



Stockland

Everybody needs good NABERS

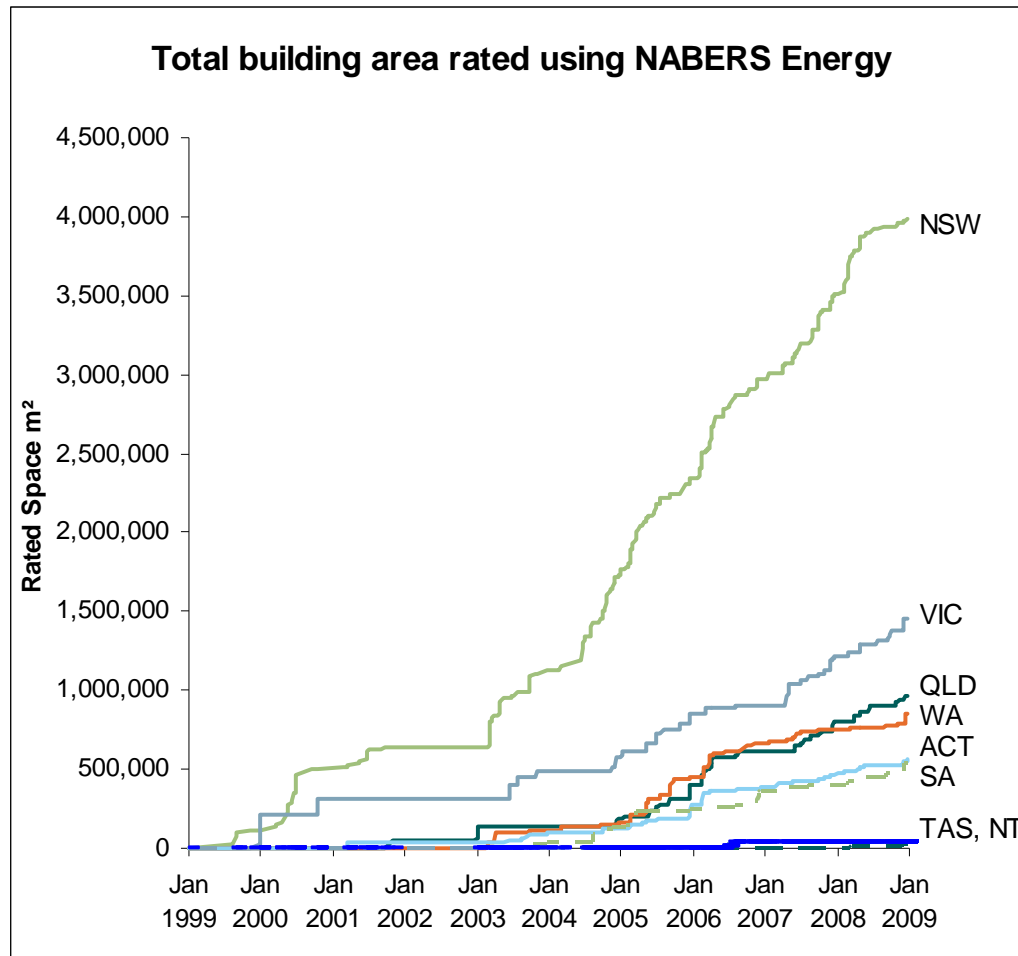
Preparing your business for Mandatory Disclosure

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Mandatory Disclosure – what is likely?

- A Building Energy Efficiency Certificate made up of:
 - A **NABERS** Base Building Energy Rating
 - **Lighting** intensity details for the tenancy space – how many lights / watts per square meter? Control?
 - **Energy efficiency information** – what improvements have been or can be made?

Current level of ratings



NABERS Base Building Energy Ratings

Measures energy and greenhouse gas performance using:

Information required	Source
One year of energy bills	Electricity, gas and diesel accounts
<i>Green Power allocation</i>	<i>Green power account</i>
NLA (office space only)	Surveys (must reference either PCA 1997 or BOMA method of measurement) Leases (vacant areas are deducted from the NLA)
Hours of use	Lease documentation – hours of service After Hours Air conditioning – can give extra energy allowance
Climate zone	Post code

- **Base building rating = HVAC, lifts, common area lights**
- **Tenancy rating = Tenant light and power, supplementary tenant air conditioning**

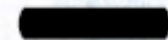
Rules of thumb for ratings

- Gather the data – do you have all utility bills and actual readings?



gas account.

Account Number



Total Amount Due

\$14478.20

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Usage Details

Supply Period: 23 Jun 2009 to 21 Jul 2009

Service Address: [Redacted]

DPI: 52400271554

Tariff Description	Meter Number	Reading Type	Bill Days	Current Reading	Previous Reading	Units	Mult	Heating Value	Conversion Factor	Megajoules
Standard Tariff - C	5588421	Actual	29	35943	24427	11516.00	1	37.51655	2.033580	878589

Rules of thumb

- **Do you have surveys and are they PCA Method of Measurement certified?**
- **Ensure the on-site team is well versed in what is required**
- **Ensure your leases specify ‘hours of service’**
- **In the absence of hours of service, do you have trend logs from the BMS?**
- **Sanity check – the rating should reflect the building efficiency**



Improving the rating process

- **Keep an up to date NABERS information file on site**
- **Ensure the on-site team is well versed in what is required**
- **Discuss the rating outcome with the assessor – understand the result and the reasoning**
- **Identify areas in the rating that can be excluded:**
 - Retail areas
 - Car parks
 - Tenants
- **Identify areas to improve the rating with the assessor – implement what you identify in your BEEC**

Green Power

Current situation

- Ratings are reported including the Green Power portion as the headline rating with a reference to what the rating would be without Green Power underneath the rating

Mandatory Disclosure Proposal

- The emphasis is changed so that the 'reported' rating is the result without Green Power. Be mindful of buildings that have significant Green Power allocations

Delivering NABERS messages in the market

- **Know where your building sits relative to the market**
- **In discussing your rating know what is realistic – the market average is still between 2.5 and 3.0 stars and keep in mind state specific factors**
- **If you are ‘offering’ a NABERS target to a potential tenant make sure it is realistic for the building**
- **Operational efficiency is the key opportunity in every building**
- **In responding to inquiries don’t assume the person asking for a 5 star rating knows exactly what this is**

thank you

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