

Australian Building Greenhouse Rating (ABGR)

What is ABGR?

- > The *Australian Building Greenhouse Rating (ABGR)* is a scheme that helps building owners and tenants across Australia benchmark the greenhouse performance of their office premises.
- > It takes into account consumption of electricity, gas and other products like fuels.
- > An ABGR rating provides a rating of a building's energy efficiency. Buildings with better ratings will consume less energy than buildings with poor ratings. Reduced energy consumption helps to reduce greenhouse gas emissions.
- > As part of the Ministerial Council on Energy's energy efficiency initiatives, the NSW Department of Energy Utilities and Sustainability (DEUS) (DEUS website at the end of this Fact Sheet) developed and manages the ABGR rating methodology in conjunction with industry representatives. Assessments are available for all Australian office buildings.
- > Under the *Energy Efficiency in Government Operations (EEGO) Policy* (Fact Sheet 1), the ABGR rating **must** be an accredited rating. Accredited assessors can be found by contacting the ABGR website (web address at the end of this Fact Sheet).
- > ABGR is also known as NABERS Office Energy.

How does it work?

- > ABGR provides a star rating to buildings according to their actual performance, using 12 months energy data.
- > The star rating is derived from the actual amount of energy your building/tenancy consumes in a year and also takes into account some operational factors.
- > The rating reflects the way energy is managed as well as how efficiently the building is designed.
- > The benchmark allows comparison with the greenhouse performance of other buildings.
- > The 2006 EEGO Policy does not distinguish between green (renewable) energy and other electricity sources in calculation of the ABGR rating.

Why do I need an ABGR rating?

- > The EEGO Policy for office buildings stipulates minimum design and operational energy performance standards.
- > An energy performance measurement tool is needed to measure the energy performance of office buildings. The ABGR rating is suitable as it focuses on building energy efficiency, is nationally recognisable and relatively simple compared to some other indicators.

FACT SHEET 3 of 12

Australian Building Greenhouse Rating (ABGR) (cont.)

What are the rating levels?

- > The ABGR scheme rates buildings from zero to five stars (in half star increments) with five stars representing exceptional greenhouse performance and energy savings.
- > Star ratings can be awarded for the:
 - o whole building or
 - o central services, and/or
 - o tenancy.

What is the minimum ABGR rating requirement for the EEGO policy (Fact Sheet 1)?

- > 4.5 stars ABGR Whole Building (GLS* A1, A2) or
- > 4.5 stars Tenancy (GLS* B1, B2 and C1, C2) and
- > 4.5 stars Central Services (GLS* B1, B2) where applicable.
- > An annual assessment will be conducted by an ABGR assessor to provide current performance measurement.
- > An ABGR rating below 4.5 star standard will be considered in specific circumstances such as heritage listed buildings, particular security requirements etc.
- > Buildings with tenancy areas of less than 2000m² and leases for under 2 years are exempt.

What happens if my building operates longer than Monday to Friday during the day?

- > The star ratings are normalised to compensate for any after hours usage. Central services calculations are based on building simulation. Tenancy calculations are based on theoretical models.

Who administers ABGR?

- > ABGR is administered nationally by DEUS. The Department of the Environment and Water Resources consults with DEUS on any changes to the methodology.

How do I get an ABGR Assessor?

- > A list of ABGR assessors is available on the ABGR website: <http://www.abgr.com.au/new/>

Will meeting this standard incur a fee?

- > The approximate cost of an annual ABGR assessment is \$2000 to \$3000.

Who to contact for more information?

EEGO Policy Helpline: (02) 6274 1350 EEGO Policy: www.greenhouse.gov.au/government
NSW Department of Energy Utilities and Sustainability (DEUS) : <http://www.abgr.com.au/new/>
* *Green Lease Schedule* (Fact Sheet 2)