

FACT SHEET

# NABERS Commitment Agreements



NABERS



Midtown Centre, Brisbane QLD

[nabers.gov.au](http://nabers.gov.au)



Davina Rooney, Chief Executive Officer,  
Green Building Council of Australia

Over the last 20 years, NABERS has proven that measurement leads to better management.

Buildings with high NABERS ratings are cheaper and more efficient to operate - and this makes them more attractive to tenants and investors, and more valuable assets.

But buildings can take many years from design to delivery. With a NABERS Commitment Agreement, a project team can set ambitious energy performance goals as a building comes to life and use the trusted NABERS brand to share their sustainability story with tenants, investors, financiers and more.



#### PROVEN PERFORMANCE

**91%** of buildings with NABERS Energy Commitment Agreements meet or exceed their target rating

**36%** overachieve their target by 0.5 stars or more

## What is a Commitment Agreement?

A NABERS Commitment Agreement is a contract signed by a developer or a building owner at the design stage. The agreement outlines a commitment to design, construct and commission a building to achieve a specific NABERS Energy rating. Commitment Agreements can be signed for new builds or refurbishments and across a range of building types.

Commitment Agreements connect design to performance. Multiple checkpoints during the development process ensure design intentions deliver real-world outcomes. A transparent third-party design review, undertaken by industry experts, helps project teams to uncover obstacles and opportunities on the road to high performance.

## Why sign a Commitment Agreement?



Reduce environmental impact



Guarantee high performance



Attract sustainable finance



Secure premium tenants



Drive down operational costs



Increase building value



Enhance corporate reputation



Increase rental yields



Gain market recognition



Improve planning processes



# Who uses Commitment Agreements?

NABERS Commitment Agreements are underpinned by a robust third-party process that is trusted by a range of stakeholders:

- **Green Star:** NABERS Commitment Agreements are one of two pathways that meet the Green Building Council of Australia's rigorous energy efficiency requirements in Green Star Buildings
- **National Construction Code:** Some buildings with NABERS Energy Commitment Agreements meet efficiency requirements for building certification
- **Green finance:** The Clean Energy Finance Corporation and a growing list of green financiers use NABERS to verify the impact of their investments
- **Investors:** More investors want third-party assurance that the buildings they invest in are sustainable
- **State, territory and local planning laws:** Governments recognise NABERS Commitment Agreements as they embed best practice sustainability criteria into planning processes.

## How to secure a NABERS Commitment Agreement

1

### Establish your ambition

The best outcomes are always achieved when sustainability is considered from the outset. Bring your project team together to set your level of ambition and target rating early.

2

### Enter a contract

Sign the [Commitment Agreement](#) contract and pay the [fee](#); NABERS will send you a counter-signed contract. You will then have a limited licence to promote your target rating (using approved wording).

3

### Design, document and model

Ensure your project meets the energy performance level outlined in your Commitment Agreement. Prepare the model, simulation report and minimum documentation detailed in the [Handbook for Estimating NABERS ratings](#). Create a report as outlined in the Handbook and send your report to NABERS.

4

### Submit an Independent Design Review report

As part of your contractual obligation, a member of the [Independent Design Review Panel](#) must assess your project and prepare a report. You will then [share this report with NABERS](#) for verification.

5

### Promote your target rating

Once NABERS has approved your report, you will have a full licence to promote your target rating. The Commitment Agreement certificate and logo confirm your design intentions. Keep NABERS updated with progress, such as your occupation certificate, before your performance rating.

6

### Obtain a NABERS performance rating

Once your building is operational, arrange for a NABERS Accredited Assessor to carry out a performance rating based on 12 months of real, operational energy usage.



## What does the market say?

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**“The 30% energy and 35% water savings at Midtown Centre have a true, tangible benefit for the tenant. With a NABERS rating it is easy to quantify these outgoings.”**

Michael Bruderlin, Managing Director, InDeMa Properties

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**“We find tenants are increasingly attracted to energy efficient buildings and are willing to pay a premium for a high NABERS rating. And our investors tell us they want to move towards sustainability at a faster pace.”**

Linh Pham, EG Delta Fund Manager, EG

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**“The NABERS Commitment Agreement process is another layer of review which confirms our modelling process is robust and reliable.”**

Jason Yang, Senior Sustainable Building Design Consultant, Arup

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**“When we see a NABERS Commitment Agreement attached to a planning permit application, we know that the building will undergo an additional rigorous assessment.”**

Euan Williamson, Environmental Sustainability Development Adviser, Yarra City Council

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**“Commitment Agreements have a major impact in reducing this [performance] gap, which has proven to be a substantial challenge to energy policy and sustainability rating systems.”**

Dr Victor Bunster, CRC Project Lead, Building 4.0 Cooperative Research Centre

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**“A NABERS Commitment Agreement helped us to sell the sustainability story to our tenants. We had tangible energy saving targets that translated into dollars and environmental benefit.”**

Jack Mahoney, Co-founder and Director, Align Property Partners

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**“Because the NABERS Commitment Agreement was in the builder’s contract, it gained momentum and brought everyone into the process. The project team was accountable for the promises we were making.”**

Simon Juniper, Managing Director, Development, LaSalle Investment Management

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For more information visit

[www.nabers.gov.au/ratings/commitment-agreements](http://www.nabers.gov.au/ratings/commitment-agreements)

Contact the NABERS team

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**“A NABERS Commitment Agreement ticks council planning boxes, but that wasn’t our driver. We want to differentiate our building in the market to attract high-quality tenants.”**

John Bergamin, Managing Director, Bowen Investments