Commitment Agreements

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A language for sustainability

1 STAR
POOR

2 STARS
BELOW AVERAGE

3 STARS
AVERAGE

4 STARS
GOOD

5 STARS
EXCELLENT

6 STARS
MARKET LEADING
Policy has been key in building energy efficiency demand

Early days of NABERS

Government procurement

Mandatory disclosure

NABERS Energy rated offices

FY99  FY00  FY01  FY02  FY03  FY04  FY05  FY06  FY07  FY08  FY09  FY10  FY11  FY12  FY13  FY14  FY15  FY16  FY17  FY18
NABERS-certified office buildings have one of the world’s fastest rates of improvement.
High performing offices are on the rise

![Bar chart showing the number of office buildings with 5.5 and 6 stars from FY11 to Now. The number of 5.5 stars buildings increases significantly from FY11 to FY18, with a major increase in FY18 and Now. The 6 stars buildings remain relatively constant.](chart.png)
NABERS Commitment Agreements
Bridging the gap between design and performance

Design
- Calculate tenancy energy use
- Commitment to a NABERS Energy target
- Independent design review

Operation
- Limited license to promote your target rating
- NABERS rating in operation
- Full license to promote your target rating
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

www.nabers.gov.au
High NABERS rated assets perform better

- Lower capitalisation rates
- Higher asset price / sqm
- Higher occupancy
- Longer lease expiry

Source: RIA Q4 2018
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
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 (JVa)
Step 1: Sign a 5.5 stars NABERS Energy Commitment Agreement

Design

Model buildings as it will operate

Operation

Obtain a 5.5 stars NABERS Energy Commitment Agreement

Independent design review

NABERS rating in operation
Step 2:
Base building energy use no more than 67% of 5.5 stars
Step 1: Sign a 5.5 stars NABERS Energy Commitment Agreement

Maximum allowance
60 kWh/m2
Step 2: Base building services – 67% of 5.5 stars check

Maximum allowance
60 kWh/m²

- Tenant supplementary systems
- External lighting
- Car parks
- Lifts
- Air conditioning
- Heating
- Ventilation
- Common-area lighting
- Other uses

No more than 67% (of maximum allowance)

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

Maximum allowance:
60 kWh/m²

- Tenant supplementary systems
- External lighting
- Car parks
- Lifts
- Air conditioning
- Heating
- Ventilation
- Common-area lighting
- Other uses

No more than:
40 kWh/m²

123 Example Street
Step 3:
Thermal comfort requirements

PMV between -1 and +1
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
Thank you

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