

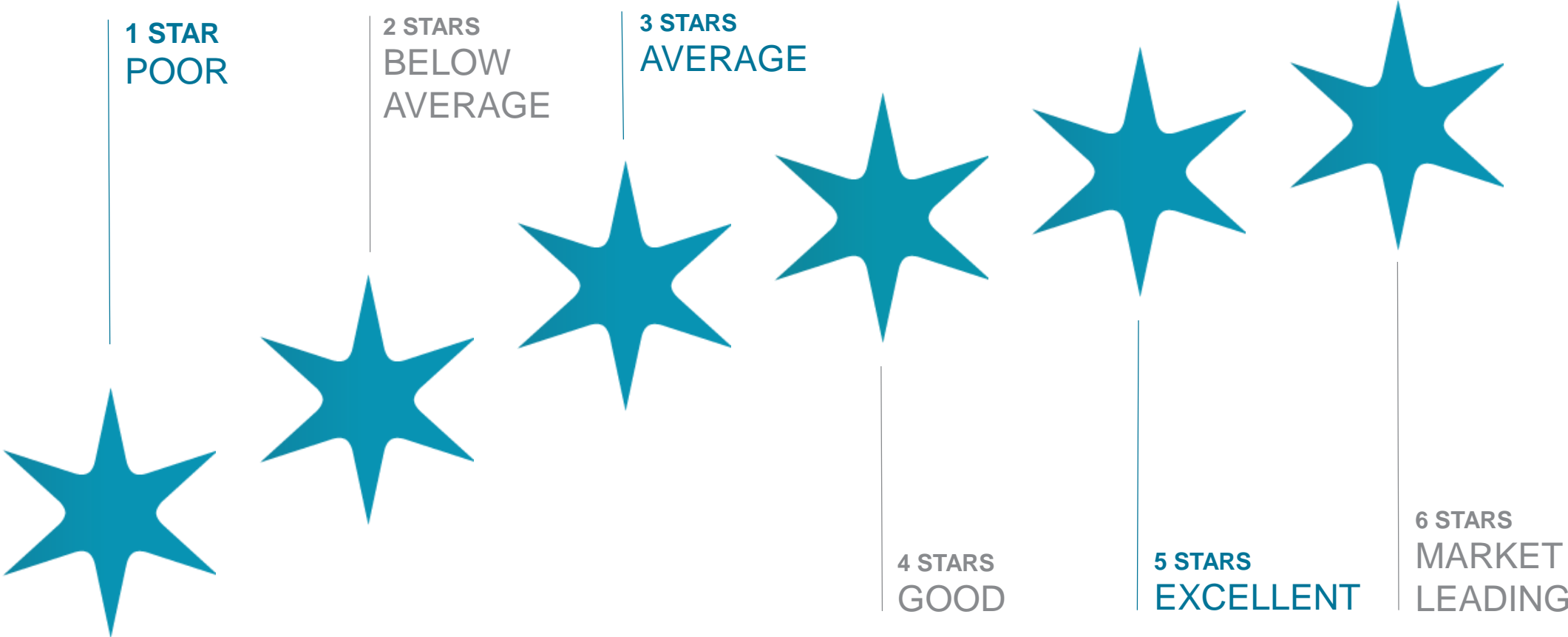


Commitment Agreements

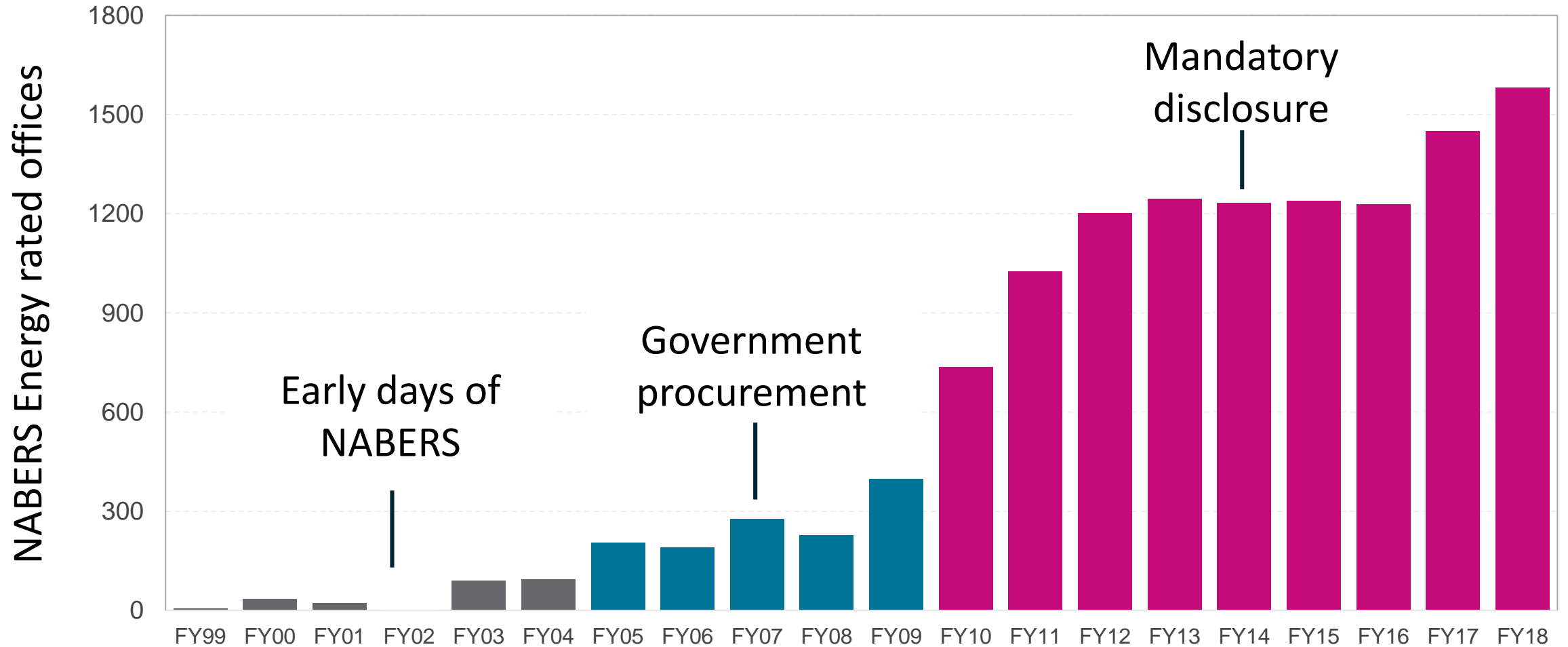
Nadine Wagstaff



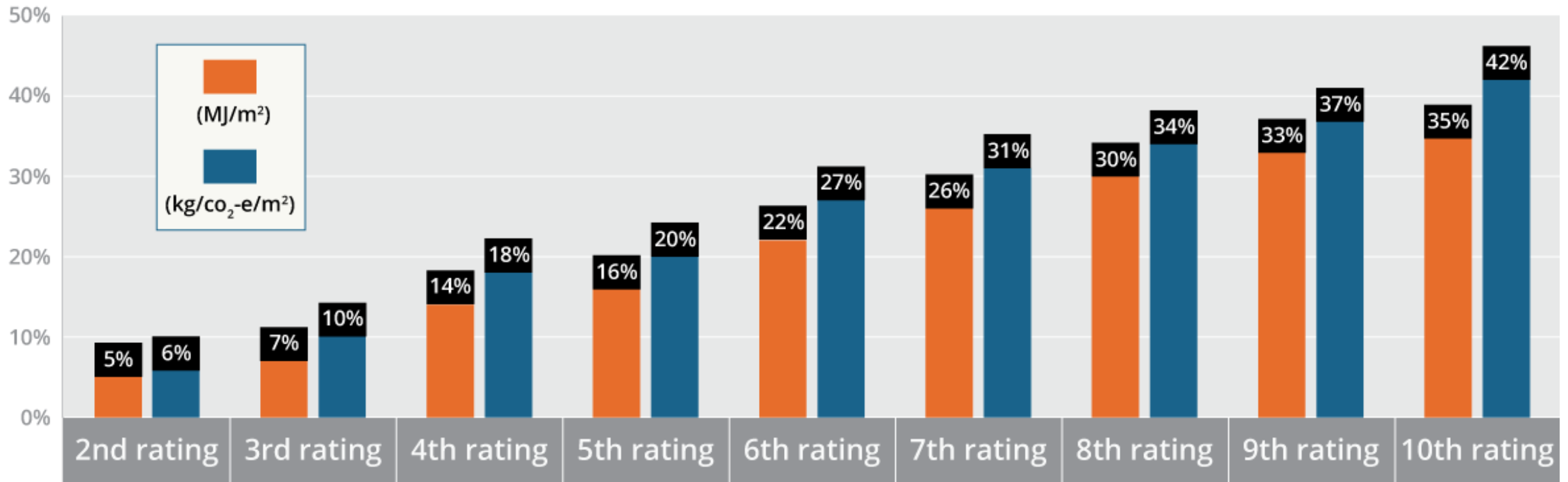
A language for sustainability



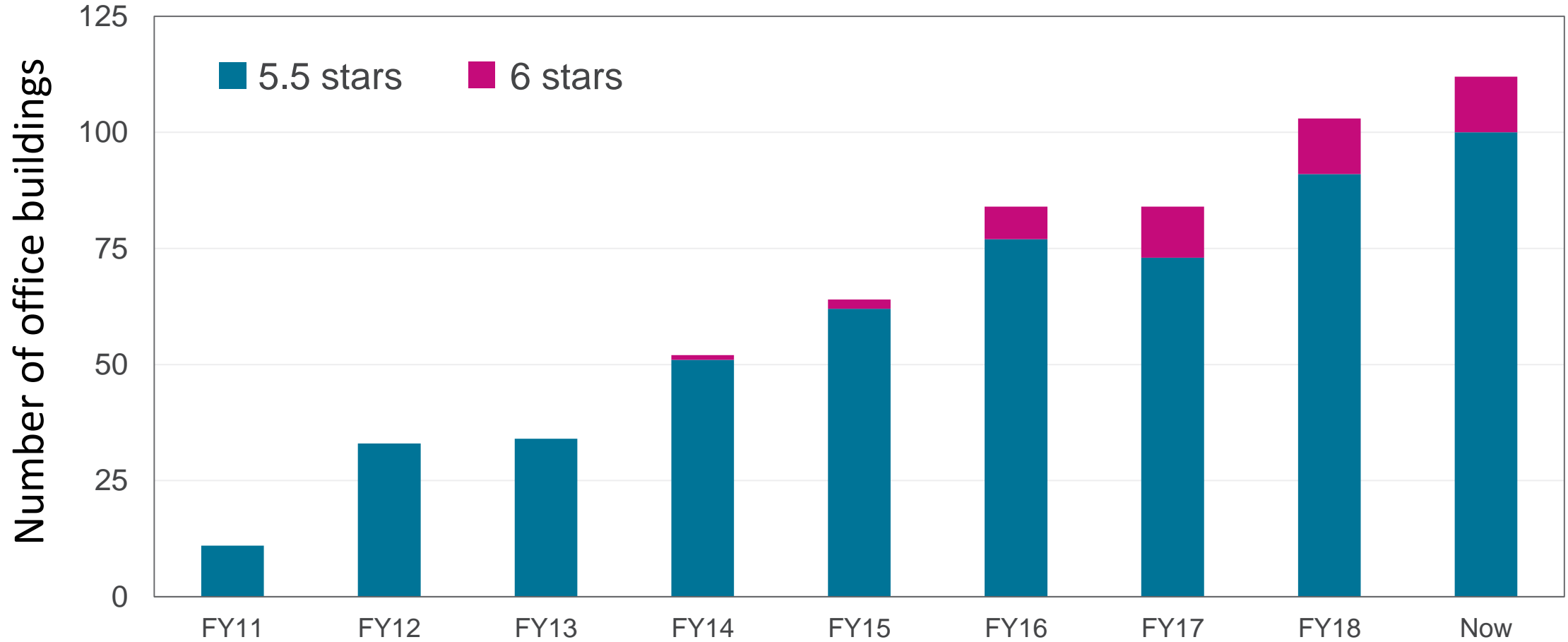
Policy has been key in building energy efficiency demand



NABERS-certified office buildings have one of the world's fastest rates of improvement



High performing offices are on the rise



NABERS Commitment Agreements



Bridging the gap between design and performance

Design

Operation



Calculate tenancy energy use



Commitment to a NABERS Energy target



Limited license to promote your target rating



Independent design review



Full license to promote your target rating

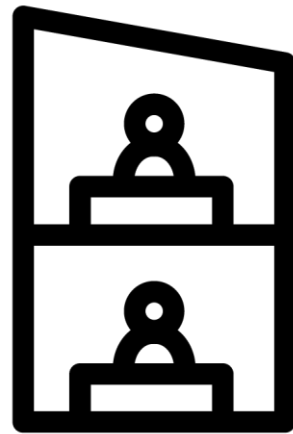


NABERS rating in operation

Why get a Commitment Agreement?



Share goals
across design
and construction



Attract anchor
tenants with high
performance
requirements



Independent
design review



Achieve targeted
operational
performance

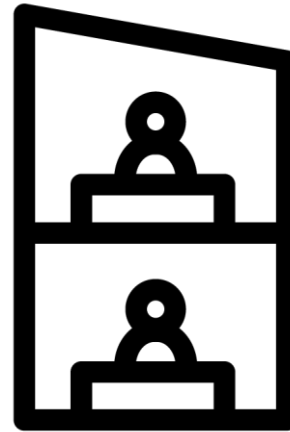
High NABERS rated assets perform better



Lower
capitalisation
rates



Higher asset
price / sqm

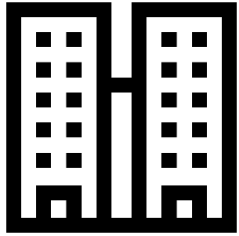


Higher
occupancy

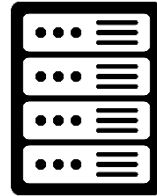


Longer lease expiry

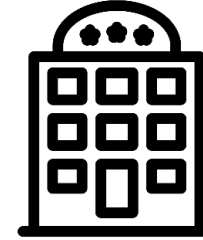
Sectors covered by NABERS Commitment Agreements



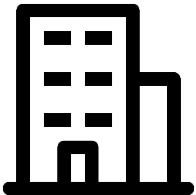
Apartment
Buildings



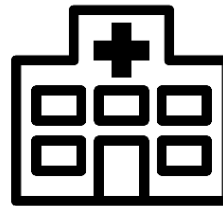
Data centres



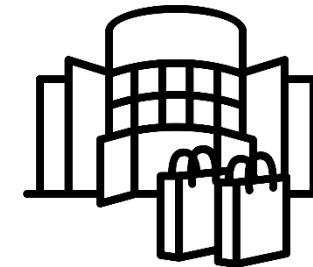
Hotels



Offices

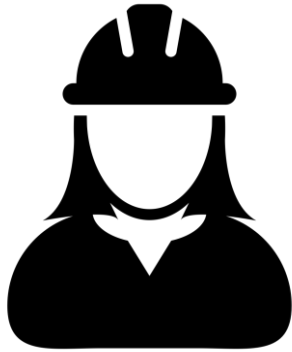


Public Hospitals



Shopping
centres

How much does it cost?



Independent
design review



NABERS Fee \$6970 Building
\$3485 Tenancy

National Construction Code 2019

JV1 – NABERS method



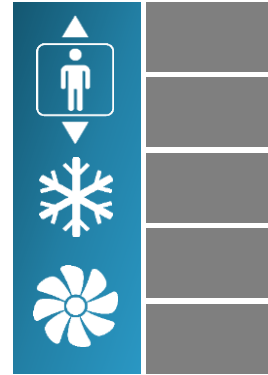
NABERS

How does JV1 – NABERS method work?



Step 1

Signed Commitment Agreement 5.5 stars NABERS Energy



Step 2

Base building services check (67% of 5.5 stars)



Step 3

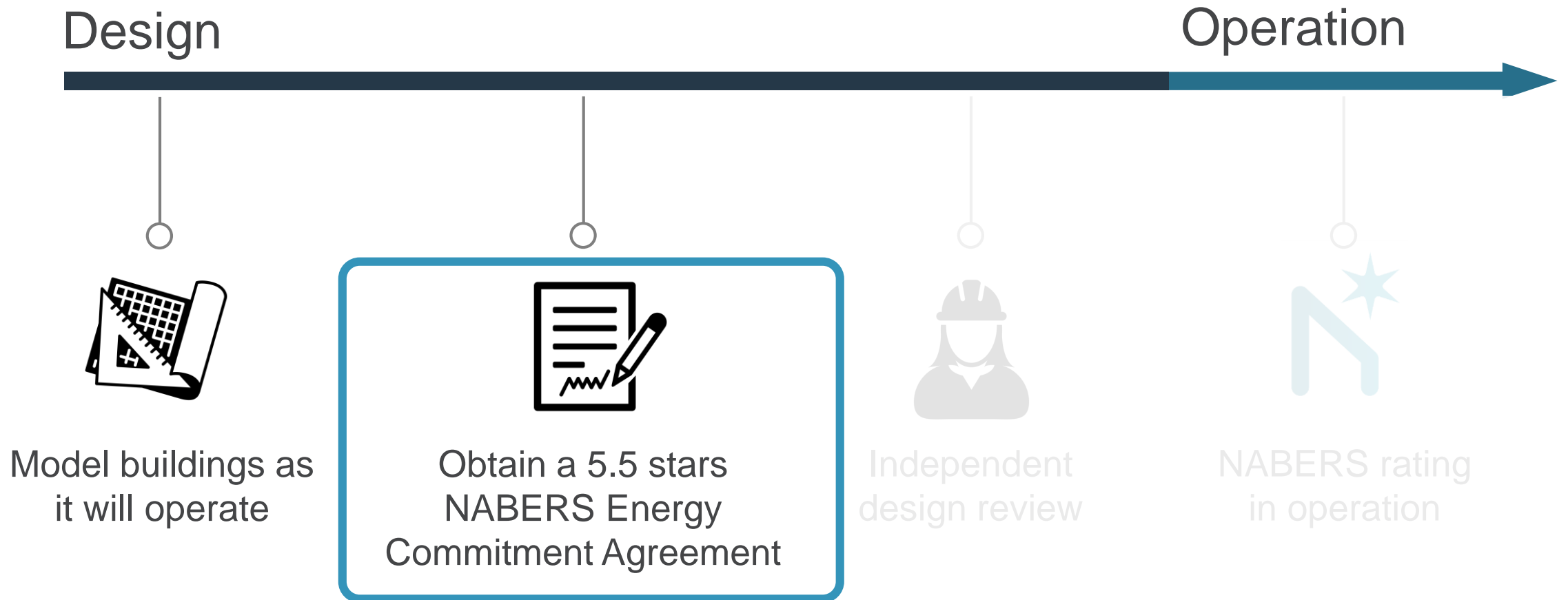
Thermal comfort check (PMV -1 to +1)



Step 4

Additional requirements (JV_a)

Step 1: Sign a 5.5 stars NABERS Energy Commitment Agreement



Step 2:

Base building energy use no more than 67% of 5.5 stars



NABERS

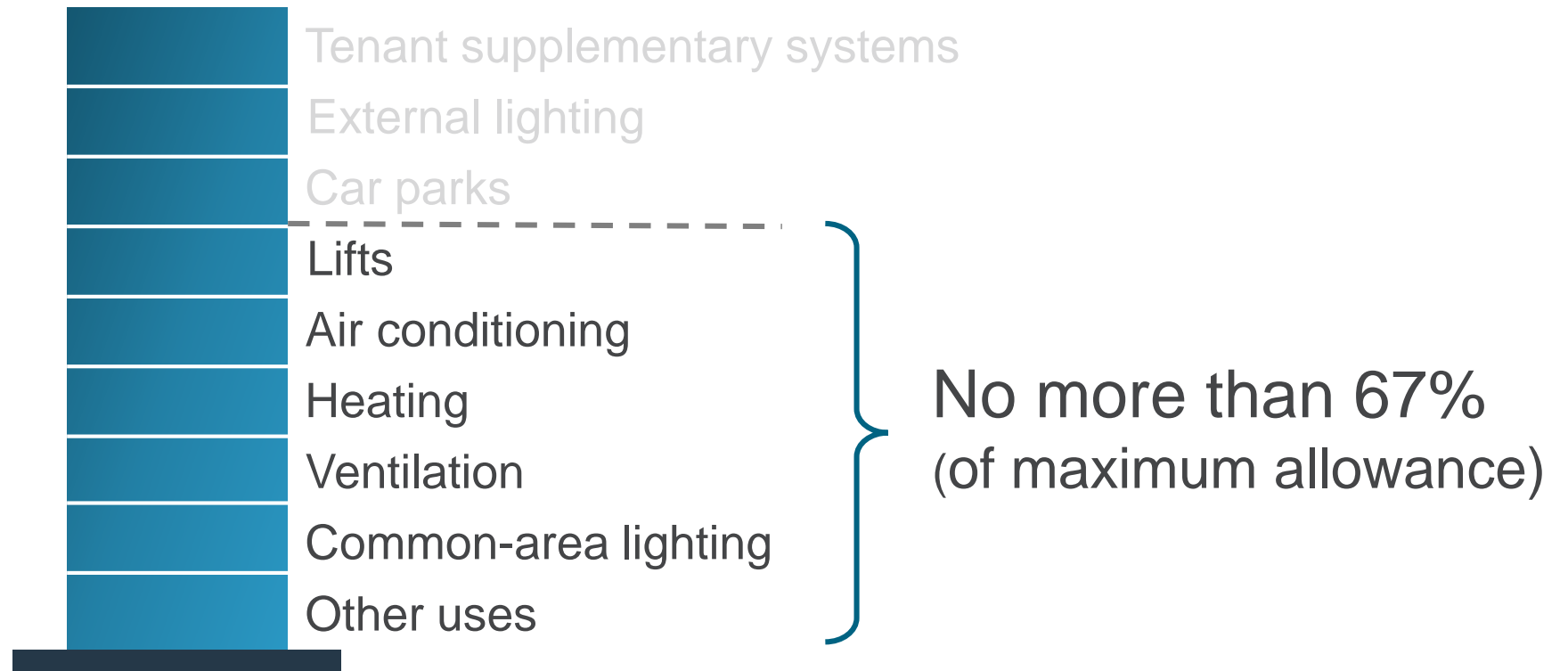
Step 1: Sign a 5.5 stars NABERS Energy Commitment Agreement

Maximum allowance
60 kWh/m²


123 Example Street

Step 2: Base building services – 67% of 5.5 stars check

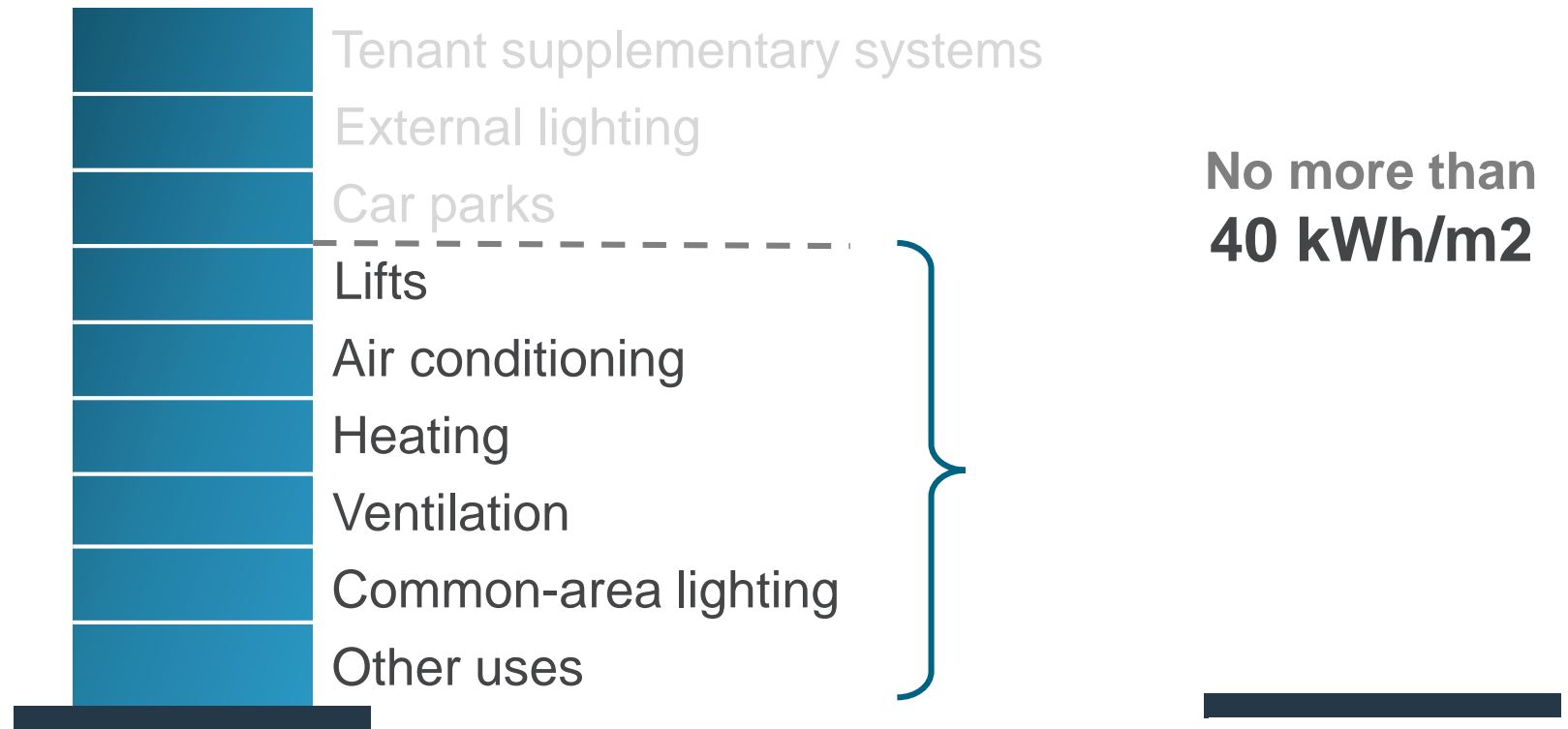
Maximum allowance
60 kWh/m²



123 Example Street

Step 2: Base building services – 67% of 5.5 stars check

Maximum allowance
60 kWh/m²



No more than
40 kWh/m²

123 Example Street

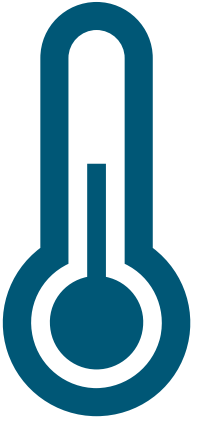
Step 3:
Thermal comfort requirements

PMV between -1 and +1



NABERS

Step 3: PMV between -1 and 1



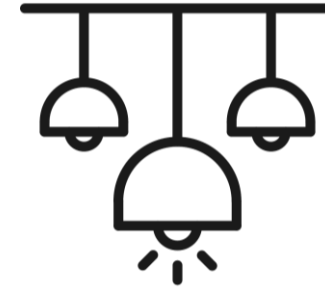
PMV of -1 to +1 across minimum 95%
of occupied floor area for 98% of the building's
operation hours



Step 4: Meet additional requirements under JVa



General requirements
(all verification methods)

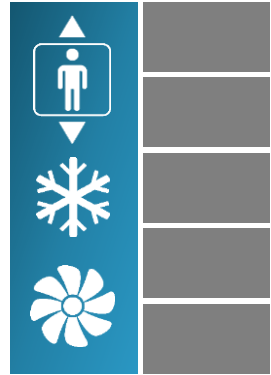


Specific JV1 requirements
(car parks, tenant lighting,
supplementary systems)

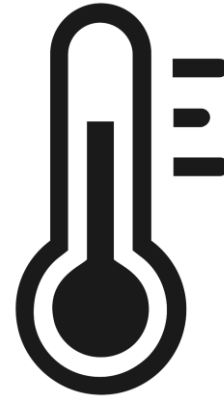
What to include in your report to the building certifier?



Copy of Commitment Agreement contract



A section showing base building services meeting the 67% of the 5.5 stars allowance



A section showing thermal comfort requirements are met



A section addressing the additional requirements in JVa



NABERS

Thank you

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nabers.gov.au