Green Lease Insight – Integrated Approach

Be Flexible, Be Integrated

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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
Green Lease Insight – Integrated Approach
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
Towards a Practical Framework…
A Tenant Green Lease Program – Standard Chartered Bank

- Asset Managers & Facility Managers
- Facility Managers
- SCB’s CRE Team
- Recognition of green lease clauses in meeting energy & water consumption targets
- Leasing Advisors
- Landlord

↑ 68%
Green lease adoption rate
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Green Lease

Recognized benefits in creating a green lease platform

Country GHG Reduction Targets
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

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

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

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

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

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

Hong Kong*
Carbon intensity by 65-70% by 2030 (2005)

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
Be Flexible, Be Integrated…

- Awareness & behavioral change
- Energy-efficient installations
- Smart BMS
- Green building certification
- GRESB
- Green lease
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- 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.
Thank you