

Q4 | 2024

SUSTAINABILITY ACTION PLAN

TERROIR

ARCHITECTURE
STRATEGY
DATA
URBAN

SUSTAINABILITY ACTION PLAN

In 1999 TERROIR was founded in Tasmania, the cradle of Australian environmentalism.

10 years later TERROIR opened an office in Copenhagen, a city leading contemporary discussions around decarbonisation and circularity in architecture and urban development.

These two locations bookend an approach to environmental issues and climate change. This document provides a framework to ensure these values are embedded in every decision we make.

Whether in Tasmania, Denmark, or any other location where we work, we acknowledge those who have come before us and hold critical knowledge about the places they call home. In Australia, we specifically extend our respects to Aboriginal and Torres Strait Elders past, present, and emerging, who practices and knowledge we endeavour to honour in the way we work.

SUSTAINABILITY ACTION PLAN

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INTRODUCTION

The origin of TERROIR was influenced by a pivotal moment in environmental advocacy — the 1982 campaign against the damming of the Franklin River in Tasmania which unfolded as the Founding Directors were schoolchildren there. This campaign not only saved a vital wilderness area but also demonstrated the power of environmental consciousness in shaping political discourse.

Since our inception, we at TERROIR have been dedicated to exploring, articulating, and challenging the intricate relationships between environmental degradation and social and economic dynamics. Over the years, we have addressed these challenges through various approaches: from critiquing and highlighting the absurdities in building regulations that encourage more rather than less construction, to engaging thinkers and practitioners, through a series of publications, in critical assessments of our past projects. Our commitment to critically revisiting our previous work allows us to continually gain new insights and enhance our practices.

With this compass guiding our work, it is perhaps then no coincidence that TERROIR was founded in Tasmania (the cradle of the Australian environmental movement) and has had, for the last 15 years, an office located in Denmark (the global leader in environmental practices).

Operating across the diverse landscapes of Australia and Scandinavia, our work is deeply informed by an awareness of our planet's fragility and the critical need for sustainable development. Our commitment extends beyond professional practice; it is a profound duty to the territories, communities, and ecosystems we inhabit—encompassing plants, animals, and humans.

Our Sustainability Action Plan (SAP) is born from this legacy of environmental stewardship and cultural respect. It is crafted to ensure that every project we undertake not only meets but exceeds the demands of environmental sustainability, social responsibility, and economic viability. The SAP is an essential framework that guides our projects to generate lasting benefits specific to their locales, transcending the immediate scope of architectural design.





PETER DOMBROVSKIS | ROCK ISLAND BEND

IN NEED OF CHANGE...

The built environment exemplifies the intersection of environmental, economic, and social contexts that underpin its development.

Of course, an awareness of the impact of building on the environment can be said to have come in the moment of building itself. Over the past half century, this awareness became manifest in a range of movements and measures from the Gaia Hypothesis of the 1970s to the Sustainable Development Goals launched in the last decade.

For example, as far back as 1987, the United Nations Brundtland Commission report first defined sustainability, intertwining it with social equity, economic growth, and the mitigation of environmental degradation. This landmark definition framed sustainability as the ability "to meet the needs of the present without compromising the ability of future generations to meet their own needs." The Intergovernmental Panel on Climate Change (IPCC) was launched in the following year.

Despite this awareness, it wasn't until 1998 that LEED was launched in the US, and a few years later in 2003 Green Star was launched in Australia. These early attempts at providing ratings for environmental performance focused on energy consumption alone.

The broader implications of environmental degradation were finally recognised in 2016 when the UN 17 Sustainable Development Goals (SDG's) came into force. The SDG's were said to offer "a shared blueprint for peace and prosperity for people and the planet, now and into the future."

Around the same time as the SDG's were formally adopted, the "9R framework" (and related versions thereof) also emerged as a way of defining circularity. In 2019, Architects Declare was launched, yet membership does not bind signatories to any performance targets or boundaries.

Most recently the Reduction Roadmap, launched in Denmark in 2024, is one of the most clear and consequential interventions in this debate given its allocation of precise carbon budgets, but again, signing up in support of the roadmap does not require any specific commitment.

WHY A SUSTAINABILITY ACTION PLAN?

The non-binding nature of the previously mentioned frameworks has led to a disingenuous industry competent in discussing sustainable practices without accountability to implement. This has caused huge damage, such that in the last thirty years (the period during which many of these frameworks emerged) we have doubled the amount of carbon in the atmosphere prior to 1993 and the commencement of industrialisation. At TERROIR, we have consistently sought to develop a nuanced and multi-layered understanding of architecture's impact, consciously avoiding the simplistic label of "sustainable" due to the inherent paradoxes associated with the term and its quantification through industry-standard rating tools.

While this definition acknowledges the complex relationship between present actions and future effects, the concept of sustainability is facing scrutiny. For instance, In Denmark, the Danish Consumer Ombudsman has recently posited that using the term "sustainability" in the context of building production may violate consumer protection laws. This contention stems from the observation that there are no established metrics to quantify the sustainability of architecture, a field responsible for substantial resource use and a significant proportion of global carbon emissions.

Fundamentally, TERROIR agrees with the Danish Consumer Ombudsman's sentiment in regards to the term 'sustainability' in relation to building. Adding buildings to the world is essentially unsustainable and the industry that has spawned around the idea that it might be has, in our view, delayed the progress by decades. The paradox of "sustainable architecture" needs to be acknowledged, and thankfully bodies such as the Danish Consumer Ombudsman have now noted that (Fig.i).

This document operates with an awareness of the complexity of this terrain and thus does not claim to "solve" or absolve us from the need to continue pushing as hard as possible for better outcomes for what we do. To that end, the document serves a dual purpose: as a blueprint for internal operations and project management, and as a declaration of our values and commitments to collaborators, stakeholders, and the global community.

AN EVOLVING JOURNEY

In this context, voluntary standards and sustainability action plans like ours play a crucial role in providing a structured decision-making approach that guides our actions toward sustainability. However, they pose a significant challenge: while these standards and plans are designed to be simplistic, quantifiable, and numeric to ensure their accessibility, scalability, and applicability across various domains, they might not fully capture the complex realities and inherent biases of architectural decision-making and impacts on industry.

Suspicion of the sustainability industry and its impacts over the past two decades has meant that TERROIR's Sustainability Action Plan comes after much debate around what meaningful policy and procedures might entail. It represents the first formal initiative of its kind at TERROIR, building upon the diverse methods we have used historically to assess and refine our practice.

Initially, this plan will undergo three scheduled reviews and updates, set for 2025, 2027, and 2030, respectively. Following these evaluations, we will assess the maturity of the plan and determine its continuous evolution and use.

In this initial version of the SAP, we are focused on establishing it as an active document for both internal and external communication. Moving forward we aim to identify, develop, and implement both qualitative and quantitative sustainability evaluation tools that can be integrated across our projects and operations. This process involves a critical assessment and review of existing tools used in the profession such as Life Cycle Assessments (LCA), Whole Life Carbon Assessments (WLCA), and Environmental, Social, and Governance (ESG) metrics, among others. Our goal is to select and refine the most effective evaluation models that will advance our progress towards a more sustainable building industry.

At TERROIR, we recognize the importance of quantifiable standards for decision-making, documenting compliance with legal commitments, and evaluation by market stakeholders and broader society. Yet, we firmly believe that no standards, certifications, or metrics can fully guarantee sustainable outcomes and results as they will always be based on limited information and status quo assumptions.

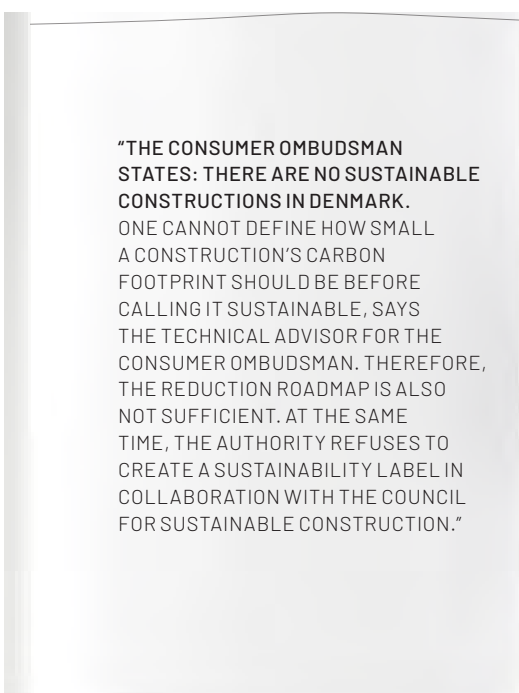


Figure: i

Quote / The Danish Consumer Ombudsman
Source: www.byrummonitor.dk

SUSTAINABILITY ACTION PLAN AS COMPASS

Given the multitude of “sustainable systems” in place – SDGs, the Doughnut Model, the concept of ESG, Architects Declare, the 9R’s and most recently, the Copenhagen Lessons from the 2024 UIA Conference – the question arises as to what frame does one use, and how do we use it.

The various systems mentioned above overlap in some places, but not all. The question for TERROIR then, was how to develop a Sustainability Action Plan, when we don’t believe that sustainability is a reasonable concept in relation to building, and where the numerous plans or manifestos in circulation are very loose when it comes to actionable commitments. Returning to the TERROIR Founders experience of debates around wilderness preservation in Tasmania in the 1980s, we started considering the dilemma of navigating these debates, and navigating those wild landscapes. We thought of a compass.

THE COMPASS COMPONENTS

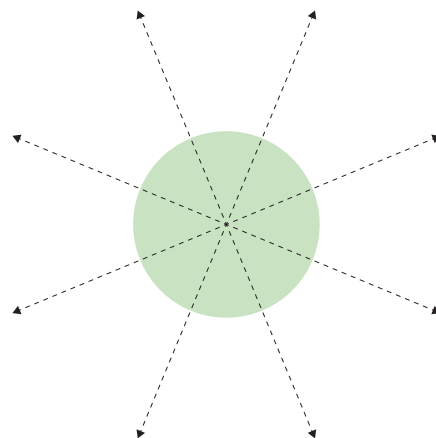
A compass is both an instrument which assists the holder in finding directions to and from destinations. The compass has also come to have a moral dimension, often used to describe a set of beliefs or values that help guide ethical decisions, judgments, and behaviour – literally a moral compass.

Like a conventional compass with its three key components (four cardinal points, twelve intercardinal directions and 360 degrees) our compass also has three components.

COMPONENT ONE: THE CARDINAL POINTS

Noting the various systems and guidelines in place regarding environmental performance, we wanted to anchor our system in the one that was both the most generic but therefore also the most open – this is, Environment, Society and Governance, or ESG. The terminology ESG is well known and understood, having arisen out of and now superseded CSR (Corporate and Social Responsibility) logics. ESG is now often used by larger businesses to frame or guide performance in these areas.

While ESG can be easily critiqued in terms of its deployment in the corporate sector, if we take at face value the three components – Environment, Social and Governance – they are surely relevant context for any genuine sustainability project. For example, Bruno Latour’s description of the intersection of climate change, economic inequity and social pressures such as migration mirror the three tenets of ESG. Therefore building a Sustainability Action Plan around these three domains ensured that, as a business, we could respond in the most nuanced way possible to the multiple fronts in social foundations, biodiversity and climate action.

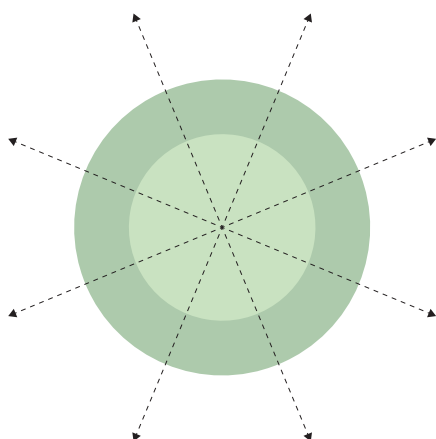


Cardinal Points

COMPONENT TWO: THE (RE)COMMITMENTS

Our critique of most plans or guidelines around the so-called sustainability of the building industry is in generally their lack of specificity and their non-binding nature. By having commitments, we can describe the ways in which we will not just “consider” or “recognise” but rather, commit to action that improves the environment, society and our governance and operations. These commitments in their naming – REframe, REform and so on – talk to the key tenets of sustainable practice through the use of the “re” prefix (recycle, reuse) while also insisting upon a constant need to recommit to these aims. With this in mind, we leaned on the “9Rs of circularity” as they are sometimes called, to provide a framework that insists on precise domains of action. This framework has had many iterations (4, 9, 10 R's) but all are based in the need to move toward full circularity.

We have therefore developed a “TERROIR 9R's” that adapts the intent of the framework to a language and methodology employed by TERROIR to advance these aims. The first three R's are exactly the same as the framework from which they derive, and thus are the most central to address decarbonisation. The remaining six R's invoke a language that has been developed in TERROIR over 25 years and so is not a departure from what we already do, but a enforcement of it in terms that we use already (For more information about The 9 (RE)Commitments, please see page 18).



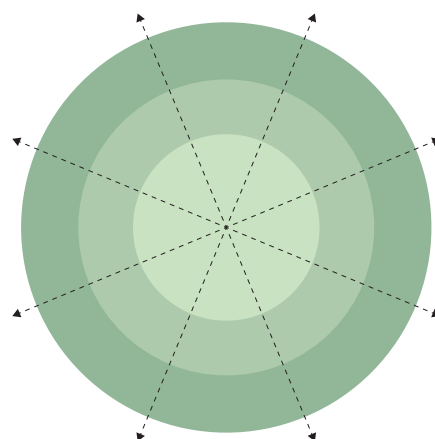
The (RE)Commitments

COMPONENT THREE: THE ACTIONS

In all of this implementation, an ESG concept and the (RE)Commitments still do not guarantee specific and consequential actions. Even though the language is deliberately more assertive than many of the frameworks referred to earlier, the question remains as to how one can direct (and where possible, quantify) specific actions.

The actions themselves are the result of the many combinations that arise from the intersection of the cardinal points and the (RE)Commitments. Some actions can apply to one or more combinations, with of course changes in meaning or measurement as a result of their context.

Whereas the cardinal points and the (RE)Commitments are finite categories, the actions are infinite. We anticipate that with each issue of the SAP that new actions will have been discovered that increase the effectiveness and comprehensiveness of the document over time. These actions are where we can audit and measure our design approach and its impact.



Actions



FRAMEWORK

Peppermint Bay, Woodbridge | AU



THE CARDINAL POINTS

Noting our awareness of the pitfalls of "ESG", while being genuinely focused on the need to make changes across all three domains, we have outlined below the key aspects of these that are relevant to the operations and project work of TERROIR to contextualise the terms in our practice and align them with our ambitions.

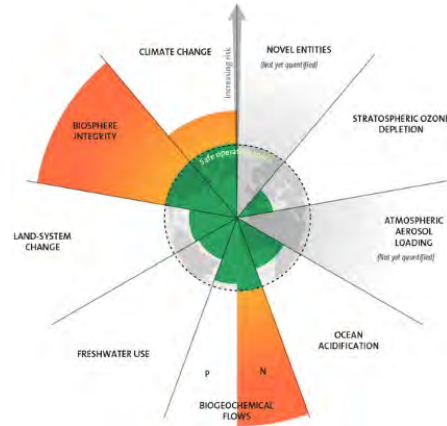
PLANETARY BOUNDARIES, DOUGHNUT MODEL, ESG

Architectural projects invariably influence planetary boundaries through material and physical alterations of places, as well as the social foundations essential for human habitation. These aspects are encapsulated in the Doughnut Model, which integrates the ecological ceiling and planetary thresholds with SDG's focus on human thriving within a safe and just space for humanity. This dual focus is not merely an ambition but a necessity to avoid surpassing our planet's capacity. While the Doughnut Model represents an ideal goal, achieving it under the current global, economic, and systemic circumstances that architects operate within is not feasible.

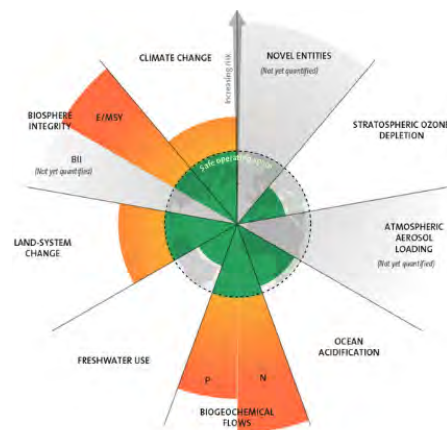
Embracing ESG (Environmental, Social, Governance) principles aligns our architectural practices with broader sustainability goals. Though not without flaws, it guides us to prioritize environmental integrity, social responsibility, and ethical governance, ensuring our projects contribute positively to both ecological and community well-being. This framework helps us measure and enhance our impact, making it integral to our design philosophy and business operations. At the same time, it enables us to align our efforts with the broader European Sustainability Reporting Standards (ESRS) and the European taxonomy currently being implemented for larger companies in Europe.

ESG AS THE CARDINAL POINTS

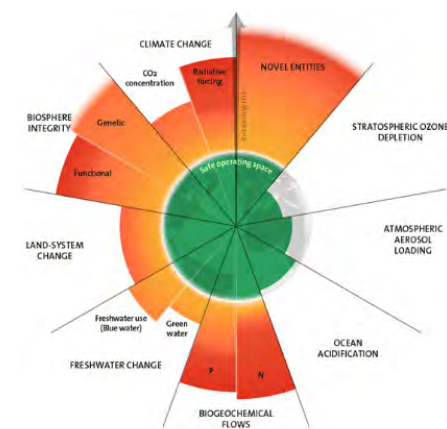
The interconnectedness of environmental, social, and governance (ESG) components establish the cardinal points in our compass. This triangle web of relationships both limit and direct all aspects of architectural decision-making, from the brief and initial design concepts to project execution and beyond.



2009, 7 boundaries assessed, 3 crossed



2015, 7 boundaries assessed, 4 crossed



2023, 9 boundaries assessed 6, crossed

Figure:ii Planetary Boundaries, 2023
Source: Stockholm Resilience Centre

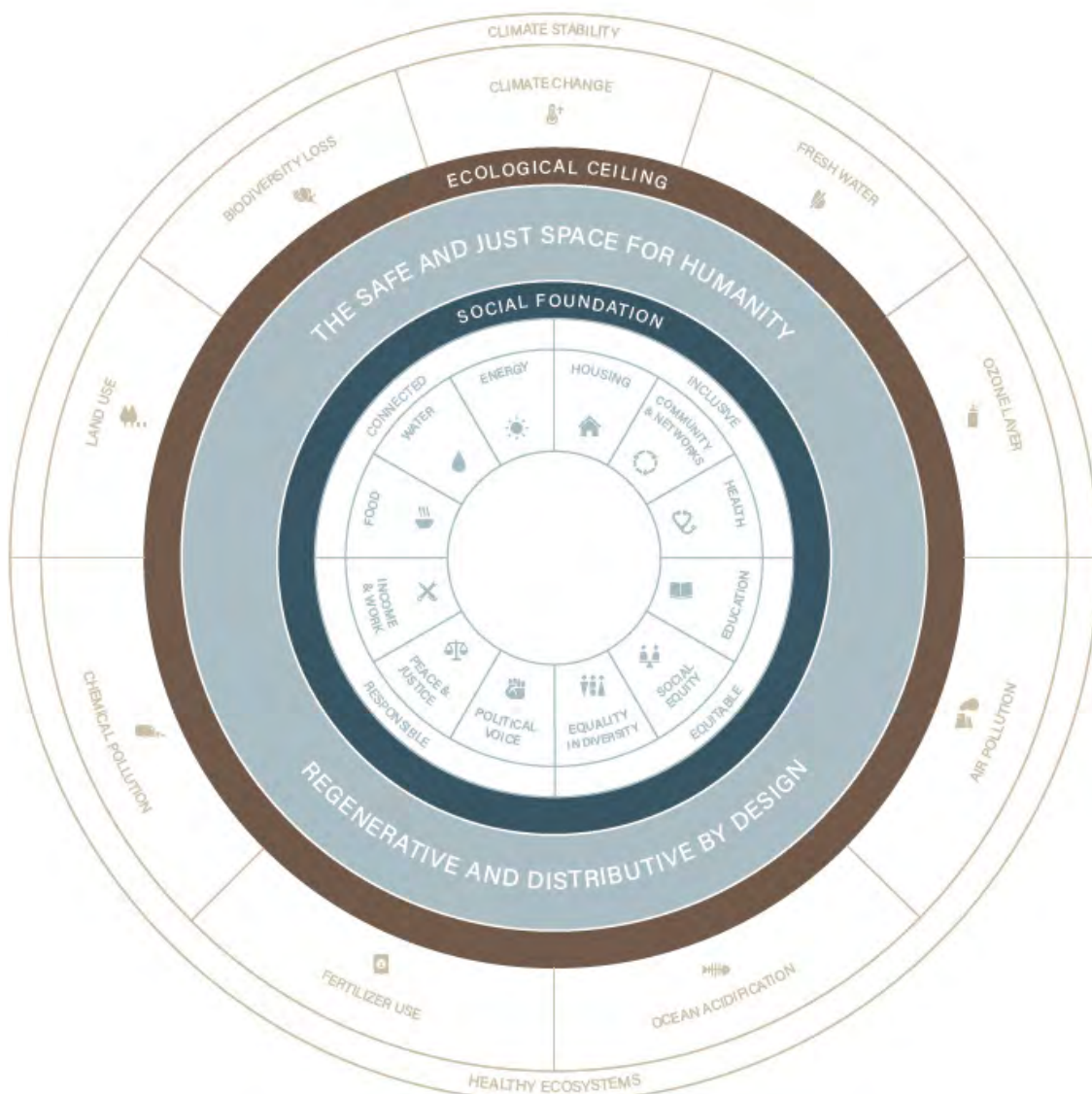


Figure:iii The Doughnut Model for Urban Development
Source:
The Doughnut Model for Urban Development

THE CARDINAL POINTS

ENVIRONMENT

As architects, there are a multitude of ways that we impact on the environment, but with an awareness of the central role of global warming due to carbon emissions, a reduction in carbon extracted for the projects we do is the central concern here.

The built environment and its processes are substantial contributors to climate change and biodiversity loss, threatening the planetary boundaries ecological ceiling, while at the same time being responsible for approximately 37%¹ of global energy and process-related carbon emissions. This means that the actions that address environmental issues are all related in some way to design decisions made on specific projects that have a positive or negative impact in carbon use.

With a projected 75% increase in global floor area by 2050², indicating that half of the future buildings have yet to be constructed, our position as architects and designers (the first ones to envision imaginary futures) are ever more important in moving towards sustainable futures.

With sustainability hinged on maintaining climate stability, which is inextricably linked to the health of our ecosystems, the interdependence of climate and ecological health is critical for the survival of both.

Evaluating the environmental impact of our projects and operations involves addressing key factors such as energy consumption, biodiversity, and water management. This process also entails considering the indirect, off-site impacts of on-site decisions, thereby integrating a broader ecological perspective into the assessment of all our projects and operations.

SOCIAL EQUITY

We are aware that the projects we work on all have a social consequence. This might be at an organisational level of a building (encouraging or discouraging interaction) or in the impacts of a project on the community in which it is located in financial or other terms. Therefore, the actions related to this category ask us to consider the social consequences of our work in as broad a set of terms as possible.

Sustainable societal wellbeing and living requires connected, inclusive, responsible, and equitable structures to ensure that no one falls short on life's essentials. These foundations as described by the UNs SDG's include basic access to clean water, food, and health.

For architects, the responsibility extends to creating inclusive spaces that enhance social wellbeing, promote cultural inclusivity, and foster community resilience. Buildings and infrastructure must not only be safe and accessible but also designed in a manner that supports the social fabric of the communities they serve, giving access to such societal elements as education, income, and political voice, among others.

The evaluation of social sustainability in our projects and operations focuses on inclusivity, accessibility, safety, and cultural sensitivity to effectively serve diverse communities. This awareness is heavily influenced by, and in dialog with, the Indigenous peoples notion of Country. This evaluation includes assessing our initiatives to engage local communities early in the design process and our effectiveness in forming partnerships with local stakeholders and community groups. These collaborations aim to enhance social value and improve livelihoods through our projects.

1) Source: UN Environment Program: Building Materials And The Climate: Constructing A New Future, Report 20232.

2) Source: BloxHub, Building a Circular Future, Insights from interdisciplinary research, 2024

GOVERNANCE

While questions of governance do not map directly onto the material and spatial questions of a project, they are embedded in all aspects of how the practice itself is organised. This is obviously a matter of critical importance, that the governance decisions underpinning the machinery of practice and project work and are also cognisant of environmental issues. This section therefore addresses governance through the lens of our Climate Active certification. Rather than a series of project actions, we describe here instead the key framework that Climate Active provides and the actions demanded by that certification.

The governance decisions of our practice, are not only set in place to ensure our projects' environmental and social sustainability in a narrow "project" sense, but are equally a matter of ensuring that our projects have positive impact on all relevant actors affected. This includes an awareness on the intersecting issues that arise with the growth of global populations and natural resources becoming scarcer, where the industry faces significant challenges in sourcing materials and ensuring transparency, fairness and sustainability in these processes.

Insights into the detrimental effects of using virgin resources in the construction industry – particularly the damage to biodiversity and the adverse impacts on marginalized communities – underscore the urgent need for new governance models. These models should move beyond traditional practices by embracing principles of circular economies and advocating for degrowth strategies, calling for an organised downsizing in production and building. Moreover, economic sustainability in architecture not only pertains to the cost-efficiency of projects but also their ability to provide long-term value to communities, factoring in lifecycle costs and the economic impacts of buildings on their local environments.

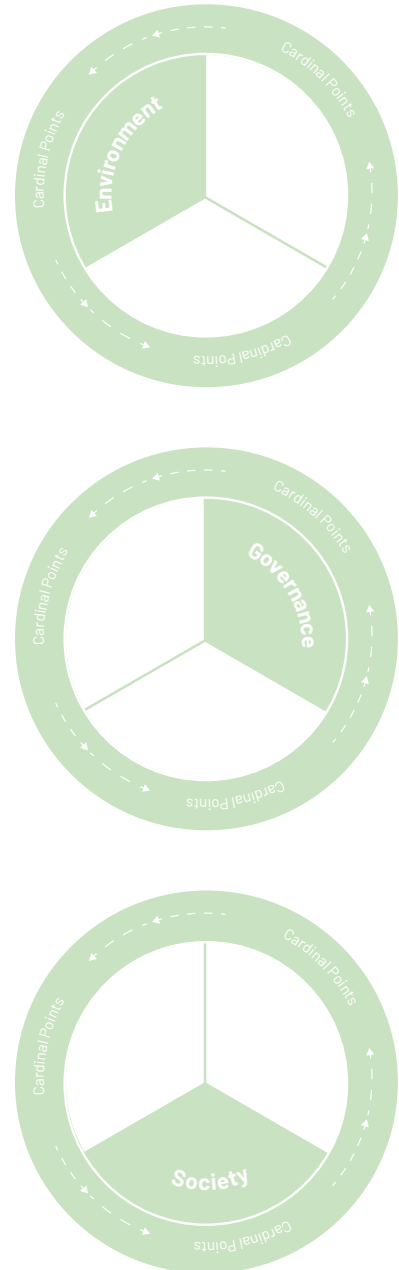


Figure:iv The Cardinal Points

THE 9 (RE)COMMITMENTS

APPROACH

REFUSE

to continue “business as usual”.

The most sustainable choice is not to build at all. We will reject project briefs that deliberately work against our sustainability codex, and don't positively impact both the environment and society. It is our responsibility to uphold our high ethical standards, ensuring all operations reflect our commitment to a sustainable future.

RETHINK

the ways we practice.

We have long argued that architecture does not necessarily lead to “building” but rather than architectural thinking can lead to a variety of outputs.

REDUCE

and minimise consumption and resource use.

We commit to ensuring that our design choices and processes embody and (re)form to the most sustainable choices, reducing the overall energy consumption. Our projects will reflect low-carbon, high-biodiversity principles both formally and spatially, and at the same time minimize the use of virgin resources.

PROCESS

RECOGNISE

the issues that drive the need for change.

Before anything else, we commit to recognize the complex interplay of environmental, social, and governmental factors that necessitate transformative change in architecture. Acknowledging these systems and the challenges they pose to both people and planet enable us to understand the role that architecture plays towards a more sustainable future.

RECONNECT

people with place and planet.

As architects and designers, we bear the responsibility to use our design expertise to ensure alignment between the social foundations of modern life and the thresholds of the planetary boundaries. We commit to creating spaces for reconnection (both spiritual and physical) with the places our architecture impacts (both off-site and on-site), to enhance the well-being of both people and planet.

RECALIBRATE

to ensure our architectural solutions evolve sustainably.

We commit to continually adapting our practices, mirroring the cycles of nature's rhythms, ensuring ongoing recalibration based on new insights. This constant recalibration of our thinking, methods, and actions creates the best possible foundation for our projects, fostering a culture of continuous improvement by integrating lessons from past projects.

ACTIONS

A01.

EXPAND PROJECT VISIONS

Foster collaborations that align client visions with sustainable futures, ensuring projects expand their scope to benefit both people and planet.

A02.

ALIGN WITH SAP

Ensure that the selection of the project itself and the terms of its engagement align with the SAP.

A03.

FORM FOLLOWS CARBON

Ensure that all designs embody a low-carbon approach, reflecting this commitment in the formal, spatial, and aesthetic aspects of each project. Focus on minimizing the carbon footprint by employing efficient geometries that fulfill multiple functions and reduce material dependency.

A04.

EXPAND ACTOR GROUP

Consider in the design process how an expanded group of actors (people, species or objects relating to the project) can be included.

A05.

GO BEYOND FORM

Challenge existing norms and redefine architecture as a sustainable practice that transcends its physical form. Sustainability must be addressed not only for the single building, but equally the impact it has on other domains.

A06.

COMMIT TO LONGEVITY AND COMMUNITY VALUE

Prioritize projects that emphasize long-term sustainability, focusing on durability and community benefits rather than short-term profits.

A07.

REVIEW DESIGN DECISIONS

Review design decisions progressively to ensure that they have worked to reduce energy consumption, particularly embodied energy consumption.

A08.

EMBRACE DEGROWTH AND DECOMMODIFICATION

Adopt degrowth and decommodification strategies in architecture, emphasizing relationships and sufficiency over resource consumption and GDP growth.

A09.

CHALLENGE THE BRIEF

Consider how the brief provides or limits the opportunity to necessitate change given the interplay of contexts that the brief will encapsulate. Where possible, add to or remove from the brief to further refine the project in this regard.

A10.

CONNECT PEOPLE AND PLACE

Design spaces that actively encourage interaction between the environment and community.

A11.

DESIGN FOR INCLUSIVITY

Prioritize democratic access and social equity in all projects.

A12.

DESIGN FOR UNKNOWN PURPOSE

Implement design strategies that enhance multipurpose, flexible, and adaptive use.

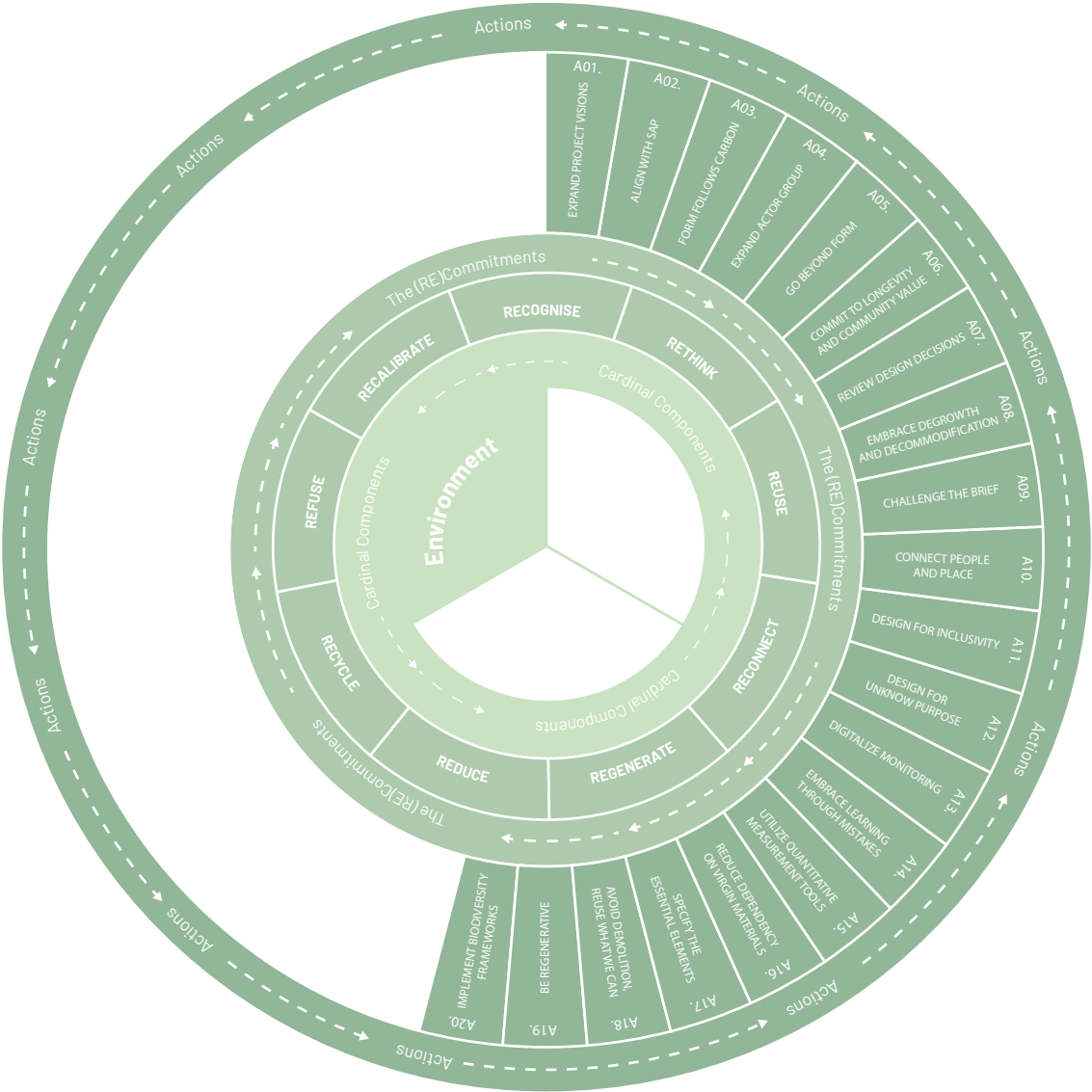


COMPASS

TERROIR OFFICE, Hobart | AU

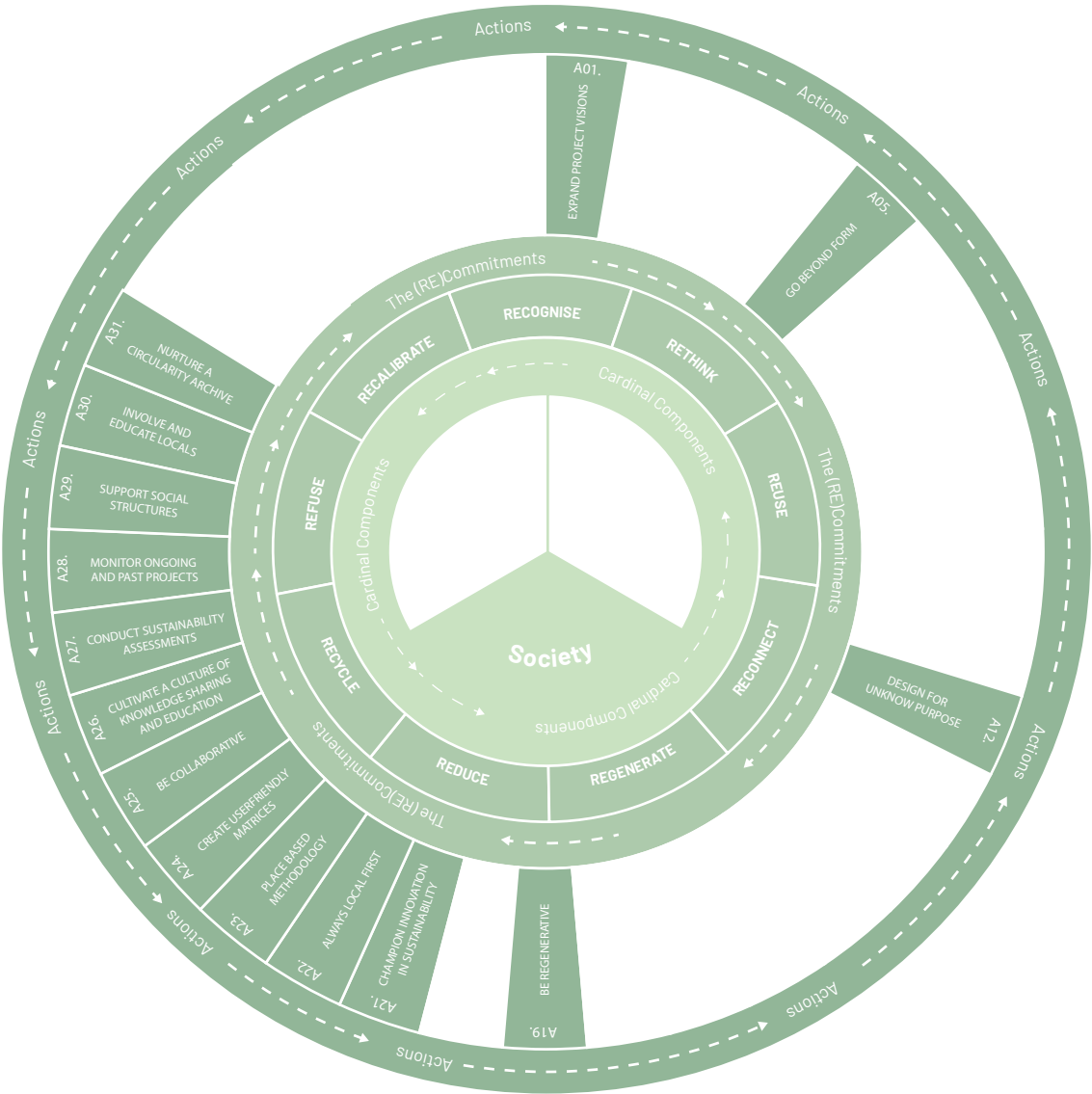


ENVIRONMENT



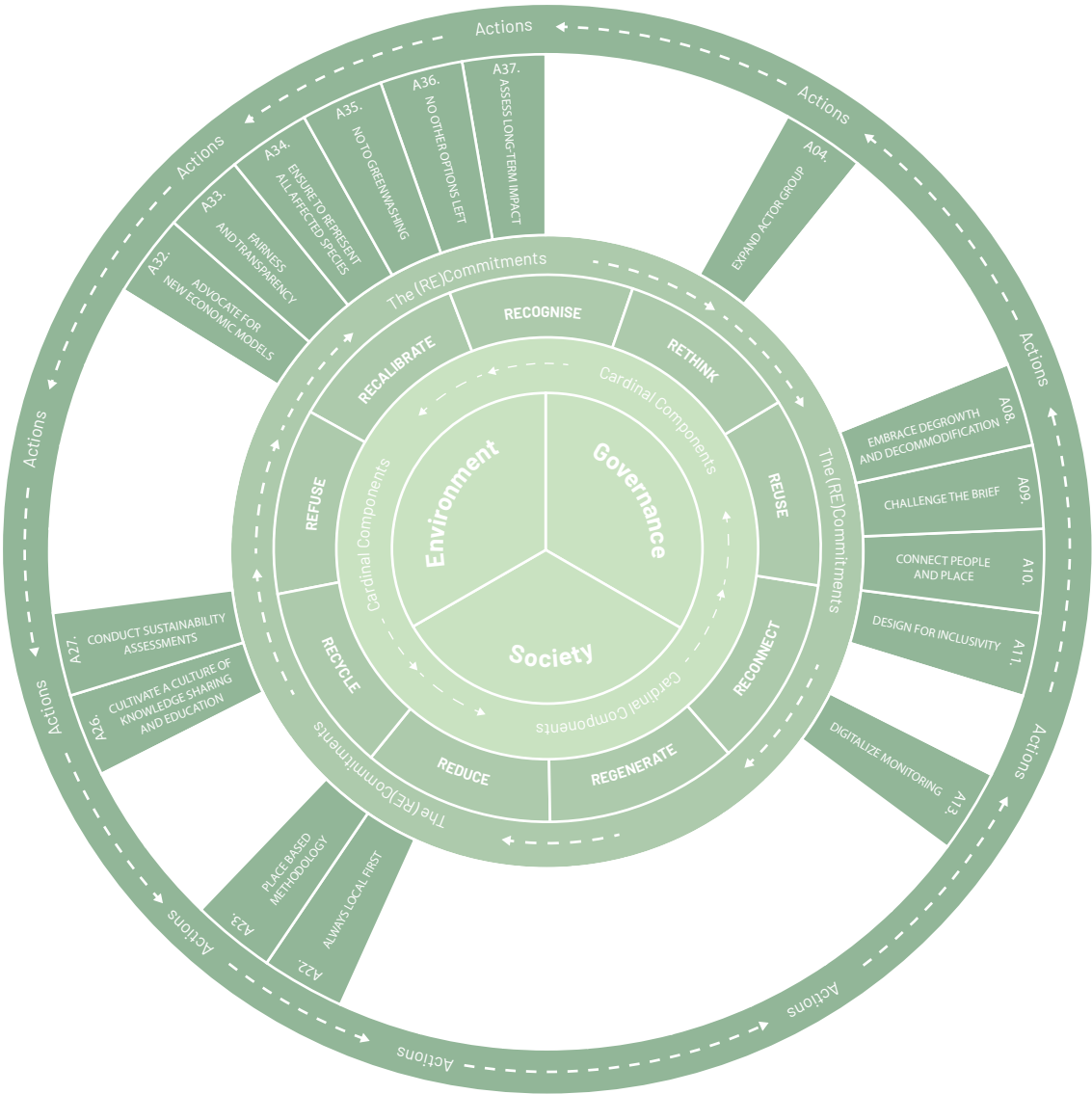
This page addresses the actions related to the ENVIRONMENT cardinal point. As each of the REcommitments cycles past the environment setting, different actions are prompted. These actions are where we can audit and, where possible, measure our design approach and its impact.

SOCIETY



This page addresses the actions related to the SOCIETY cardinal point. As each of the REcommitments cycles past the society setting, different actions are prompted. These actions are where we can audit and, where possible, measure our design approach and its impact.

GOVERNANCE



This page addresses the actions related to the GOVERNANCE cardinal point. As each of the REcommitments cycles past the governance setting, different actions are prompted. These actions are where we can audit and, where possible, measure our design approach and its impact.

SAP ASSESSMENT AND REVIEW

As TERROIR's formally implemented policy for ensuring a more sustainable approach to our work, this Sustainability Action Plan will be regularly reviewed as part of our general Quality Assurance procedures and audits.

We note that the Sustainability Action Plan (SAP) specifically targets projects, while our broader sustainability efforts concerning office operations and practices are addressed within our Climate Action Plan. To effectively implement and assess the SAP strategies for sustainable practices, the first action is to appoint a Sustainability and/or Innovation Lead responsible for the implementation of the document, who is drawn from the Leadership Group of the practice.

This SAP is structured with two tiers of scheduled reviews. The first tier involves a comprehensive review every few years—specifically in 2025, 2027, and 2030—to assess the structure and usability of the SAP over a six-year period. These triennial reviews aim to monitor the document's effectiveness as an active and dynamic tool, evaluating our established sustainability targets, guidelines, and principles. During each of these reviews, we will introduce new and relevant evaluation tools or methodologies to continually refine our approach. By 2030 – a key year in environmental discourse – we will be able to do a more comprehensive re-evaluation and reset based on the impact of the document to that point

The second tier consists of annual reviews that evaluate the concrete initiatives, goals, and targets set across the different domains of sustainability. These reviews provide detailed assessments of the environmental, social, and economic impacts, compare them against current studio practices, and set targets for the upcoming year(s). This process is designed to yield concrete, measurable actions that allow us to monitor the effectiveness of our initiatives closely and will be presented in an annual report at the end of each year.

This dual-layered review structure ensures that we methodically develop and enhance the SAP, progressively refining its components and boosting its overall efficacy over time.



Figure:vii Aesthetics towards a truly sustainable architecture, research collaboration together with WOHN A/S. Large Scale 3D printing with 100 percent recycled materials.

**DOCUMENT
ASSESSMENT
SCHEDULE**

2024

- Q4 RELEASE OF PLAN
- Q1 CALIBRATION AND INTEGRATION INTO THE EXISTING TERROIR QA SYSTEM, OFFICE MANUAL, AND OTHER RELEVANT SYSTEMS.

2025

- Q1 FURTHER DEVELOPMENT OF GUIDELINES, PRINCIPLES AND SUSTAINABILITY MODELS.
- Q1 IMPLEMENTATION OF SAP GUIDELINES AND PRINCIPLES ACROSS ALL PROJECTS AND OPERATIONS.
- Q3 INTEGRATION OF RELEVANT PRINCIPLES FROM "THE DOUGHNUT MODEL FOR URBAN DEVELOPMENT"¹

2026 Yearly review

2027 Yearly review

- Q1 ASSESSMENT OF SAP OUTCOMES, FOLLOWED BY RECALIBRATION OF TOOLS AND EVALUATION METHODS.

2028 Yearly review

2029 Yearly review

2030

- Q1 EVALUATION OF SAP MATURITY AND SUBSEQUENT EVOLUTION OF THE PLAN.

¹) The Doughnut Model for Urban Development equips developers and building industry stakeholders with a manual to implement Kate Raworth's Doughnut principles in urban projects. This model offers guidelines and principles focused on environmental, social, and economic sustainability.