



COLLABORATION FOR CHANGE

Case Study: Net Zero Framework

Embodied CO2e reduction
(tCO2e)

6,000

CATEGORY

PRODUCT	SYSTEM	BUSINESS PROCURE- MENT POLICY	CONCEPT
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SUPPLY CHAIN

MANUFACTURING	ASSET OWNER/ INVESTA	TRANSPORTATION	CONSTRUCTION
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REGION

WA	NT	SA	QLD
NSW	ACT	VIC	TAS

Profile

Organisation: Investa Property Group

Website:

<http://www.investa.com.au/>

About: Investa is one of Australia's largest owners and managers of commercial office real estate.

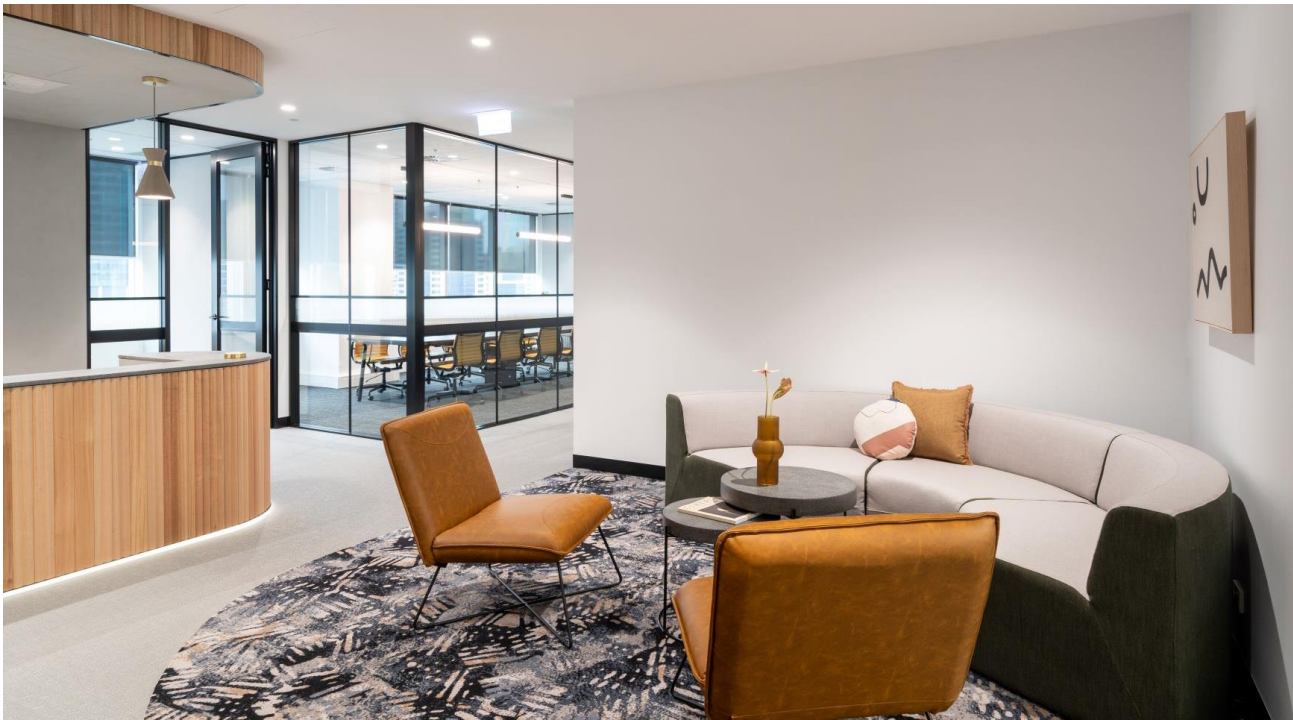


Section 1: Opportunity

Investa have established Science Based Targets for their large portfolio of commercial property and associated capital works refurbishment projects, and have taken leading action to mitigate these impacts with a focus on embodied carbon.

Section 2: Solution

Investa worked with The Footprint Company to carry out a benchmarking study of their standard designs for different spaces. This was useful in establishing reference cases, engaging stakeholders, and demonstrating financial feasibility for targeted reductions. At this point, a 40% reduction target was agreed, which was largely achieved across the portfolio of projects assessed.



Section 3: Lessons

A science based performance target expressed in kg CO₂-e has been essential to driving project team engagement and focus. A simple performance metric of this kind allows stakeholders to consider alternatives and understand the implications of each material to the whole design solution. Greater outcomes will be possible as sector knowledge and skill grows alongside embodied carbon information on materials. Early benchmarking was critical in enabling an understanding of design implications on final outcomes.

Section 4 : Impact measurement

During the first year, 7 projects were completed, delivering over 6,000 tCO₂-e (40% reduction overall) in “avoided” carbon – which is approximately equal to the annual Operating Carbon impact of one of Investa’s 45,000 m² office building assets. A high level of engagement was achieved within the Investa group’s senior Fund Managers and Capital partners which cascaded all the way through the organisation to project teams.

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