sydney is improving its data collection and reporting processes to capture this data more comprehensively as part of FY23 reporting.

** The City of Sydney has estimated the Sydney LGA Commercial Sector average resource use and emissions intensities using electricity and gas use data obtained from Ausgrid and Jemena and floorspace data from the Floorspace and Employment Survey.

~ Page 5: Water consumption in commercial office buildings is largely driven by occupant usage. The reduced occupancy of buildings resulting from the pandemic has seen significant reductions in water consumption. It is expected that any future increases in occupancy would result in increased water usage. The contribution of water efficiency measures to overall water reductions is unclear and granular water use data through submetering will be needed to understand the impact of these water efficiency strategies.

Our progress

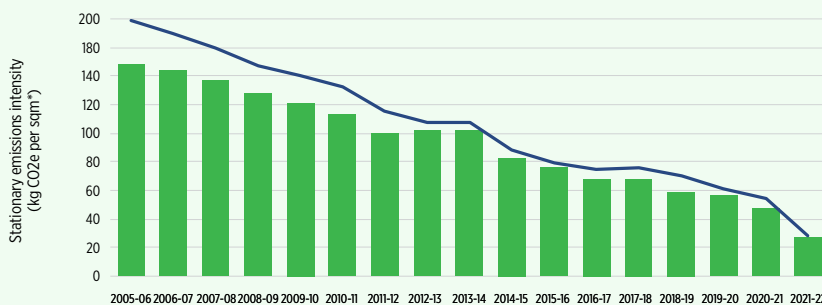
Floorspace represented by the BBP has increased by 40% between FY06 to FY22. The charts below show that the BBP collective continues to improve building efficiency by decreasing stationary emissions and energy intensities and water use intensities over the same period.

We note that the cohort of buildings in the program has changed over this period.

To draw out a like for like comparison, the performance of a cohort of 43 buildings that have been reporting data for each year between FY06 to FY22 is shown by blue lines. They still indicate improved sustainability performance.

— Like-for-like comparison representing the same cohort of 43 buildings that reported from FY06 to FY22

Stationary emissions intensity (kg CO2e per sqm*)

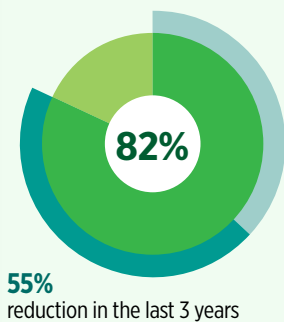


The last 3 years

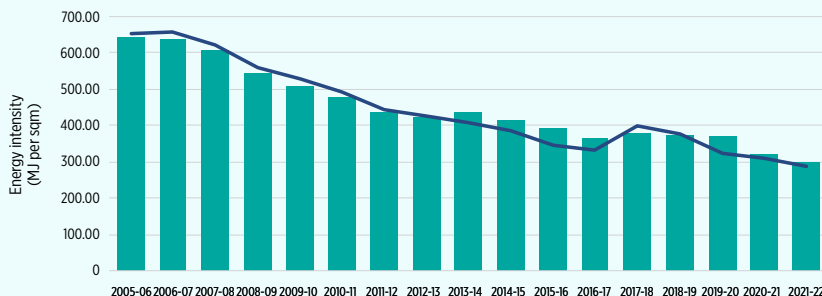
It is important to note that the pandemic had a significant impact on resource use and emissions. The figures below contextualises the stationary emissions intensity, energy intensity and water use intensity reduction over the last 3 years relative to the reduction in these intensities since the FY06 baseline.

■ Between 2005/06 to 2021/22, we have achieved
■ Demonstrates the impact of covid over the last 3 years

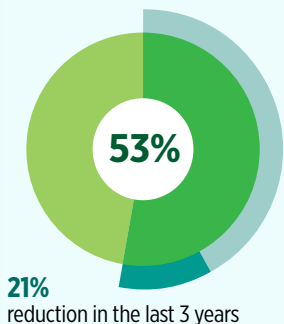
Stationary emissions intensity (kg CO2e per sqm*)



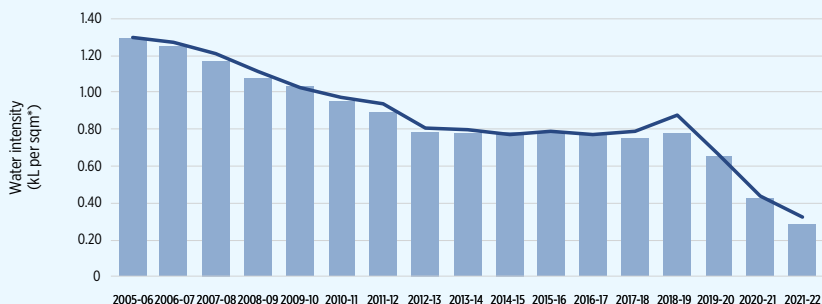
Energy intensity (MJ per sqm*)



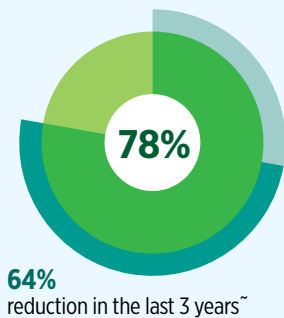
Energy intensity (MJ per sqm*)



Water intensity (kL per sqm*)



Water intensity (kL per sqm*)



Note: * The stationary emissions figures shown here incorporates electricity and gas use. It should be noted that this data does **not** fully capture all purchased renewable energy through green power and renewable power purchase agreements. As such, the indicators presented provide a conservative representation of emissions. The City of Sydney is improving its data collection and reporting processes to capture this data more comprehensively as part of FY23 reporting.

Building ratings



98

NABERS
Energy Rated
office base buildings



95

NABERS
Water Rated
buildings



30

NABERS
Waste Rated
buildings



78

Green Star
Performance Rated
buildings

Our strategic focus

Climate positive: our transition to a low carbon economy



Goal: To deliver efficient buildings that reduce carbon emissions and create biodiversity and other co-benefits through offsetting

5

Member organisations are **Climate Active certified** (scope 1, 2 & 3)*

30

Member owned buildings within the City of Sydney LGA are **Climate Active carbon neutral certified*** (scope 1, 2 & 3)*

50%

Members have a **pathway to electrification***

FY22 achievement:

Developed an Electrification Resource Pack for Asset Managers and Facility Managers

Electrification Resource Pack

- | | |
|---------------------------|-----------------------------------|
| 1. Why Electrification? | 4. Feasibility Study Tool |
| 2. Process Flowchart | 4a. DHW Flowchart |
| 3. Business Case Guidance | 4b. Space Heating Flowchart |
| | 5. Sample Design Consultant Scope |

The BBP, in collaboration with Cundall, has designed and delivered a suite of resources to help Asset Managers and Facility Managers develop and implement plans to remove natural gas from buildings.

The resources have been carefully designed to complement the GBCAs 'A practical guide to electrification – for existing buildings', launched in September 2022.

The complete Electrification Resource Pack can be accessed on the Better Buildings Partnership website: <https://www.betterbuildingspartnership.com.au/resource/building-electrification/>

* source is the BBP members FY21-22 qualitative survey data, includes BBP commercial office property owner members only; excludes UTS, GBCA, NABERS, GECA, PCA, Colliers, CBRE and JLL

Circular economy: embedding greater circularity



Goal: To move the sector to more circular methods of procurement, use and recovery of materials

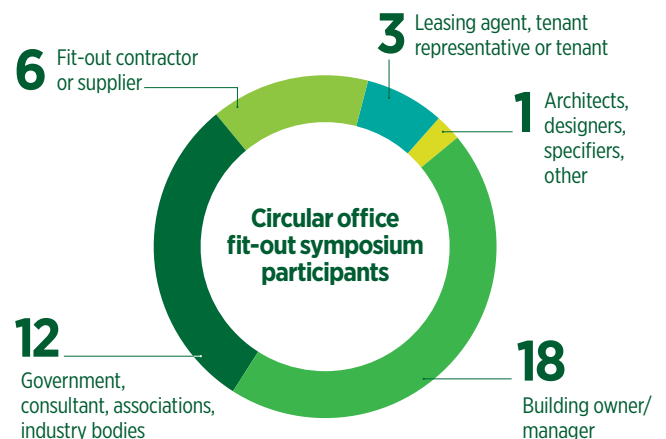
75%

Members have a waste management policy that **addresses procurement, use and recovery of materials***

50%

Members include **recycled content targets** in major procurement exercises*

FY22 achievement: The BBP hosted a symposium with building owners and managers as a first step to discuss the challenge of fit out design and waste. Tenants and designers were identified as important stakeholders and a second symposium will be held in FY23



Resilience and social measures



Goal: To work in partnership with others to deliver buildings and places that are sustainable, resilient and inclusive

FY22 achievement: Established a resilience baseline to understand how individual BBP members plan and implement resilience strategies and actions within their organisations

100%

Members are progressing reconciliation with First Nations Peoples

100%

Members have a **Modern Slavery Statement**

100%

Members have **diversity & inclusion policies, plans or initiatives**

* source is the BBP members FY21-22 qualitative survey data, includes BBP commercial office property owner members only; excludes UTS, GBCA, NABERS, GECA, PCA, Colliers, CBRE and JLL



[Click to download a readable copy](#)

Case study

Mirvac partners with Mates on the Move to turn trash into treasure

When the doors closed to the iconic Harbourside shopping centre in preparation for redevelopment, a significant volume of restaurant furniture, commercial kitchen equipment, art, playground equipment, garden plants, AV equipment and more needed to be removed. As the saying goes, one person's trash is another person's treasure.

The team at Mirvac partnered with Mates on the Move (MotM) to undertake an inventory of items that needed to find a new home. The Mirvac and MotM teams went about finding suitable charities, social enterprises and some for-profit organisations who were keen to reuse or repurpose the vast array of items and materials that would otherwise be destined for landfill.

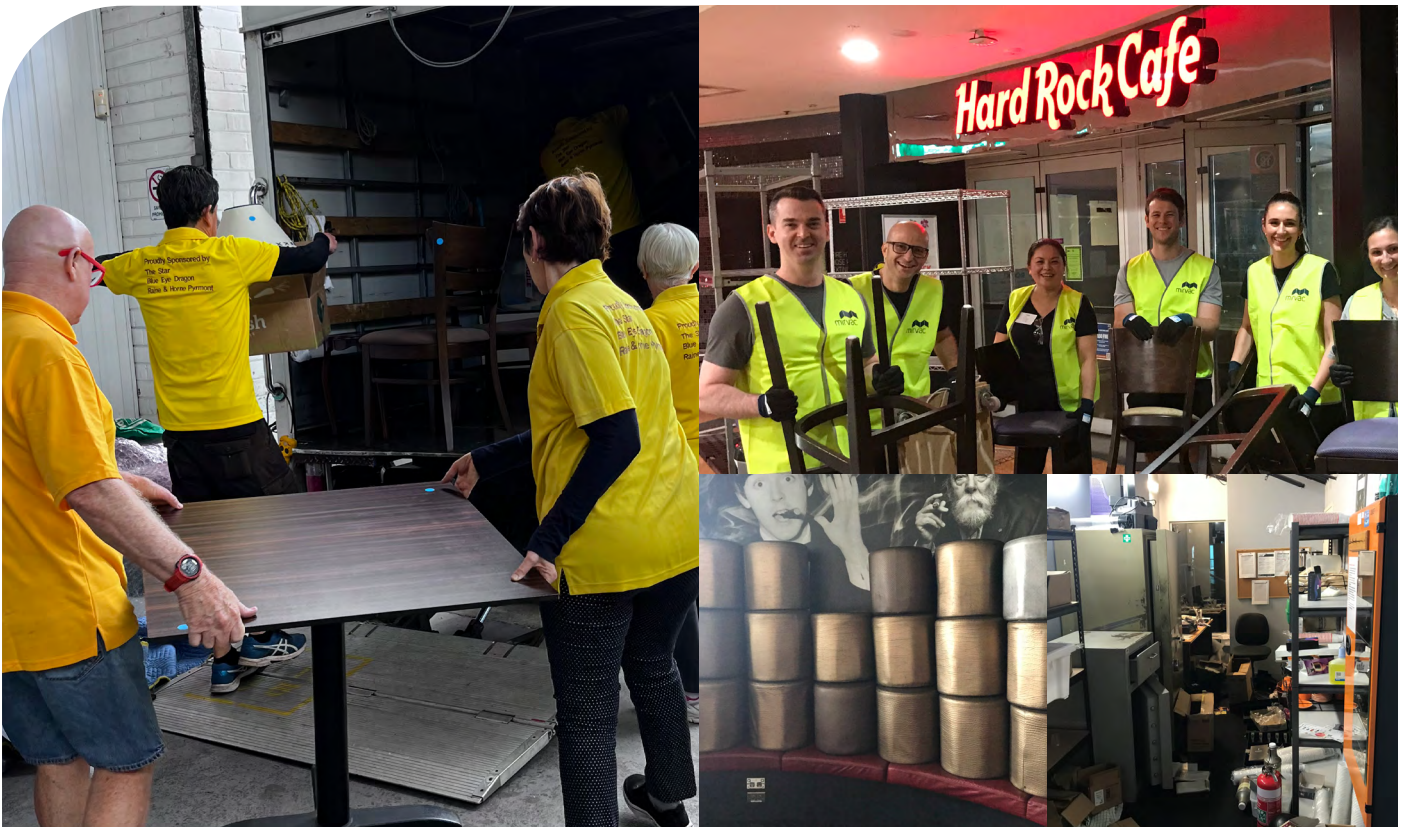
'When we started the task of recycling and repurposing, we expected we'd be able to achieve some great outcomes for our zero-waste target. What we didn't expect is just how rewarding this job would be for both our employees and MotM our social enterprise partner' says Kim Host, Resource Recovery Manager, Mirvac.

Together, Mirvac volunteers and MotM removed over 4,300 items or 22 tonnes of goods, worth an estimated \$320,000 and delivered them to local charities and community groups, including: Plate it Forward,

Two Good Co, Bambuddha Group, Reverse Garbage, One Meal Northern Beaches, Pyrmont Cares 107 Projects and the Penrith Women's Health Centre.

'This project was a great learning curve. We realised the importance of the significant coordination and logistics required to develop the inventory and the critical nature of working in a timely manner to achieve optimal outcomes. Collaborating with local charities, social enterprises and local businesses was very rewarding and we have been able to develop a wish-list for future fit-out projects that will continue to achieve social and environmental benefits,' said Ms Host.

With these learnings in mind, Mirvac is hoping to adapt the process across their portfolio of assets and are happy to share their experiences with any BBP member looking to close the loop in their portfolios.



Photos supplied by Mirvac: Harbourside Shopping Centre de-fit

Building on our success

WHAT'S NEXT FOR THE BBP

Over the next three years the BBP will:

Work with tenants and leasing agents to increase uptake of green leases

Climate Positive working group

Engage with tenants and designers on circular fit-outs

Circular Economy working group

Develop a resilience strategy and action plan

Resilience working group

Continue to work with our industry partners:



- Responsible Product Framework
- Reviewing GreenStar fit-out



- Fit for Office product stewardship
- Strip-out waste verification program
- GECA Standards review



- NABERS Waste Material Recovery Score
- Embodied Carbon Tool
- Renewable Energy Indicator



- The environmental integrity of carbon offsets
- Advocacy

Photo supplied by GPT Group: Workplace 6 Pyrmont





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