

NABERS and Resource Efficiency

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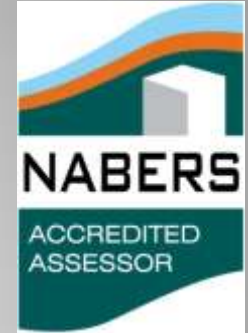
Agenda

- NettZero
- Introduction, What's Happening?
- Rating Tools;
 - Green Star
 - NABERS
- CBD Scheme
- Office Waste Efficiency



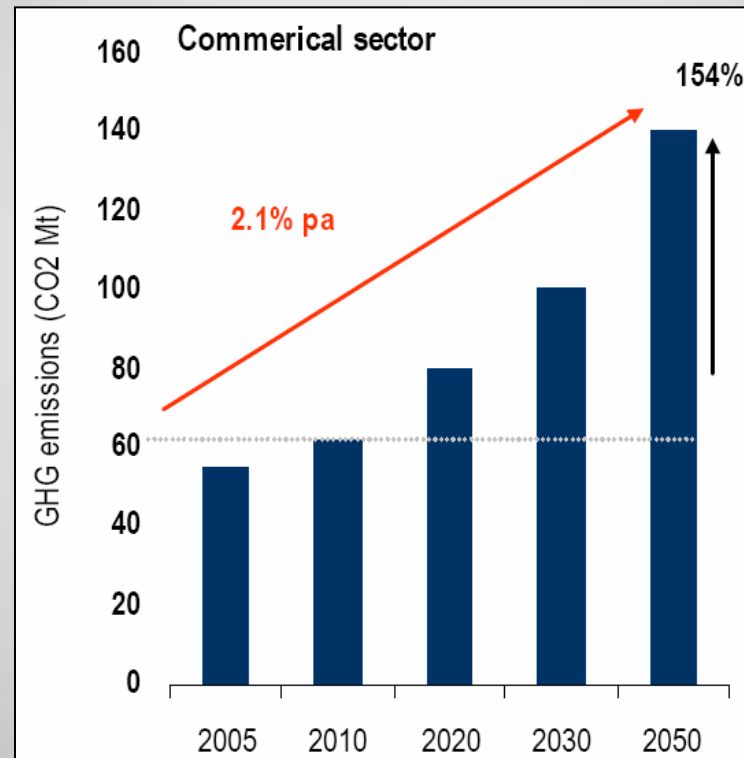
NettZero

- NettZero are Building Sustainability Assessors who specialise in Sustainability Assessments within the Built Environment.
- Full Suite of NABERS Assessments
- Commercial Building and Tenancies, Hotels and Shopping Centres
- Associated work with NABERS Assessments (Green Building Fund Applications); Level 1, 2 & 3 Energy Audits; Energy Consulting
- Sustainability/ Energy Efficiency in the Work Place training
- Home Sustainability Assessments (Federal Govt Green Loans program)



What is happening?

Commercial buildings account for 10% of emissions



What can we do?

Two steps to reduce Resource Use:

“Use Less”

Become more energy efficient



“Buy Environmentally Friendly Alternatives”

Green Power, Recycled paper & Products



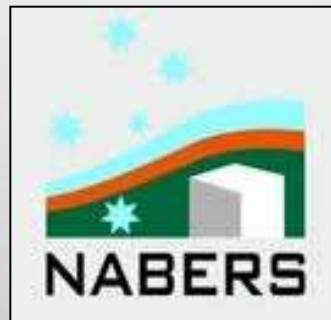
Rating Tools

Two rating tools:

Greenstar – design tool

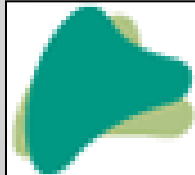


NABERS – operational tool



Green Star

Green Star is a comprehensive, national, voluntary environmental rating system that evaluates the environmental design and construction of buildings including office tenancies.



green building council australia



NABERS

An Operational Performance Comparative Rating Tool

- Data collection and verification exercise.
- Looks at the way the Property has been operating for the last 12 months.
- Fully Auditable Process with very strict Rules and Protocols
- Base Building Rating, Tenancy Rating & Whole Building Rating
- Energy, Water, Waste & Indoor Environment



NABERS

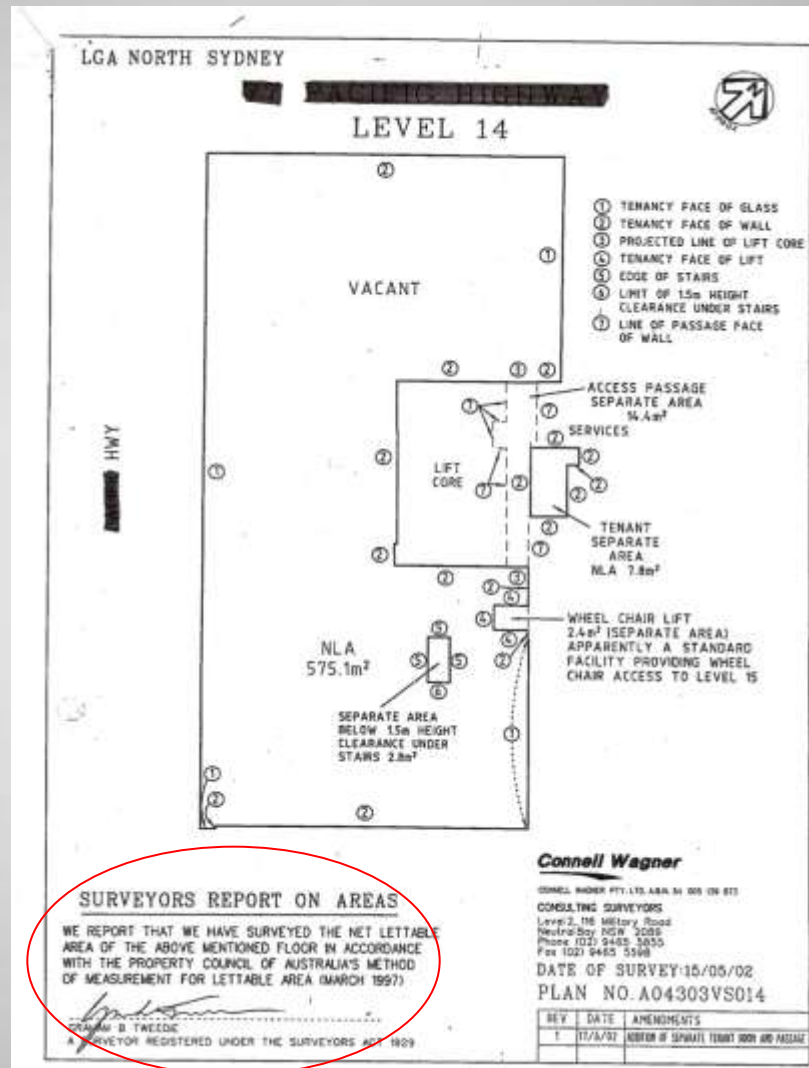
The Key inputs for a Tenancy Rating Are

- Nett Lettable Area measured to PCA Standard
- Hours of Occupancy
- Computer Count
- Energy consumption
- Location Post code



Nett Lettable Area

Nett Lettable Area
measured to PCA
Standard



Nett
Zero

Commercial Building Disclosure Scheme

What is Commercial Building Disclosure?

- New Regulations managed by Commonwealth Department of Climate Change and Energy Efficiency.
- Designed to improve energy efficiency of Australia's large office buildings.

Why is it being introduced?

- Credible and meaningful energy efficiency information.
- An informed market rewards better performing buildings
- Energy efficient buildings are more attractive to buyers and tenants.
- Help mitigate climate change.



Commercial Building Disclosure Scheme

When does it start?

1 November 2010

- Transition Period for 12 months
- NABERS Base Building or Whole Building Energy Rating

1 November 2011

- Full Building Energy Efficiency Certificate (BEEC)



Commercial Building Disclosure Scheme

Who needs to disclose?

Building owners who are selling or leasing office space with a net lettable area of **2000 square meters** or more.

Tenants who subleasing office space with a net lettable area of **2000 square meters** or more.

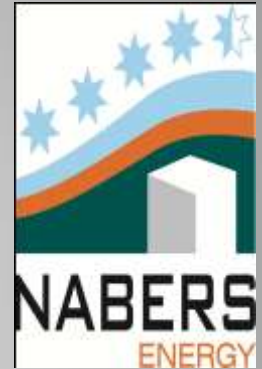


Commercial Building Disclosure Scheme

What needs to be disclosed?

A building energy efficiency certificate (BEEC)

- A NABERS Energy Star rating for the building
- An NABERS Energy Tenancy Light Assessment
- General Energy efficiency guidance.







A BEEC:

- Is valid for 12 months
- Publicly accessible on the online Building Energy Efficiency Register.
- Check their website cbd.gov.au



Commercial Building Disclosure Scheme

Timeframes

-  **24 June 2010** *Building Energy Efficiency Disclosure Bill 2010* passed by Parliament
-  **1 July 2010** Legislation came into effect
-  **1 Nov 2010** Disclosure obligations commence with transition period - only NABERS Energy ratings to be disclosed
-  **1 Nov 2011** Transition period finished - Full BEECs to be disclosed



Office Waste Efficiency

- **You cannot manage what you cannot Measure.**
- **NABERS Tenancy Waste Rating to establish a Benchmark**
- **Waste reduction and management strategies**
- **Implementation**
- **Re-measure**



Some Ideas to Get you Started

- Write a policy or strategy document and have it endorsed by senior management
- Set some goals and targets
- Assign responsibility

- Identify your waste streams;
 - general waste
 - recyclable waste (what happens to it)
 - Food Waste from lunch room
- Staff Education Program
- Focus on reducing waste and not just Recycling



Some Ideas to Get you Started

- Focus on reducing waste and not just Recycling
- Default Print & copy to black & white, & double sided
- Track paper usage and chart
- Use PDF to zip documents and send instead of posting
- Use virtual fax services to save paper
- Purchasing policy to include low packaging as a consideration
- Coffee Cups?
- Litter Less Lunch or 'Nude Lunch' campaign (monthly)
- Takeaway packaging at local lunch spot



Thank You!

