BOMA BEST®
An Introduction

简介
BOMA BEST® Building Environmental Standards
What is BOMA BEST?

BOMA BEST 是什么？

BOMA BEST is:

BOMA BEST 是：

• The world’s leading CRE-focused sustainability certification program
  全球领先的商业地产可持续性认证项目
• By the industry, for the industry
  由行业制定，用于行业发展
• A tool that we can provide to our members to drive BOMA’s value proposition
  可以利用这个工具推进 BOMA 的价值主张
• An inexpensive, easy-to-use, simple way to achieve real environmental results
  经济实惠、简单易用、便于开展，能够获得实际的环境成效
• An inexpensive, easy-to-use, simple way to achieve real financial results
  经济实惠、简单易用、便于开展，能够获得实际的经济成效
• A great means to keep CRE self-regulated, rather than government regulated
  利用这种极为有效的方法确保商业地产能够自我调节而无需政府干涉
• A great mechanism to extend BOMA’s brand
  通过这样一个卓越的机制拓展 BOMA 品牌影响力
• An opportunity to generate revenue for our organizations
  能够为我们的机构创收
• Coming soon to you!
  即将与您见面！

Over 2000 current certifications & over 5000 cumulative certifications.
现获认证项目超过 2000 家，已获认证项目超过 5000 家。
How does BOMA BEST® work?

• Pay a low fee to access the system
  支付少量费用即可使用系统
• Complete a comprehensive questionnaire
  完成综合性问卷调查
• Lock your answers in
  锁定您的问题
• BOMA dispatches a third-party verifier
  BOMA 指派第三方认证机构
• Building is certified
  楼宇获得认证
• Accomplishment is celebrated!
  祝贺成就！
• Portfolio program allows mass certification of buildings
  资产组合项目能够实现楼宇批量认证
• Sustainable Workplaces uses similar approach for tenants
  可持续工作场所为住户提供类似的方法
About BOMA BEST® – Asset Classes

关于BOMA BEST® – 资产类别

Average scores per category (Office) 每个分类的平均得分（办公楼）

- Energy Score
- Water Score
- Waste & Site Score
- Emissions & Efluentes Score
- Indoor Environment Score
- EMS Score
About BOMA BEST® – Asset Classes

关于 BOMA BEST® – 资产类别

Average scores per category (Light Industrial) 每个分类的平均得分（轻工业）
About BOMA BEST® – Asset Classes

关于 BOMA BEST® – 资产类别

Average scores per category (Enclosed Retail) 每个分类的平均得分（封闭式零售业）
About BOMA BEST® – Asset Classes

Average scores per category (Open Air Retail) 每个分类的平均得分（开放式零售业）

- Energy Score: 95.9%
- Water Score: 79.8%
- Waste & Site Score: 66.6%
- Emissions & Effluents Score: 56.5%
- Indoor Environment Score: 91.1%
- EMS Score: 72.4%
About BOMA BEST® – Asset Classes

关于 BOMA BEST® – 资产类别

MULTI-UNIT RESIDENTIAL
About BOMA BEST® – Asset Classes

New “UNIVERSAL” Asset Class

新的“通用”资产类别
Average Scores Per Assessment Category

不同资产类别的平均得分

- Energy Score: 96.5%
- Water Score: 68.1%
- Waste & Site Score: 84.4%
- Emissions & Effluents Score: 76.2%
- Indoor Environment Score: 66.9%
- EMS Score: 88.6%
BOMA BEST® – In Your Market?
BOMA BEST® – 在您的市场领域?
**About BOMA BEST®—Program Description**

**关于 BOMA BEST®—项目介绍**

**Ten areas of management and performance** 10个管理与绩效领域

| 1.0 Energy | 2.0 Water | 3.0 Air Quality | 4.0 Comfort | 5.0 Health and Wellness | 6.0 Purchasing | 7.0 Custodial | 8.0 Waste | 9.0 Site | 10.0 Stakeholder Engagement |

- 16 BEST Practices (14 for LI/OAR)
- Online assessment 在线评估
- Third party verification 第三方认证
- 3 year certification period 三年的认证周期
- Accessible: user friendly, affordable and inclusive 可用性：用户友好、经济实惠、包罗万象
• Does the capital plan include measures to ensure continuous improvement of the energy efficiency of the building envelope?

资本计划是否包括了能不断改善楼宇围护结构能效的举措？

• Has a low-cost energy conservation measure been implemented in the last three (3) years?

过去三年内是否落实了低成本能源节约措施？

• Has the building manager acted on recommended corrective actions identified in the indoor air quality audit?

楼宇经理是否针对室内空气质量审查所发现的问题落实了改善举措？

• Is there a process in place for investigating and correcting when manual overrides of the Heating, Ventilation and Air Conditioning (HVAC) system occur?

对供暖、通风与空气（HVAC）系统进行手工控制时是否有既定的调查与纠错流程？

• Is the building’s environmental performance tied to one or more key performance indicators (KPIs) for building staff?

楼宇的环境绩效是否与一个或多个楼宇工作人员绩效指标（KPI）挂钩？
Program Updates – New Software Platform

项目更新 - 全新软件平台

*Official Launch – BOMEX 2016 (September)*

正式发布 – BOMEX 2016（9月）

*Soft launch – July 2016*

体验发布 – 2016 年 7 月

Hugely improved IT platform:

大幅改善的 IT 平台：

- Ongoing benchmarking and monitoring 现在的标杆与监测
- Integration with Energy Star Portfolio Manager 与能源之星组合管理工具相结合
- Reporting capabilities 报告能力
- Ability to see all buildings in a portfolio (across the country) 在组合资料中查看所有楼宇（全国各地）
- And much more! 以及更多优势！
## 2.0 Water

### 2.1 Water Consumption

2.1.1 How is water consumption data collected for the building?

### 2.2 Water Efficiency Features

For each category of fixture, indicate what percentage of the fixtures are water efficient:

<table>
<thead>
<tr>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>70% - 100%</td>
</tr>
<tr>
<td>40% - 60%</td>
</tr>
<tr>
<td>Under 40%</td>
</tr>
</tbody>
</table>

- **2.2.1** Low flow toilets that use equal to or less than 4.8 liters/flush?
- **2.2.2** Ultra low flush urinals that use equal to or less than 1.4 liters flush/lift or waterless urinals?
- **2.2.3** Automatic valve controls and/or proximity detectors on toilets and urinals?
- **2.2.4** Faucets for commercial use with flow equal to or less than 2 liters/min at 60 psi and/or proximating devices?

- **2.2.8.1** Is the use of water in cleaning procedures being minimized?
  - Yes
  - No
New Software Platform 全新软件平台

3.0 Waste Reduction and Site

3.1 Waste Reduction and Recycling

3.1.1 Recycling, Handling and Storing Recyclable

Is there a waste diversion program that incorporates the recycling of materials such as: paper & cardboard; bottles and cans; food waste; and plastics for occupants, visitors and operations at the site, to the extent that local infrastructure is available to accommodate these materials? □

6 / 6 points

3.1.1.2 Are there separate storage/handling facilities for used paper products, glass, metal and plastic? □

6 / 6 points

3.1.1.3 Are there collection points for sorting paper, glass, metal and plastic in the areas where waste is generated? □

5 / 5 points
New Software Platform 全新软件平台
Why is BOMA BEST valued so highly?  
BOMA BEST 为何极具价值?

Builds capacity 构建能力
1. Roadmap for operational improvement 为提升运营指明路径
2. Saves Money 节省金钱
3. Increases underlying asset value 提升深层次资产价值
4. Improves health and comfort of occupants 提升住户的健康与舒适度
5. Demonstrates management’s values to owners, tenants 向业主、住户展示管理的价值
Bentall Kennedy Study / Bentall Kennedy研究

- Data pool of ~300 office buildings or ~5.5 million square metres in US & Canada
  美国与加拿大境内大约 300 座办公楼或 550 万平米建筑物数据库
- Buildings with 拥有以下认证的建筑
  - Both BOMA BEST & LEED → 18.7% higher occupancy
  兼有 BOMA BEST 与 LEED → 入住率高出 18.7%
  - BOMA BEST Gold & Platinum certification → 7% higher tenant satisfaction scores
  BOMA BEST 黄金与白金认证 → 租户满意度得分高出 7%
  - BOMA BEST Gold certification → 5.6 percent higher lease renewal rates
  BOMA BEST 黄金认证 → 租赁续约率高出 5.6%
- Office assets with LEED & BOMA BEST Gold average:
  带有 LEED 及 BOMA BEST 黄金认证的办公楼平均水平:
  - 3.7 percent higher rental rates 租赁率高出 3.7%
  - 4.0 percent higher occupancy levels 入住情况高出 4.0%
  - 5.6 percent higher tenant renewal probabilities 租户续约可能性高出 5.6%

NET: Certified Offices have an 8-10 % increase in asset value
净值：获得认证的办公楼资产价值高出 8-10%
Canadian green commercial real estate delivered a total annual return of 13.3% compared to 12.7% for the REALpac/IPD Canada Quarterly Property Index.

加拿大绿色商业房地产全部年回报率为 13.3%。

Source: http://renx.ca/realpac-ipd-launch-quarterly-green-property-index/
Program Update – Portfolio Program

• Open to all asset classes
面向所有资产类别
• Include buildings across the country
包括全国各地的建筑物
• Cost effective annual payment, allows for better budgeting
极具成本效率的年度支付，可以更好规划预算
• Verification: annual sampling program
验证：年度样例计划
• Continuous certification model
持续认证模式
Certification Levels 认证级别

Certified 已认证  
Bronze 铜  
Silver 银  
Gold 黄金  
Platinum 白金
Promote Your Achievement
推进您的成就
Cumulative Number of BOMA BEST® Certifications

BOMA BEST®认证总数
• 25% improvement in energy use intensity at recertification 再认证中能源使用强度提升 25%
• 30% reduction in annual building water usage 建筑物年度用水量减少 30%
• 8% increase in diverted waste 经过转化的废弃物增加 8%
• Recertification is strongly associated with improved building performance. 再认证与建筑物性能加强息息相关
“Buildings that certified in 2014 are performing much better than those that certified in previous years”

“2014年获得认证的楼宇性能比之前获得认证的更优”
2015 BOMA BEST® National Green Building Report

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如需免费下载，请访问 www.bomabest.org
Program Update – Sustainable Workplaces

- Certification focuses on tenant activities rather than building manager.
- Makes tenants more responsible and gives them separate certification.
- 1st Pilot successfully completed: St. John’s, NL: Eastport Properties; Husky Energy; CAPP; Cox & Palmer.
- 2nd Pilot Completed: Toronto and Montreal: Bentall Kennedy, Toronto Region Conservation Authority, General Mills, Canderel.
- Released on Earth Day 2016.
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