

BETTER  
BUILDINGS  
PARTNERSHIP

# ANNUAL REPORT

2024



[betterbuildingspartnership.com.au](https://betterbuildingspartnership.com.au)



# Welcome – Message from the Chair

Since the establishment of the Better Buildings Partnership (BBP) in 2011, we've remained focused on achieving meaningful outcomes for the industry while continuously improving how we work. This year, alongside efforts to improve building performance, we also focused on streamlining our internal processes. As part of this, we trialled a new approach to data collection for BBP reporting. With members often reporting sustainability data to multiple entities, this trial aimed to reduce duplication and enhance reporting efficiency across the Partnership.

Partnership member buildings account for 50% of commercial office space in Sydney's CBD<sup>^</sup> across 88 buildings. The ongoing commitment of our members continues to drive sector-wide progress towards net zero, supported by tools and resources developed by the Partnership and made available for broad industry adoption, including:

- › Extensive consultation across industry to deliver a Green Leasing Resource pack; identifying opportunities for improving uptake and highlighting best practice.
- › Collaboration with the Green Building Council of Australia (GBCA) to publish a circular fit-outs toolkit for offices, to facilitate circular approaches to office fit-outs.

We've made significant progress to reduce the environmental impact of our member buildings:

- › scope 1 & 2 emissions reduced by 95% compared with our baseline
- › renewable energy now equates to 88% of base building electricity
- › 69 partnership buildings have an electrification plan (up from 55 last year).

Moving into 2025 we will continue to focus on driving community resilience and cohesion leveraging our 'Creating Resilient Communities Guide'. We will explore best practice circular procurement, and continue to embed our existing resources and tools across industry to build capacity and propel the industry towards net zero by 2035.

I extend my sincere thanks to all Partnership members for their dedication and commitment to sustainability in the real estate sector. Our shared commitment to a more sustainable future will allow us to continue our progress. It is my pleasure to share this report with you.



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

## Acknowledgements

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

### MEMBERS

**Brookfield**  
Properties

**Charter Hall**

**CITY OF SYDNEY**

**dexus**

**gpt**

**investa**

**ISPT** SUPER  
PROPERTY

**lendlease**

**mirvac**

**Stockland**

**UTS** UNIVERSITY  
OF TECHNOLOGY  
SYDNEY

### ASSOCIATE MEMBERS

**CBRE**

**Colliers**

**JLL**

**GECA**

**Green Building  
Council Australia**

**NABERS**

**PROPERTY  
COUNCIL  
of Australia**

**M**  
CITY OF MELBOURNE

### SUPPORTING MEMBERS

Note: this report includes data from partnership property owner members only. It excludes associate and supporting members.

<sup>^</sup> Commercial office building floor space (sqm) controlled by partnership members as a percentage of PCA defined CBD commercial office building floor space (sqm) - PCA data (as at January 2025) from the PCA 2025 Office Market Report).

Front Cover Photo: Photo provided by Lendlease

# Our values

The Better Buildings Partnership 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

# 2024 annual results\*

## Our reach



# 88

Office buildings  
in Sydney CBD

# 50%<sup>^</sup>

Commercial  
office space  
in Sydney CBD



## Renewable electricity consumption

Total annual renewable electricity consumed (purchased and onsite generation) as percentage of total base building electricity consumed:



# 88%

of base building electricity was procured through renewable generation sources in 2024

Note:

\* For the 2024 reporting period, the BBP trialled a new methodology to streamline annual reporting. Recognising that members report sustainability data to multiple entities—including GRESB and the NABERS Sustainable Portfolios Index (SPI). In 2024, some member partners reported data aligned with the NABERS SPI. This approach aims to reduce duplication and improve reporting efficiency across the Partnership

Of the 88 assets reporting in 2024, 48 submitted quantitative data via the NABERS SPI, and 40 reported manually through spreadsheets, consistent with previous years. The NABERS SPI dataset includes buildings with a current NABERS rating as at 31 December 2024. As NABERS ratings are based on varying 12-month performance periods, this may introduce some variance in reporting timeframes, whereas manually reported data reflects the 2024 calendar year. While the reporting periods may not be fully aligned, the NABERS SPI data has undergone rigorous quality assurance. As BBP reporting aggregates results across all assets, this variation is not expected to significantly affect year-on-year comparisons.

<sup>^</sup> Commercial office building floor space (sqm) controlled by partnership members as a percentage of PCA defined CBD commercial office building floor space (sqm) - PCA data (as at January 2025) from the PCA 2025 Office Market Report).

# Our collective impact

FY06 TO 2024 CHANGE (Reduction from baseline)

## Scope 1 and 2\* emissions intensity reduction

(kg CO2e per sqm)



Emissions intensity reduction

## Energy intensity reduction

(MJ per sqm)

58%

Energy intensity reduction



22%^

Gas intensity reduction  
(MJ per sqm)



63%

Electricity intensity reduction  
(kWh per sqm)

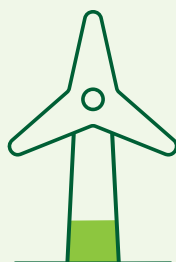
## Water intensity reduction (kL per sqm)



64% Water use intensity reduction

## Percentage of base building electricity from renewable energy across the BBP for 2024

(MJ per sqm)



88%

Base building electricity from renewable energy  
(MJ per sqm)

Total annual renewable electricity consumed (purchased and onsite generation) as percentage of total electricity consumed

Note:

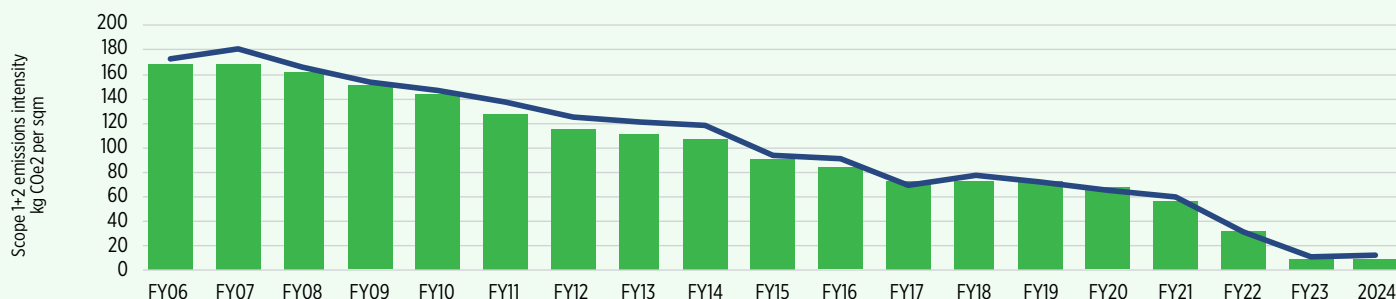
\* The Scope 1 and 2 emissions (previously reported as Stationary Emissions), includes base building electricity and gas consumption. Consistent with previous reporting in FY23, electricity emissions are calculated using the total grid electricity consumption, excluding electricity from renewable sources. The NSW electricity grid factor is then applied.

^ Note: up from 6% last year. May be attributed to reduction in number of buildings participating in the program.

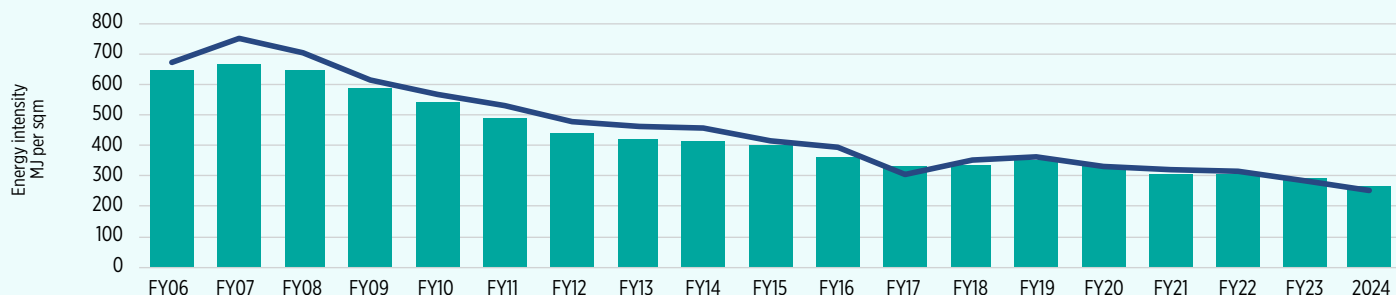
The following graphs show the performance of BBP buildings from FY06 to 2024. For comparison, a consistent group of 35 buildings that have reported data each year is shown with a blue line. This allows for a like-for-like comparison against the broader BBP portfolio, which may fluctuate due to changes in participating buildings – such as asset disposals or the introduction of newly developed, generally more efficient buildings.

— Like-for-like comparison representing the same group of 35 buildings that reported data every year from FY06 to 2024

### Scope 1+2 emissions intensity (kg CO<sub>2</sub>e per sqm)

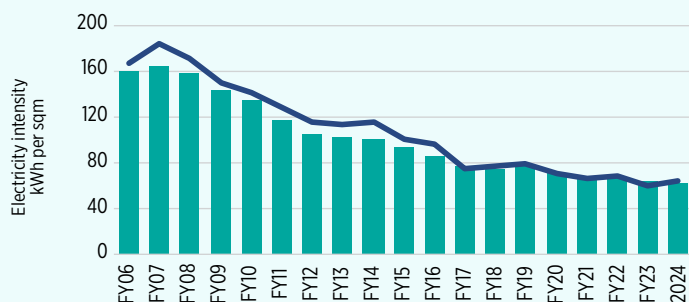


### Energy intensity (MJ per sqm)

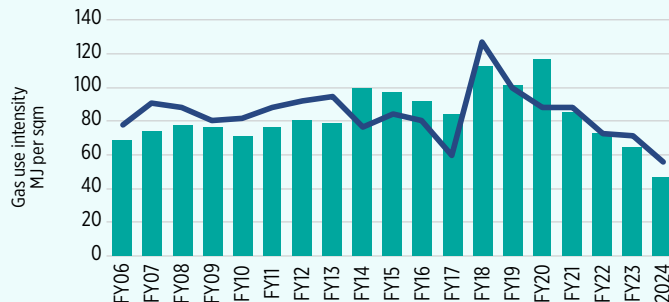


Note: see graphs below – demonstrating electricity use intensity, and gas use intensity, separately.

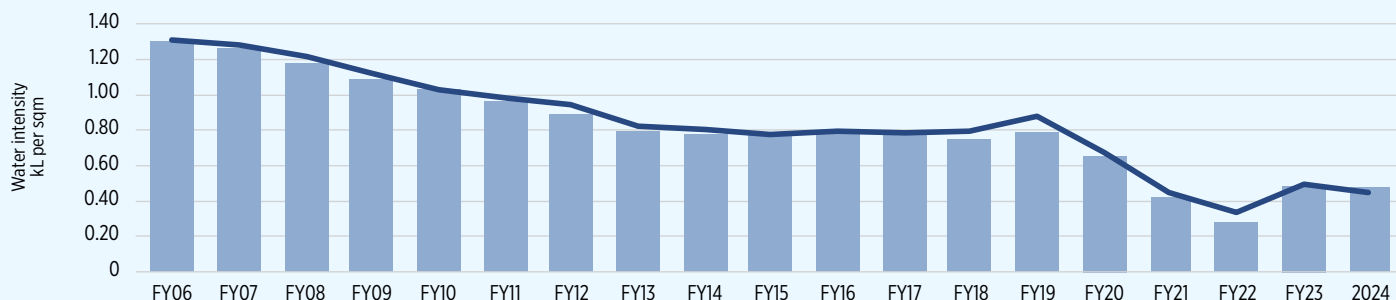
### Electricity use intensity (kWh per sqm)



### Gas use intensity (MJ per sqm)



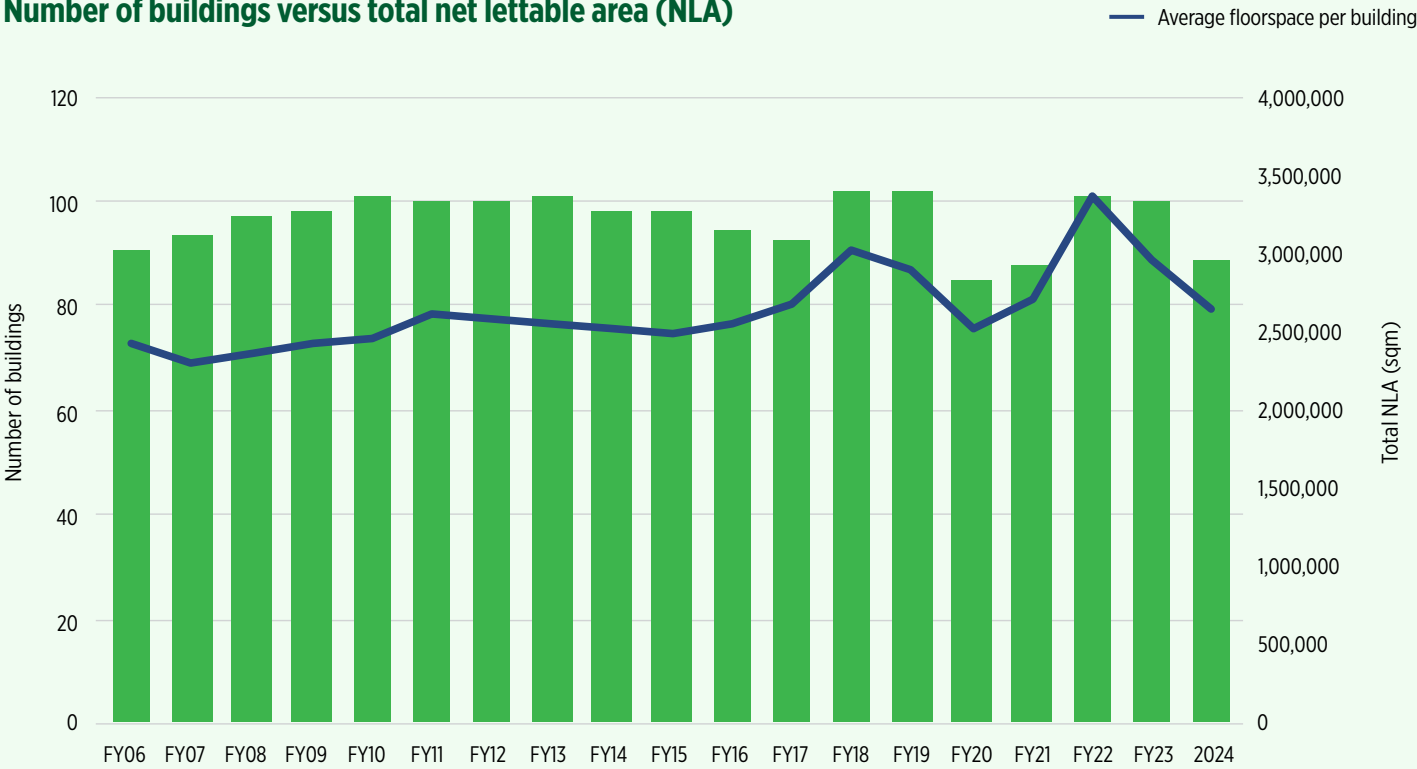
### Water intensity (kL per sqm)



# Our progress

Floorspace represented by the Better Buildings Partnership has fluctuated and increased since FY06 (2,399,445m<sup>2</sup>) to 2024 (2,627,274m<sup>2</sup>).

## Number of buildings versus total net lettable area (NLA)



## Building ratings

2024 ANNUAL REPORT NUMBER OF BUILDINGS



**56** Green Star Performance



**76** NABERS Energy (Office Base Building)



**77** NABERS Water



**51** NABERS Waste



**44** NABERS Indoor Environment



**48** WELL Health and Safety

## Our strategic focus

### Climate positive:

our transition to a low carbon economy



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

# 39

Number of BBP Buildings that are **Climate Active certified**

# 69

Number of BBP Buildings that have an **electrification plan in place**



This year, the Partnership produced a [Green Leasing Resource Pack](#). The resource pack builds on existing BBP tools and resources about green leasing and also offers an updated approach regarding opportunities to improve uptake of green leases across the industry.

Best practice leasing is a key objective for the BBP as a tool to address whole of building emissions. The resource pack offers practical, fit-for-purpose guidance and tools to equip teams with improved ability to understand the benefits of implementing green leases across their businesses. Each resource relates to the relevant stage in the green leasing process and highlights best practice stakeholder engagement.

### Circular economy:

embedding greater circularity



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

# 51

Number of BBP buildings in the City of Sydney local area **are using NABERS Waste**

# 34

Number of BBP buildings with a **GECA certified waste service**

This year the Partnership delivered its [Circular Fitout Toolkit for Offices](#). The toolkit offers practical, concise guidance to equip fitout project teams with [circular economy](#) strategies and approaches that can be integrated into their fitout design.

As businesses and brands constantly evolve and spaces are reconfigured, office fitouts can be a notoriously wasteful process. Design techniques are often developed without considering disassembly or evaluating material choices through a proper sustainability lens. As a result, components are frequently stripped out before reaching the end of their intended service life.

By adopting circular principles to increase the functional life of regularly replaced products and components, office fitouts in Australia can become more sustainable, economically viable, and align with the growing demand for sustainable business practices.



Circular fitouts toolkit for offices

Green Building Council Australia

Green Building Council Australia

Green Building Council Australia

arecon

arecon



## Resilience and social measures:



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

**44** Number of BBP buildings with a **NABERS IE rating**

**48** Number of BBP buildings with a **WELL Health and Safety rating**

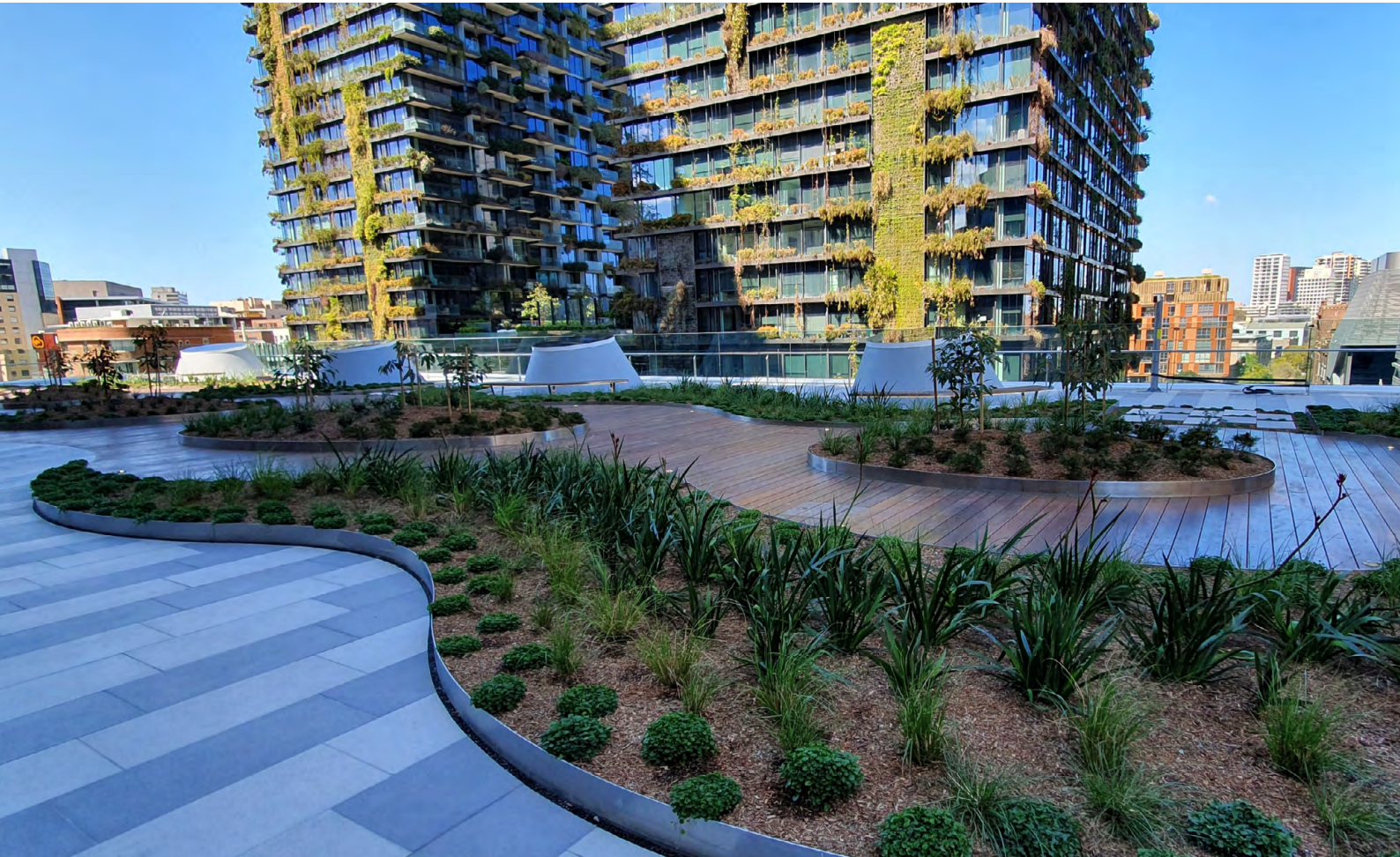


The Better Buildings Partnership understands it can play an important role in strengthening community resilience and social cohesion. This includes people living, working in, and visiting our buildings and neighbourhoods, and local communities in the City of Sydney area, and beyond.

Individually, our members are already making a difference by adopting socially focused practices within their organisations; and by creating buildings that are planned, designed, and managed in a way that provides social value. Together, we can have a bigger impact and influence change across our industry by collaborating, sharing ideas and knowledge, and leading by example.

The Partnership published their [Creating Resilient Communities Guide](#). The guide provides property owners and managers with practical information about the roles they can play and actions they can take to strengthen community resilience and provide social value within their organisations, buildings, and local communities of interest.

UTS Central Bldg roof top garden – photo provided by UTS





# Case study – Centre for Social Justice and Inclusion at UTS

## Where we belong: creating inclusive and accessible spaces

**In 2024 the Centre for Social Justice and Inclusion at UTS worked with local communities to better understand how inclusive and accessible spaces connect people and create a sense of belonging.**

The project expanded on the centre's previous work with local communities to build a vision for the future and identify important needs to create thriving communities. Inclusive and accessible spaces was identified as a priority issue to develop an increased sense of belonging and wellbeing for people.

A story of change was co-developed through a series of workshops, community conversations, community sensemaking, and co-design with around 150 community members in Glebe, Haymarket, Pyrmont and Ultimo. Its narrative describes what changes are needed for inclusive and accessible spaces to connect people and create a sense of belonging.

To feel safe and included in their community, participants said they need access to safe and liveable housing, mental health and wellbeing support, and services that are responsive and connected to community needs. In talking about what makes spaces inclusive and accessible, they also highlighted the importance of:

- affordable activities and events
- information about what's happening in the local community
- learning opportunities which support people to contribute to their community
- shared spaces that people from diverse backgrounds can enjoy
- activities and events that are developed and led by local communities.

This community-driven research project used strengths-based and participatory methods to centre people's lived experience. The project was also guided by a community partners group, which included local community leaders, community organisations and local government.

### Project achievements

1. Co-developed a story of change with 150 people in Glebe, Pyrmont, Haymarket, and Ultimo for inclusive and accessible spaces through a series of community workshops, conversations, and sensemaking.
2. Co-designed more than 140 community-led project ideas that support increased sense of belonging and wellbeing in inclusive and accessible spaces.
3. Development of a local community newspaper which features local stories, the community's voice and information about what's happening in Glebe.

A report and practitioner guide will be released in 2025 as part of a community event to share findings and discuss recommendations.



Photos provided by CSIJ UTS

# Building on our success

WHAT'S NEXT FOR THE BETTER BUILDINGS PARTNERSHIP

## Over the next 2 years the partnership will continue to:

Build capacity and further embed knowledge and awareness across industry of best-practice green leasing, scope 3 reduction through circular office fitouts, and electrification of existing buildings, including case studies

Climate Positive working group

Engage with building owners and managers, and other key stakeholders to better understand best practice circular procurement approaches

Circular Economy working group

Identify opportunities for the Partnership to take collective action in Sydney city to strengthen community resilience and social cohesion

Resilience working group

## And we will continue to work with our industry partners:



- Green Star Fitout
- Responsible Product Framework
- Circular Procurement



- Fit for Office product stewardship



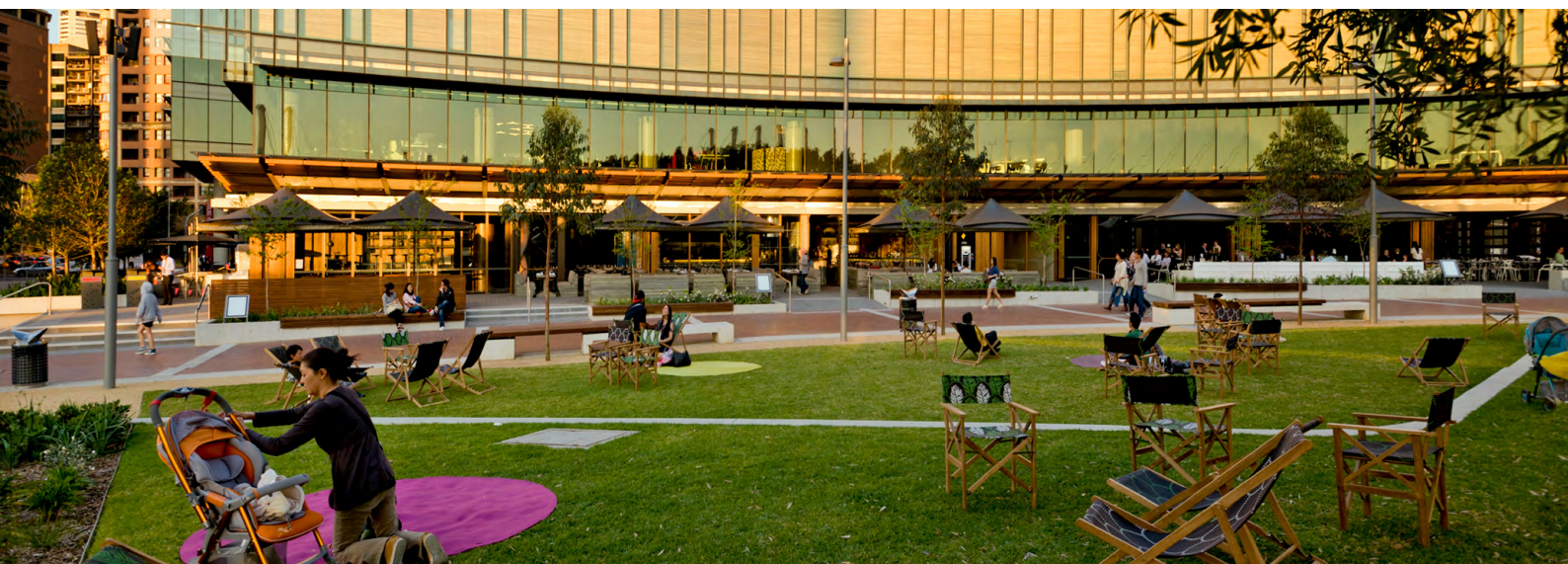
- Embodied Carbon Tool
- Renewable Energy Indicator
- NABERS Waste Material Recovery Score



- Integrity of offsets
- Advocacy

Darling Quarter – photo provided by Lendlease

Back Cover Photo: Photo provided by Lendlease







## BETTER BUILDINGS PARTNERSHIP

The Better Buildings Partnership acknowledges the Gadigal people of the Eora nation, the traditional custodians of the land where our meetings are held. We pay our respects to Elders past and present.

