

### 3 Sustainability initiatives and outcomes of Mapletree Commercial Trust

*Ian Jamieson*

*Director of Global Business Development, University of London, United Kingdom*

Mapletree Commercial Trust (MCT) is a real estate investment trust (REIT) that is based in Singapore and focuses on commercial properties. MCT owns and manages a diversified portfolio of assets that includes office buildings, business parks, and retail malls across Singapore. MCT has also made sustainability a key priority in its operations and has implemented several initiatives to reduce its environmental footprint. MCT is committed to adopting green building standards and practices for its properties, such as obtaining green certifications, installing energy-efficient features, and promoting waste reduction and recycling. MCT also engages with its stakeholders, such as tenants, customers, employees, and community partners, to raise awareness and foster collaboration on sustainability issues. MCT believes that sustainability is not only a social responsibility but also a source of competitive advantage and long-term value creation for its business.

MCT faced the challenge of low stakeholder awareness and understanding of sustainability. It tackled this challenge by engaging its stakeholders in various sustainability activities (Shook et al., 2022). Stakeholder engagement is essential for sustainability (Sustenuto, n.d. ), as it helps organisations to align with stakeholder expectations and needs, gain insights, build trust, foster collaboration, and create impact. MCT's stakeholder engagement programme improved its sustainability performance and value proposition, as well as its stakeholder relationships (National Center for Education Statistics, 2012).

Another challenge faced by MCT was to improve the energy efficiency of its buildings. Energy efficiency is an important aspect of sustainability, as it helps to reduce greenhouse gas emissions, lower operating costs, and enhance occupant comfort and productivity (IEA, 2020). To tackle this challenge, MCT implemented several energy-saving measures across its portfolio of properties, such as installing energy-efficient lighting and air conditioning systems that use less electricity and generate less heat, implementing building automation systems that monitor and control the energy usage of different building functions and adjust them according to occupancy and weather conditions, and upgrading the building envelope by replacing windows, doors, roofs, and walls to improve the thermal performance and insulation of the buildings.

These measures helped MCT to reduce its energy consumption and carbon footprint, as well as to achieve green certifications for its buildings (Ministry of Sustainability and the Environment, n.d. ).

MCT also implemented waste reduction initiatives to minimise the amount of waste generated and disposed of by its properties. One of the initiatives was the adoption of a recycling programme that encouraged tenants and customers to segregate and recycle their waste, such as paper, plastic, metal, and glass. MCT also provided recycling bins and collection services in its retail malls to facilitate the recycling process. Another initiative was the installation of food waste digesters in its retail malls that converted food waste into water and organic fertiliser. This reduced the amount of food waste sent to landfills and incinerators, as well as the associated greenhouse gas emissions and disposal costs. In addition, MCT sourced materials from sustainable sources and adopted green building materials to reduce the environmental impact of its building operations. MCT ensured that the materials used for construction and renovation were certified by recognised green labels, such as the Singapore Green Building Product Certification Scheme and the Singapore Green Label Scheme. MCT also used materials that had low embodied energy and carbon, high recycled content, and low volatile organic compound emissions. These measures helped MCT to conserve natural resources, reduce waste generation, and improve indoor environmental quality. By implementing these waste reduction initiatives, MCT demonstrated its commitment to being a responsible and environmentally friendly organisation that cares about the well-being of its tenants, customers, and communities.

MCT's focus on sustainability has resulted in several accolades, including the Green Mark Platinum Award for its Mapletree Business City and the Building and Construction Authority Green Mark Gold Award for its VivoCity mall. These awards recognise MCT's commitment to sustainable practices and its efforts to reduce its environmental impact.

## References

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