Global Sustainable Buildings Guide - China

Green Leases

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# Are green leases or green lease provisions mandatory or optional? If mandatory, to whom do they apply? If optional, is there significant take up?

While “green lease” provisions are not mandatory in China, in recent years, some landlords and tenants have started to adopt green leases. So far, the active participants in green leases in China are mainly the well-known international companies. The driving force is not only from the landlords’ side; quite often, the tenant drives or demands the use of green leases. Generally speaking, green lease provisions are still mostly based on aspirational goals, with both sides committing to collaborating closely and making best efforts to achieve the green lease goals. It is still very rare that green lease provisions will contain stringent negative consequences or legal remedies for noncompliance. It is expected that green lease provisions will continue to become more prevalent as the building sector continues with its green development.

**Full list of cited regulations:**

2008 Civil Buildings Energy Conservation Regulation (民用建筑节能条例)

2008 Civil Building Energy Performance Labeling Interim Measures (民用建筑能效测评标识管理暂行办法)

2013 Green Building Work Plan (绿色建筑行动方案)

2015 Interim Measures for Public Institutions Energy Audit (公共机构能源审计管理暂行办法)

2016 Guiding Opinions on Creating the Green Finance Framework (关于构建绿色金融体系的指导意见)

2019 Green Building Evaluation Standard (《绿色建筑评价标准》（GB/T50378-2019）)

2019 Near-Zero Energy Consumption Buildings Technical Standard (《近零能耗建筑技术标准》(GB/T51350-2019))

2020 Green Building Promotion Action Plan (绿色建筑创建行动方案)

2021 14th Five-Year Plan and 2035 Plan (中华人民共和国国民经济和社会发展第十四个五年规划和2035年远景目标纲要)

2021 Action Plan for Peaking Carbon Emissions before 2030 (2030年前碳达峰行动方案)

2021 General Rules for Building Energy Conservation and Use of Renewable Energy (《建筑节能与可再生能源利用通用规范》（GB 55015-2021）)

2021 Green Bond Support Catalog (绿色债券支持项目目录)

2021 Green Building Label Management Measures (绿色建筑标识管理办法)

2021 Opinions on Driving Green Developments in Urban and Rural Areas (关于推动城乡建设绿色发展的意见)

2021 Opinions on Full Implementation of Decarbonization (关于完整准确全面贯彻新发展理念做好碳达峰碳中和工作的意见)

2022 IPSF Common Ground Taxonomy — Climate Change Mitigation (可持续金融共同分类目录报告—减缓气候变化)

2022 National Climate Change Adaptation Strategy for 2035 (国家适应气候变化战略2035)

2022 Tax Reliefs Policy Guidelines Supporting Green Development (支持绿色发展税费优惠政策指引)

2023 Green Industry Catalog (绿色产业指导目录)

2023 Guidelines for Establishing Carbon Peaking and Carbon Neutrality Standards (碳达峰碳中和标准体系建设指南)

2023 Notice on Accelerating the Coordinated Development of the Green Building Industry and Green Finance (关于加快推动绿色建筑产业与绿色金融协同发展的通知)

Building Carbon Emissions Calculation Standard (建筑碳排放计算标准)

Building Energy Conservation and Green Building Development Plan during the 14th Five-Year Plan Period (“十四五”建筑节能与绿色建筑发展规划)

Carbon Peaking Pilot Scheme (国家碳达峰试点建设方案)

Carbon-Neutral Buildings Technical Standard (零碳建筑技术标准)

Energy Audit Measures for Public Institutions (公共机构能源审计管理暂行办法)

Fixed Assets Investment Energy Conservation Review Measures (固定资产投资项目节能审查办法)

Green Building Evaluation Standard (Draft for Comments) (绿色建筑评价标准（局部修订征求意见稿）)

Green Renovation of Existing Buildings Evaluation Standard (GB/T51141) (《既有建筑绿色改造评价标准》（GB/T51141）)

Guangzhou Green Buildings and Buildings Energy Conservation Management Regulation (广州市绿色建筑和建筑节能管理规定)

Modern Energy System Plan during the 14th Five-Year Plan Period (“十四五”现代能源体系规划)

Shenzhen Green Building Regulation (深圳经济特区绿色建筑条例)

Urban and Rural Construction Area Carbon Peaking Implementation Plan (城乡建设领域碳达峰实施方案)

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