

RULING:

SHARED FACILITIES

Issued: 20 May 2014

1 Purpose

Some buildings share services and facilities with other buildings in the vicinity. The NABERS Rules contain specific provisions to apportion the energy and water used by some of these services among the buildings which share them. Examples of services already covered in the NABERS Rules include HVAC, car parks and cogeneration systems.

Other shared facilities, such as loading docks, end-of-trip facilities and common external grounds are not covered in the NABERS Rules and their use by each building cannot be determined using sub-metering. This ruling provides a methodology to apportion the energy and water used by shared facilities that are not currently covered in the NABERS Rules among the buildings which share them.

Note this ruling can be used to apportion a shared facility among two or more **buildings** which share it. This ruling cannot be used to allocate energy use to internal building users.

2 Scope

This ruling should be read in conjunction with the applicable Rules. It applies to any building rateable under NABERS Energy or NABERS Water which share common facilities with other buildings. It is applicable to all NABERS ratings, with the exception of:

- *office tenancy ratings*
- *all data centres rating types*

The provisions can only be applied to the shared facilities listed in this ruling under section 4.1, *Coverage*. Shared services or facilities not listed must be assessed under the NABERS rules and rulings.

Additional facilities to be included in this ruling can be proposed to the National Administrator by following the provisions of Section 2.4 *Proposed new methods* of the NABERS Rules for offices (or equivalent for other rating types).

Note that the NABERS rules and rulings already include robust methodologies for a number of shared services and facilities, such as HVAC services, car parks, cogeneration systems and water treatment plants, among others. Any proposal to include such systems and facilities under this ruling will not be considered by the National Administrator.

3 Definitions

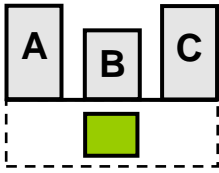
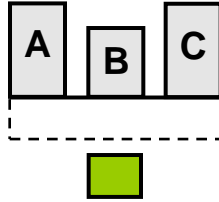
Shared facilities are taken to mean services or amenities, for example energy associated with cyclist facilities, loading docks or central waste storage / collection areas.

3.1 Determining the system location

Determining the system's location is an important part of the assessment of shared facilities, which determines the way these systems are treated under Section 4 *Assessment of Shared Facilities*.

In a NABERS Energy or Water rating, shared facilities are considered to be onsite when they are located within the physical boundaries of the building where the rating is being conducted and/or its grounds (as shown on the title of the building). Where this is not the case, the system must be considered as being offsite.

The following examples are tabulated below to illustrate how this is applied to common shared facilities arrangements.

Example	Treatment
	<p>Three buildings share a facility which is located in a common basement, foyer or other common space.</p> <p>The shared facility is considered onsite for all three buildings.</p>
	<p>The facility is not located within the physical boundaries of the building.</p> <p>The system or facility is considered offsite.</p>

Note that the actual ownership of the shared facilities is not considered as part of this definition. A shared facility could be considered onsite even if the system is owned and run by a different entity to the building.

4 Assessment of Shared Facilities

Onsite shared facilities are considered to be part of a building's central facility. The energy and water use of an onsite shared facility must be included in NABERS Energy and Water ratings.

4.1 Coverage

The methodologies in this ruling can be applied when the following types of facilities and services are shared between two or more buildings:

- Common external grounds (such as external lighting, irrigation and security features),
- Loading docks and other back of house facilities,
- Embedded network (such as switch rooms),
- Communications rooms,
- Vertical transport,
- Sewer and waste water pumping (when not associated with a water treatment facility),
- End of trip facilities (for example cyclist amenities).

4.2 Apportioning energy and water used by shared facilities

The energy or water used by a facility listed under Section 4.1 *Coverage*, may be apportioned among the buildings sharing the premises using one of the following methodologies.

Financial reconciliation and area based apportioning are in line with the Rules on inclusions and exclusions. Care should be exercised when selecting the most appropriate methodology that reflects the operation of the shared facility.

4.2.1 Financial reconciliation

The energy and/or water used by a shared facility may be apportioned based on leasing or contractual agreements to each building sharing the facility when the following conditions are met:

- Sufficient compliant metering is in place to determine the energy or water consumption of the shared facility during the Rating Period, and
- Leasing or contractual documentation that is compliant with the relevant standards for acceptable data is available, assigning a proportion of the costs of the energy or water use captured by the meter to each building sharing the service.

The energy and/or water use may be apportioned based on the proportion of the costs which is allocated to each building in the lease or contract.

4.2.2 Area-based apportioning

The energy or water used by a shared facility may be apportioned in proportion to the area of each building sharing the facility when the following conditions are met:

- Sufficient compliant metering is in place to determine the energy or water consumption of the shared facility during the Rating Period, and
- Area documentation compliant with the relevant NABERS Rules for each building sharing the service.

Where a measure for area is not defined under existing NABERS Rules, or the building type is not rateable under NABERS, assessors should use:

- the applicable method under the PCA Method of Measurement for commercial or residential buildings; or, where no method is available,
- Gross Floor Area.

The energy and/or water use may be apportioned based on the ratio of floor area of each building to the area of all buildings sharing the facility.

Either methodology is deemed to meet the standards for acceptable data and estimates and does not need to be included in the error calculations for the rating application.

4.2.3 Full allocation

If neither the financial reconciliation nor the area based apportioning methodology can be applied, then the entire energy and/or water consumption for the shared facility must be added to each rated premises.

4.3 Compliant metering

All metering must meet the requirements of the NABERS Rules that are relevant for the building type being rated. Virtual meters, i.e. additions or subtractions of multiple physical meters, can be used to meet the requirements of this ruling within the constraints of the general Rules.

Thermal meters used must comply with the provisions of the Validation Protocol for Thermal Energy Exclusions (version 2.0).