

BOMA Position Paper: National Environmental Statement of Principles for the Commercial Real Estate Industry

The following outlines a statement of environmental/energy principles to guide BOMA Canada & BOMA Local Associations in establishing their specific policy and strategic objectives related to the environmental agenda as defined in their respective constituencies and as it applies to BOMA membership and the commercial real estate industry that BOMA represents.

Guiding Principles:

1. BOMA, representing a broad and varied range of commercial building ownership & management interests throughout Canada, believes in being pro-active and providing leadership in directing environmental matters applicable to our commercial real estate industry.
2. BOMA believes that minimizing waste and the efficient use of energy, water and other resources is beneficial in reducing building operating costs and helps achieve ownership sustainability goals. BOMA supports energy conservation in buildings in the interest of ensuring long term reliable and affordable energy sources for building tenants.
3. BOMA will lead, when feasible, the transformation of our industry towards energy efficiency and environmental responsibility in a manner that is pragmatic, rational and scientific-based while respecting the economic interests of building ownership.
4. BOMA will provide, when feasible, nationally-accepted environmental/energy standards of practice and performance measurement for existing buildings. BOMA will promote achievement of standards through voluntary participation and will recognize achievement through branding and other initiatives to the benefit of participating buildings. BOMA believes it is in the best interest for the industry as a whole to promote one recognized industry accepted standard as inherent in the BOMA BEST program.
5. BOMA will provide, when feasible, the knowledge, skills, education and training necessary to assist the property management industry, and others, in achieving their energy and environmental goals.
6. BOMA believes the role of government and related regulatory agencies must be one of encouraging and rewarding building industry participation in energy/environmental conservation and achievement of standards. BOMA believes that mandatory regulation or policy, that is unrelated to health & safety, is not supportable when interfering with the right to fair market place competition amongst building owners.
7. BOMA may support industry wide energy and/or carbon targets when beneficial to building ownership, when voluntary, and when achievement has no negative impact on market place competition.
8. BOMA believes it is in the industry interest to cooperate with government at all levels to identify environmental programs, policies and incentives which provide assistance to our industry and membership. BOMA will strive to ensure that any government legislation takes into account the financial and other impacts on the buildings industry.