

# COMMITMENT AGREEMENTS



**Use NABERS to commit to designing, building  
and operating an energy efficient building**

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## WHY NABERS?

At NABERS, we know that environmentally friendly buildings are better for the bottom line, better for our staff, customers, communities and better for the planet.

NABERS (which stands for the National Australian Built Environment Rating System) provides simple, reliable and comparable sustainability measurement you can trust across building sectors like offices, apartments, hotels, shopping centres, data centres and more.

Over the last 20 years we have proven that “what gets measured gets managed”. Our customers have saved an average of 30-40% on their operational energy use over 10 years.

The National Construction Code requires all new buildings to be high performing. NABERS Commitment Agreements can demonstrate that compliance. Unlike other pathways, NABERS is widely understood in the building sector and creates a simple language that all parties can understand. In this way, NABERS provides a framework to deliver high-performing projects that will meet design expectations. A NABERS Commitment Agreement helps you to identify the design features your building will need in order to achieve your target performance rating in operation. It ensures the design team meets the needs of the building’s future occupants and minimises lifetime energy use and emissions.

## WHAT IS A NABERS COMMITMENT AGREEMENT?

A Commitment Agreement is a contract signed by a developer or owner to commit to design, build and commission a building to achieve a specific NABERS Energy rating.

If you are a developer or owner, you can enter into a Commitment Agreement for the following new and refurbished buildings:

- Apartment buildings
- Data centres (infrastructure, IT equipment, whole facility)
- Hotels
- Offices (base building, whole and tenancy)
- Shopping centres

If you are a business leasing office space, you can also commit to a high-performance office space through a Tenancy rating. Tenancy ratings are perfect for when you move, fit-out or update your office. They are also eligible for credits in your Green Star rating.

## TYPES OF COMMITMENT AGREEMENT

Commitment Agreements are available for a range of building projects:

### STAR RATING

– 4, 4.5, 5, 5.5 or 6 stars.

### RATING TYPE

– base building, whole building or tenancy.

### PROJECT TYPE

– new build, refurbishment, significant change in operation or tenancy fit-out.

For office base buildings, your target NABERS Energy rating must be 5 stars or above. This applies to new office buildings only and does not include refurbishment projects. If you are using a Commitment Agreement to meet energy efficiency requirements in the National Construction Code, you need to sign a contract targeting 5.5 stars or above.

For all other building types, your target NABERS Energy rating must be 4 stars or above.

The contract typically spans a number of years and remains in effect until the building has received its final NABERS Energy Rating, after 12 months of operation.

## WHY SIGN A COMMITMENT AGREEMENT?



REDUCE ENVIRONMENTAL IMPACT



GUARANTEE HIGH PERFORMANCE



ATTRACT SUSTAINABLE FINANCE



LOWER OPERATIONAL COSTS



INCREASE BUILDING VALUE



ENHANCE CORPORATE REPUTATION



ATTRACT PREMIUM TENANTS



INCREASE RENTAL YIELDS



MARKET RECOGNITION



BECOME A LEADER

# YOUR SUSTAINABILITY STRATEGY

## DEMONSTRATE YOUR COMMITMENT TO EXCELLENCE

A NABERS Commitment Agreement forms the basis of a rigorous sustainability strategy by acting as a shared, tangible target for all parties involved in a building from planning and design through to construction and operation to deliver an energy efficient, high-performance building.

## IMPROVE ACCOUNTABILITY

With a Commitment Agreement in place, you'll maintain control of your building's sustainability credentials throughout the construction process, helping ensure you'll meet your target rating.

## MARKET LEADERSHIP RECOGNITION

Gain a head start to stand out as a market leader: start your sustainability communication activities early using the trusted NABERS brand, helping you attract investment and blue-chip tenants.

# SUSTAINABILITY REPORTING

## NABERS COMMITMENT AGREEMENTS ARE RECOGNISED AND TRUSTED BY NATIONAL AND INTERNATIONAL REPORTING SCHEMES INCLUDING

- National Construction Code
- State and Territory planning law
- Green Building Council of Australia, Green Star
- Clean Energy Finance Corporation
- Various green bonds and finance issuers

The National Construction Code's Energy Efficiency section allows offices with 5.5 stars or higher NABERS Energy Commitment Agreements to use the NABERS pathway to meet efficiency requirements for building certification.

Some Councils require Commitment Agreements for new buildings in their Development Control Plans (DCPs).

Certain trusts allow tax incentives for trusts holding buildings with NABERS ratings of 5.5 stars and above.

## JOIN THE LEADERS

*“Our design, develop, own and manage business model provides a holistic appreciation of the development process and the long-term impact of sustainability to our tenants and our own bottom line. Sustainability makes very good economic sense and it makes good business sense. Coupled with the benefits to the communities we operate in, it makes great human sense. Our experience tells us that sensitive design enables a high performance opera-*

*tional asset, lower operating costs and reduced capital expenditure. The NABERS Commitment Agreement is an effective tool to communicate this approach and provide a guarantee to our customers and stakeholders of our long term position on sustainability.”*

– **David Gallant,**  
Chief Operating Officer, Walker Corporation



Many leading property companies attract blue chip tenants early in the design and construction process using NABERS Commitment Agreements to guarantee high NABERS ratings.

← Walker Corporation has targeted a 5 Star NABERS Energy rating for 4 Parramatta Square, Parramatta NSW, Australia.

# STEPS TO A COMMITMENT AGREEMENT



## 1. GET BUY-IN

Gain internal buy-in to commit to achieving great performance after construction.

Secure funding for your NABERS Commitment Agreement process fees and certification.

Commit to a minimum rating of 5 for office base buildings.

## 2. START THE PROCESS

Your design and sustainability teams will create a computer model of your building.

Approach independent design reviewers to obtain 2-3 quotes.

NABERS expert panellists review the model and write a report, which NABERS assesses.

Top tip: communicate your rating goals to all teams involved.

## 3. PROMOTE NABERS TARGET

Promote your Commitment Agreement target rating across marketing and media publications.

## 4. VERIFY YOUR RATING

Once the building has been occupied for 12 months, approach a NABERS accredited assessor to verify you've achieved your target rating.

## FREQUENTLY ASKED QUESTIONS

### Will I be able to find a contractor?

Many contractors are experienced in delivering new buildings to NABERS Commitment Agreement requirements.

### How accurate is the review process?

The NABERS team reviews all Independent Design Reports to ensure that the correct process is followed. This ensures that your building will achieve its committed star rating.

### What about the extra costs?

The NABERS Commitment Agreement has a high return on investment, typically through reduced building operational costs over the lifetime of a building and increased asset value.



## GET YOUR COMMITMENT AGREEMENT CONTRACT

### Visit our website

<https://www.nabers.gov.au/ratings/commitment-agreements>

### Contact the NABERS team for more information

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