

# Green Lease Insight – Integrated Approach

*Be Flexible, Be Integrated*

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Organisers:



International Co-owners:



# Content

- Highlights of **Green Lease Insight – Integrated Approach**
  - Green Lease – background and relevance to GHG
  - Common barriers to adoption
  - Shift to a practical framework for green lease adoption
  - Conclusion and relevance
- Recommended Approach
  - APAC country GHG reduction targets, as committed in the Paris Climate Agreement
  - Addressing GHG reductions targets for commercial buildings



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# Green Lease Insight – Integrated Approach



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# What is a Green Lease?

 **40%**  
GHG Emissions

 **Up to 50%**  
of energy consumption



↓  
Incorporate green provisions in  
the lease process

↓  
Energy consumption  
↓  
Associated GHG emissions  
↓  
Other negative environmental impacts

# Common Barriers to Adoption...

Lack of understanding/  
misunderstanding

Perception that  
green lease  
clauses present an  
unnecessary risk

Lack of focus &  
trying to address  
too much in  
specific terms

Lack of executive  
ownership &  
incentive



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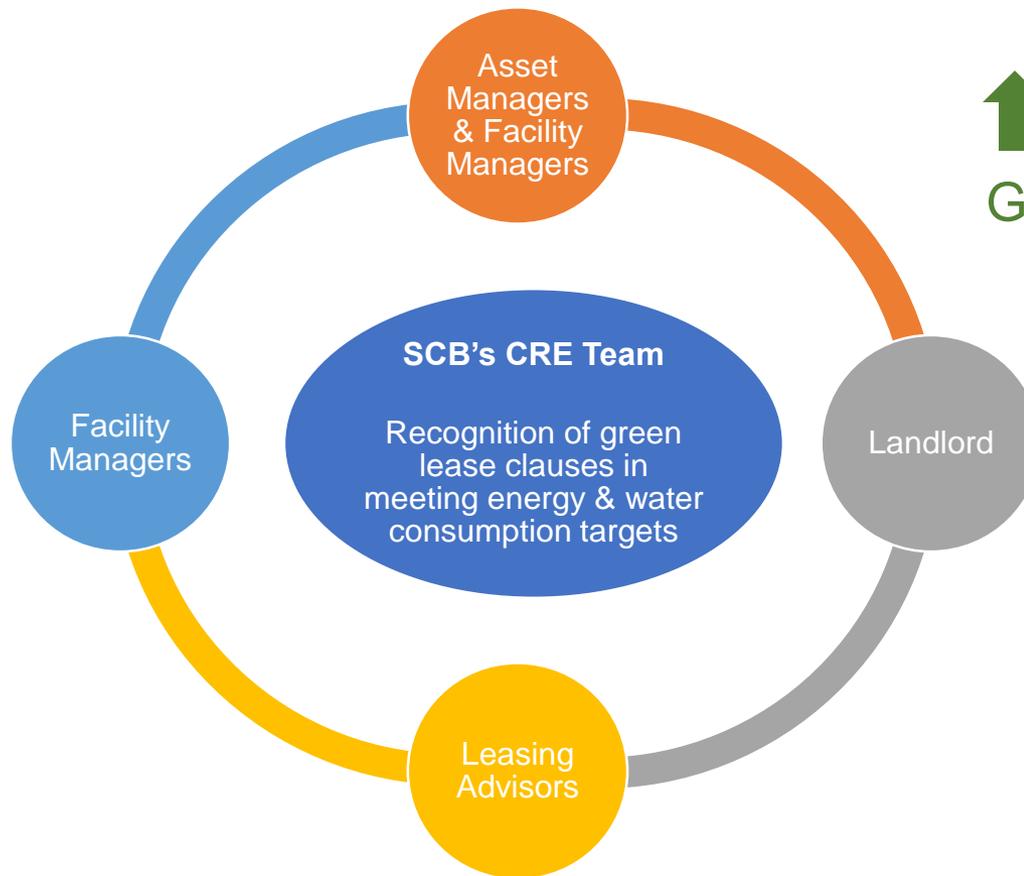


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# Towards a Practical Framework...

## A Tenant Green Lease Program – Standard Chartered Bank



**↑ 68%**  
Green lease adoption rate



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# Be Flexible, Be Integrated

Green Lease

Recognized benefits in creating a green lease platform

Country GHG Reduction Targets



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# Recommended Approach

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# APAC Country GHG Reduction Targets

in 'Intended Nationally Determined Contributions'

## South Korea

↓ GHG emissions by 37% below BAU by 2030

## China

↓ Carbon intensity of GDP by 60-65% by 2030 (2005)

## India

↓ Emission intensity of GDP by 33-35 % by 2030 (2005)

## Japan

↓ Reduce 26% GHG emissions by FY2030 (FY 2013)

## Vietnam

↓ GHG emissions by 8% by 2030 compared to the BAU scenario

## Hong Kong\*

↓ Carbon intensity by 65-70% by 2030 (2005)

## Thailand

↓ GHG emissions by 20% from the projected BAU level by 2030

## Singapore

↓ GHG emissions intensity of GDP by 36% by 2030 (2005)

## Taiwan\*\*

↓ 50% below the BAU GHG emission level by 2030

## Australia

↓ GHG emissions by 26-28% by 2030 (2005)

## New Zealand

↓ GHG emissions to 30% by 2030 (2005)

( ) = baseline year

\*Hong Kong is included under China's INDC

\*\*Taiwan has been excluded from the UNFCC



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# Be Flexible, Be Integrated...

Awareness & behavioral change

Energy-efficient installations

Smart BMS

Green building certification

GRESB

Green lease



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# Be Flexible, Be Integrated

- 5 Buildings - Office & Retail use in Korea, Singapore, Australia

 **↓2%** in a year\*

 **↓2.2%** in a year\*

Tenant  
engagement

Energy- & Water-  
efficient  
installations

Smart BMS

LEED  
Green Mark  
Green Star

GRESB

Green lease –  
Policy &  
consulting

\*Available data from 2 buildings only out of 5.



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# Thank you



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