

Global Net Zero Carbon Buildings Commitment in Australia

Fact Sheet: Supporting your commitment to create a net zero emissions built environment

To support the goals in the Paris Agreement, the World Green Building Council, C40, and the Climate Group, as part of the We Mean Business Coalition, will launch a global commitment for net zero carbon buildings in September 2018.

GBCA is proud to support this global commitment for net zero buildings.

The commitment calls on building owners, occupants, cities, states, and their associated entities to globally commit to delivering a built environment that is energy efficient, powered by renewables, and supports the decarbonisation of the grid.

The commitment is in line with our Carbon Positive Roadmap, available from June 29. Our Carbon Positive Roadmap proposes that all existing buildings and fitouts with a Green Star – Performance rating, and any future new buildings and fitouts with a Green Star rating, will be required to achieve the goals of this commitment by 2030 at the latest. Owners and developers that commit to building or developing Green Star rated assets, can be sure that they are complying with this commitment and more.

To support this commitment, GBCA is launching a Green Star Net Zero Carbon Buildings Pledge. This Pledge will assist stakeholders to clearly identify leaders in the space across our membership.

If you would like more information on the commitment and the pledge, contact our [Market Engagement](#) team or [Public Affairs](#) team for more information.

What does the commitment call for?

This commitment calls on organisations, whether business or other, and local and state governments, or equivalent bodies, to:

- Commit to build, own, lease or occupy net zero buildings that are on a path to eliminate their operational emissions by 2030; and
- Advocate for market transformation through leases and non-regulatory programs and incentives, policies, or regulation, to drive the uptake of net zero buildings and fitouts as a goal.

What is included in this commitment?

This commitment addresses all emissions within an entity's control. Specifically addresses scope 1 and scope 2 emissions. At this point scope 3 emissions are encouraged to be addressed, but not required.

For non-tenanted buildings, all scope 1 and 2 emissions from the building must be included.

In Australia, for purposes of tenanted buildings, the boundary of this commitment requires all emissions in a building owner's control to be addressed. Provided they are metered appropriately, emissions from the tenant are not included. However, the commitment

Defining Net Zero Carbon

There are many terms used to describe the elimination of carbon emissions. For this document, net zero carbon buildings and fitouts means assets that have eliminated all annual operating carbon emissions through a mix of energy efficiency and procurement of renewable energy. Offsets would be allowed only to reduce any use of natural gas in the building, provided the gas was not used to generate electricity.

does require the building owner to constructively work with their tenants to assist them to move to net zero emissions as quickly and cost effectively as possible.

Who can participate in this commitment?

The commitment is available to companies, businesses, institutions, cities, or states. It is also available for divisions, department, or sub-brands within a parent entity, and for the part of companies that have a presence in Australia. For purposes of this document, any potential applicant is considered an 'entity'. All entities must have a valid business registration number (ABN). Should entities that are part of a parent entity sign up to the commitment, they will be required to advocate to their parent to also consider joining. Operational departments of entities (e.g. H.R department) cannot sign up to the commitment.

For example, the following entities can sign up to the commitment:

- Listed or private company
- A brand within a company
- A division within a company
- A property fund or REIT
- An urban regeneration project
- City or local council
- City department
- University
- University department
- Joint venture
- Regional or state government
- Department within a government
- Government or delivery authority
- Land authority
- Private Public Partnership

Purpose of this document

This document helps you understand how to demonstrate compliance with your Net Zero Carbon Buildings Commitment. If you are reading this on behalf of:

- An Australian entity, or an international entity with significant presence in Australia, keep reading.
- An international entity with no significant presence in Australia, go to the section B 'Disclosure, 3. Action, & 4. Verification'. Additional notes are highlighted in *Italics*.
- If you are reading this on behalf of a city, state, or similar organisation that can establish planning controls, section C has additional requirements for you.

This fact sheet is being developed concurrently to the technical guidance for the Global Net Zero Carbon Building Commitment. GBCA is part of the technical working group for the commitment and will continuously update this document in the lead up to the formal launch of the commitment in September 6. For more information contact the market transformation team at greenstar@gbca.org.au.

Committing to a net zero built environment by 2030

The five steps



Commit

to build, own, or occupy buildings on a net zero trajectory.



Disclose

your annual asset and portfolio energy demand and carbon emissions publicly.



Act

By implementing steps to decarbonise the assets that you own or occupy by 2030 at the latest.



Verify

Your assets and portfolios through an independent third party verification mechanism.



Advocate

Actions, programs, policies, and incentives to support the transition to net zero carbon built environment

In this document:

Section A

What you need to do:

- Sign the Green Star Net Zero Carbon Buildings pledge
- Sign the global net zero carbon building commitment pledge
- Be a member of the Green Building Council of Australia member

Section B

- Ensure your assets have, or will have, a Green Star rating at construction and operations.
- Achieve the 'Powered by Renewables' Innovation Challenge at before 2030
- Occupy buildings that have or will have a Green Star – Performance rating

Section C

- Adopt the City of Sydney's Better Buildings Partnership leasing guidelines
- Advocate for our Carbon Positive Roadmap policy objectives
- Additional requirements need to be met for Cities, States, Regions, or any organisation that can establish planning controls

Section A: Commit

All entities are required to commit to set a trajectory for new and existing buildings to achieve a net zero carbon target by 2030 through a mix of energy efficiency, procurement of renewable energy, offsets and other mechanisms to support the decarbonisation of the grid. Therefore,

- If you own buildings: whether you own them fully or partially, they must be on this trajectory.
- If you occupy buildings as a tenant: occupying buildings on this trajectory, and ensuring your fitout contributes to this target.
- If you are a developer: designing energy efficient buildings and working with your client to ensure they understand their future commitments to run this building in line with this trajectory.

In addition, all entities commit to helping create a net zero carbon building market, wherever your building is, through advocacy.

To comply with the 'commitment' stage, in Australia, you should:

- Sign the Green Star Net Zero Carbon Buildings pledge.
- Sign the Global Net Zero Carbon Building Commitment pledge
- Be a member of the Green Building Council of Australia.

Section B: Disclose, Act, Verify

If you are reading this on behalf of an international entity with limited Australian presence, and if you are already a member of another Green Building Council, and have signed up the global net zero carbon commitment, then keep reading for how Green Star rated buildings can help you achieve your global commitment to net zero carbon buildings.

The stages of 'Disclosure, Action, and Verification' are related. All entities are required to measure, disclose and verify their annual portfolio energy demand and carbon emissions separately. They are also required to take action and plan as to how they will achieve their goal. Therefore, within two years of making the commitment,

- If you own buildings:
 - Publicly disclose the annual energy demand of each of your buildings, and all associated carbon emissions.
 - Identify performance gaps against your commitment, and begin the process of resolving them.
 - Certify or assure the energy use and carbon emissions of all your buildings
- If you occupy buildings as a tenant,
 - Publicly disclose each of your fitouts' annual energy demand and associated carbon emissions.
 - Identify performance gaps against your commitment, and begin the process of resolving them.
 - Certify or assure the energy use and carbon emissions of all your fitouts.
 - Occupy buildings that have been certified in line with this trajectory.
- If you are a developer: disclose and verify the predicted energy demand of the asset, and the expected operating costs of the asset when running on 100% renewable electricity.

To comply with the 'Disclosure', 'Action', and 'Verification' stages, in Australia, you should:

- Sign up your existing buildings to Green Star – Performance Portfolio certification¹ and set a target for your portfolio to achieve the 'Powered by Renewables' Innovation Challenge at any point before 2030.

- Sign up new buildings to Green Star – Design & As Built¹ and require all new buildings to comply with the ‘Powered by Renewables’ Innovation Challenge.
- Sign up your fitouts to Green Star – Interiors¹ and require all new fitouts to comply with the ‘Powered by Renewables’ Innovation Challenge.
- Introduce requirements in your EOI’s and tenant requirements to only occupy buildings that are certified through any of the above methods.
- Ensure any buildings you occupy have a current Green Star – Performance rating.

Section C: Advocate

All entities are required to demonstrate leadership to support the transition towards net zero carbon buildings. There are also special requirements for local and state government entities, and other organisations that have control over the design, planning, and construction of the built environment. Therefore,

- If you own buildings, and have tenanted spaces:
 - Develop new lease agreements requiring your tenants to disclose their energy performance, and introduce them at the appropriate lease periods between your commitment date and 2030.
 - Introduce programs to drive tenant engagement in reducing energy demand, and shift to renewables.
 - Advocate to government for the adoption of planning practices and regulatory mechanisms to increase the use of renewables in your locality.
- If you occupy buildings as a tenant:
 - Agree to lease requirements to disclose your fitout’s energy use and carbon emissions.
 - Advocate to the building owner through lease agreements or other contractual commitments to disclose the energy performance and carbon emissions of their building and achieve certification.
 - Advocate to government for the adoption of planning practices and regulatory mechanisms to increase the use of renewables in your locality.
 - If you are a tenant that provides services in the design of an asset (e.g. architect, engineer, quantity surveyor, or similar), or an organisation that provides management services for an asset (e.g. cleaning company, facilities management, etc): advocate to industry for the adoption of Net Zero Buildings to increase their availability in your locality.
- If you are a developer: advocate to government for the adoption of planning practices and regulatory mechanisms to increase the use of renewables in your locality.

To comply with the ‘Advocacy’ stages, in Australia, in addition to all the actions taken in the earlier stages, you should:

- Adopt the City of Sydney’s Better Buildings Partnership leasing guidelines
- Adopt our Carbon Positive Roadmap policy objectives and advocate for them

¹ The Green Star certificate includes an energy disclosure addendum.

For Cities, States, Regions, or any organisation that can establish planning controls

Entities that can establish planning controls are also required to implement measures to drive uptake within their jurisdiction. This means enacting regulations or planning policies to ensure that out shared goals of new net zero buildings by 2030 and existing net zero buildings by 2050 are achieved.

To comply with the 'Policy' stage, GBCA has developed a suite of policy goals that should be adopted by all local and state governments. The policy goals aim to drive transparency in the marketplace for energy and carbon emissions, improvements to planning regulation, and promotion of building renovation

These goals can be found here: <https://new.gbca.org.au/green-star/green-star-strategy/carbon-positive-roadmap-executive-summary-report/>

How does Green Star help you achieve your goals?

Green Star is Australia's only national and voluntary rating system for buildings, fitouts, and communities. From individual buildings to entire communities, Green Star is transforming the way our built environment is designed, constructed and operated.

Green Star has improved the environmental efficiencies in the built environment, while boosting productivity, creating jobs and improving the health and well-being of Australian's everywhere. Green Star rated buildings produce 62% fewer greenhouse gas emissions and 66% less electricity than a typical building.

Australia has more than 1,750 Green Star-rated buildings, fitouts, and communities. And the statistic demonstrate its success:

- 37% of office space is Green Star certified
- 5% of the workforce head to a green office each day
- 42,000 people live in Green Star-rated apartments
- 420,000 people are moving into Green Star communities. This is the equivalent of the population of Canberra.
- 1.3 million people visit a Green Star-rated shopping centre each day

Green Star's development is guided by our Carbon Positive Roadmap.

In summary, GBCA has committed that all existing buildings and fitouts with a Green Star – Performance rating, and any future new buildings and fitouts with a Green Star rating, will be required to achieve the goals of this commitment. As such, by being in a Green Star rated asset, you can be sure you are owning, developing, or occupying buildings and fitouts that are complying with this commitment and more.

You can read more here: <https://new.gbca.org.au/green-star/green-star-strategy/carbon-positive-roadmap-executive-summary-report/>

Are you interested in signing up?

Contact our [Market Engagement](#) team or [Public Affairs](#) team for more information and ask for information on the Green Star Carbon Positive Pledge and the Global Net Zero Carbon Buildings Commitment.

Changelog

0.9 release for public announcement prior to September launch.