

# THE BUILT ENVIRONMENT: A TOOL & FRAMEWORK FOR CREATING ECONOMIC, SOCIAL & ENVIRONMENTAL VALUE

## PROJECT FACTSHEET



## KEY POINTS

- We have developed a new way for built environment practitioners to strategically consider and prioritise the environmental, social and economic issues most relevant to a project and its location.
- The process increases long term value and reduces risks by viewing and aligning projects more directly with a range of potential benefits through a rigorous and strategic lens.
- Our framework underpins an intuitive decision support tool that links strategic decision making with implementation and performance management, enabling progress to be measured against a range of existing industry indicators such as Green Star.

## THE RESEARCH OPPORTUNITY

We live, work and learn in buildings, spending ~80% of our time in them, so it's no secret that initiatives in the built environment sector have the potential to deliver significant value for the environment, our society and the economy.

Unfortunately, when it comes to built environment projects, there is often a missing link between corporate strategy and sustainability opportunities and risks, lessening the potential to create social, economic and environmental value. The segmented nature of the built environment sector can create a breakdown in communication along a project's lifecycle, and cost, delivery time and other pressures can erode long term value creation.

The built environment industry faces issues such as climate change, natural resource preservation, personal wellbeing, community connectedness and economic prosperity, all requiring attention in order to maximise organisational outcomes. In addition, stakeholder expectations are shifting. Increasing disclosure requirements, greater public awareness and scrutiny, and the uptake of international frameworks such as the United Nations Sustainable Development Goals, are catalysing conversations about

### CRC for Low Carbon Living

The CRC for Low Carbon Living (CRCLCL) is a national research and innovation hub that seeks to enable a globally competitive low carbon built environment sector and is supported by the Commonwealth Government's Cooperative Research Centres programme.

With a focus on collaborative innovation, the CRCLCL brings together property, planning, engineering and policy organisations with leading Australian researchers. It develops new social, technological and policy tools for facilitating the development of low carbon products and services to reduce greenhouse gas emissions in the built environment. For more information visit [www.lowcarbonlivingcrc.com.au/p](http://www.lowcarbonlivingcrc.com.au/p)

how stakeholders should respond appropriately to sustainability issues and the way in which value can be created for a wider array of beneficiaries.

What's needed is a rigorous and reliable decision support tool that can help people working in the built environment sector to identify, align, prioritise, magnify, measure and communicate the economic, social and environmental value of building initiatives.

## WHAT WE DID

### 1. Understanding and measuring value

We first undertook a comprehensive desktop review of global practice and rating tools.

### 2. Value capture

Guided and informed by a diverse stakeholder advisory committee and interviews with industry experts, we developed and pilot tested a Built Environment Impact Framework.

### 3. Value creation

Taking the Framework as a foundation, we developed a Built Environment Impact Guidance Tool for professionals to identify,

understand and prioritise the issues that matter most for their specific project.

## THE FRAMEWORK

Members of the built environment industry are expected to have a vision and a legacy for the buildings, precincts and cities they build

and we have created a framework to help them conceptualise, prioritise, articulate and build great places.

Our Framework encourages and supports strategic conversations about impacts – both positive and negative – of the built environment, and how projects can help deliver benefits across economic, environmental and social dimensions and to a broader range of stakeholders.



### 5 THEMES & IMPACT STATEMENTS:

Identify the impact themes within which the project has the greatest opportunities to help or hinder

### 18 ISSUES:

Prioritise the issues and opportunities, within each theme, that the project is best placed to impact (i.e. the change it seeks to create)

### 38 GOALS:

Identify and select goals for the project to focus on under each prioritised issue

### 54 INDICATORS:

Identify and measure progress against indicators that align with existing reporting and measurement frameworks in the industry

## THE IMPACT TOOL

We have designed the Built Environment Impact Guidance Tool to help project teams navigate the content of the Framework and to establish a strategic conversation about economic, social and environmental outcomes in the context of a specific project (e.g. master planning of a precinct or a development bid proposal).

The Tool provides a practical process for a team, to develop a vision for a building project, prioritise the thematic areas and issues that are most material to its stakeholders, and identify

tangible goals and indicators to embed their vision into the project's design, implementation, monitoring and reporting.

The Tool complements existing building rating tools such as Green Star. It is a process-based and qualitative decision support tool that helps identify broader value opportunities of built environment projects, helping link vision and strategy to prioritisation and action.

The Tool is intuitive, open source, scalable (from single building to regions) adaptable and readily integrates with existing decision-support systems.

### Our tool will help you:

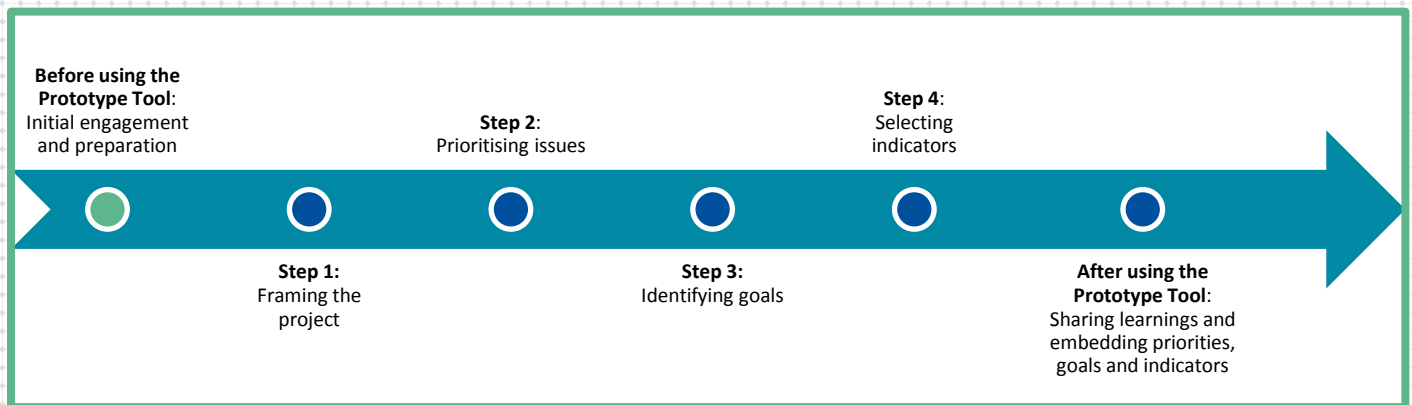
- Leverage the unprecedented opportunity for the built environment sector to address social and environmental issues through a robust, evidenced based, prioritisation process.
- Align the priorities of key stakeholders, improve communication and clarity around decision making and actualise under-realised value creation.
- Clearly articulate project goals and measure progress against indicators



## READY TO INTEGRATE

The use of the Tool is a process to be owned by a project team and implemented for a particular project, site or development in mind,

ideally at the earliest possible stage with key stakeholders. Completing the Tool involves four key steps outlined below which enable a project team to explore the project’s sustainability impacts more thoroughly and prioritise issues that have the greatest opportunity for impact.



## CALL US FOR A TRIAL

Built environment professionals and project teams can trial and tailor our Tool to start maximising and better communicating value in their projects.

### To access the Tool, please contact us:

CRC For Low Carbon Living  
E: [s.summerhayes@unsw.edu.au](mailto:s.summerhayes@unsw.edu.au)  
T: +61 2 9385 0394  
W: [lowcarbonlivingcrc.com.au](http://lowcarbonlivingcrc.com.au)