

The BBP Leasing Standard



BETTER
BUILDINGS
PARTNERSHIP

What is it?

The Better Buildings Partnership (BBP) has created the BBP Leasing Standard, a framework that informs and assesses the strength of sustainability and collaboration under existing or proposed leases using a freely available online tool.

The BBP Leasing Standard provides a logo that can be used in:

- precedent or final lease documents
- lease marketing documentation
- corporate documents and email signatures

The BBP Leasing Standard, demonstrates commitment to sustainable outcomes for both building owners and tenants and has already been adopted by BBP members who have committed to having precedent leases that score at least silver.

What are the benefits?

The BBP Leasing Standard can be used to:

- enable upgrades that improve base building and tenancy energy performance
- save on operating costs
- support achievement of NABERS ratings
- recognise existing energy management initiatives
- improve building performance ratings
- unlock barriers towards an organisation's Net Zero emission targets
- demonstrate compliance with international benchmarks including GRESB
- engage current tenants by demonstrating the initiatives already incorporated in lease documents

The BBP Leasing Index Study, undertaken in 2014, identified that over 80% of prime-grade building leases and 62% of all leases in the Sydney CBD in FY 2013-14 had green principles embedded in them. The BBP Leasing Standard enables these good practices to be recognised and ensures that landlords and tenants are on the same page when it comes to collaboration and expectations on building performance.

The BBP Leasing Standard is endorsed and supported by the Property Council of Australia Training Academy.

How does it work?

The BBP Leasing Standard identifies 20 topics that promote sustainability and collaboration and provides points for whether a lease's documentation:

- facilitates, encourages or enables that topic (i.e. the topic is "present")
- has actions attributable to the topic, and
- the topic is tied to a commitment.

Points are also provided for the topic's application to the landlord and/or the tenant. Of the 20 topics, 5 are "core topics" which are required as a minimum. The 5 core topics were selected after 6 years of industry consultation that identified that many "green leases" in Australia and globally already contain these topics.

The BBP Leasing Standard is not a certification but a self-assessed commitment like the grade of a building.

BBP Leasing Standard topics are listed below, with core topic identified in light green:

CO-OPERATION & WORKS

- **Environmental Initiatives**
- **Enabling Upgrade Works**
- Sustainability Management Collaboration
- Premises Design for Performance
- Managing Waste from Works
- Social Initiatives

MANAGEMENT & CONSUMPTION

- **Energy Management**
- Water Management
- Waste Management
- IEQ Management
- Sustainable Utilities
- Sustainable Cleaning
- Sustainable Transport
- Sustainable Procurement

REPORTING & STANDARDS

- **Information Sharing**
- **Performance Rating**
- Design/Development Rating
- Performance Standards
- Metering
- Comfort

For those wanting to go beyond the minimum, the following levels of the BBP Leasing Standard are also available:



25% of available points scored

50% of available points scored

75% of available points scored

It's easy to obtain the BBP Leasing Standard

Score your lease document at leasescore.betterbuildingspartnership.com.au and find out whether your lease is gold, silver or bronze.

Once a lease is scored, a Lease Scorecard will be automatically generated. The Lease Scorecard can be:

- provided to other parties in a leasing negotiation
- used to record where green clauses are located in a suite of leasing documentation
- used to comply with GRESB's requirement to evidence green leasing under an organisation's precedent lease.

BBP Template Clauses

The BBP has developed the BBP Leasing Standard Template Clauses for parties who need a basis for drafting lease clauses. The Template Clauses are not mandatory but provide information and example wording to make it even easier to obtain a BBP Leasing Standard.

Access the freely available, online BBP Leasing Standard Template Clauses here: <http://www.betterbuildingspartnership.com.au/resource/bbp-leasing-standard-template-clauses/>

A BBP Leasing Standard MOU Template is also available. The template is pre-populated with the 5 core topics and allows parties to:

- start conversations ahead of a re-leasing negotiation
- re-approach a tenant/landlord with the intention of inserting "green clauses" that are not present in the current lease.

LEASE SCORECARD		PRECEDENT LEASE		Leasing Standard		BETTER BUILDINGS PARTNERSHIP GOLD	
Lease Name: BBP Gold Standard		Date of Output: 01/09/2017		82.5%		Score Industry Average: 71%	
Hash ID: 9EI							
Lease Dimensions		100%	98%	59%			
Present Average 72%		Actions Average 73%		Commitment Average 74%			
CATEGORY AND CLAUSE BREAKDOWN		Present Actions		Commitments		Points	
		Tenant		Landlord			
Cooperation & Works						49	
*Environmental Initiatives		• •		• • • •		9	
*Enabling Upgrade Works		• •		• • • •		8	
Sustainability Management Collaboration		• • • •		• • • •		10	
Premise Design for Performance		•		• • • •		6	
Managing Waste from Works		• •		• • • •		8	
Social Initiatives		• •		• • • •		8	
Management & Consumption						64	
*Energy Management		• • • •		• • • •		10	
Water Management		• •		• • • •		8	
Waste Management		• • • •		• • • •		10	
IAQ Management		• • • •		• •		8	
Sustainable Transport		• •		• •		6	
Sustainable Cleaning		• •		• •		6	
Sustainable Utilities		• •		• • • •		8	
Sustainable Procurement		• •		• • • •		8	
Reporting & Standards						52	
*Information Sharing		• •		• • • •		8	
*Performance Rating		• • • •		• • • •		10	
Design/Development Rating		• •		• • • •		8	
Performance Standards		• • • •		• • • •		10	
Metering		• •		• •		6	
Comfort		• • • •		• • • •		10	
* Minimum clause requirement						Score: 165/200	
<small>This is a self-assessed score derived using the Leasing Standard as guidance. The Leasing Standard was created by the Sydney Better Buildings Partnership (BBP) to recognise an organisation's commitment to collaboration and sustainability in commercial leasing. The BBP provides no warranties as to the accuracy of this self-assessed score. The Leasing Standard has been endorsed through extensive national and international consultation and research. For additional guidance or information on the BBP's other works, please see betterbuildingspartnership.com.au</small>							

Industry leaders using the BBP Leasing Standard include:

