



LEGISLATIVE ASSEMBLY
FOR THE AUSTRALIAN CAPITAL TERRITORY

QON No. 4

STANDING COMMITTEE ON ECONOMIC DEVELOPMENT AND TOURISM

JEREMY HANSON MLA (CHAIR), MICHAEL PETTERSSON MLA (DEPUTY CHAIR), MARK PARTON MLA,
SUZANNE ORR MLA

**Inquiry into referred 2016–17 Annual and Financial Reports
ANSWER TO QUESTION ON NOTICE**



Asked by MS LE COUTEUR MLA:

Annual Reports - Chief Minister, Treasury & Economic Development - Output 9. 7

In relation to the development of two Government office buildings, the development adjacent to the ACT Legislative Assembly, and the development on the former Dickson Motor Vehicle Registration Site:

1. What stipulations were made during the tendering process for these developments to meet certain environmental performance standards, energy efficiency targets and similar building standards metrics?
2. What environmental performance standards, energy efficiency targets, and similar building standards will the developments be required to meet?
3. What measures are in place to ensure these developments meet these standards?
4. If GreenStar accreditation was not required, what rationale was adopted in making that decision?
5. If a carbon neutral target was not required, what rationale was adopted in making that decision?
6. Will these buildings be connected to and use natural gas?

Mr BARR MLA: The answer to the Member's question is as follows:—

1. The Services Briefs, which formed part of the Request for Tender (RFT) documents for both Government Office buildings, outlined a broad range of building and sustainability requirements. The briefs stipulated that the buildings were to be designed to meet Property Council of Australia (PCA) A-Grade servicing requirements and include design and management innovations to meet minimum sustainability performance standards, including:
 - NABERS Energy (Base Building) Minimum compliance 4.5 Star (Pre Commitment Agreement and Certified rating within 16 months of Practical Completion).
 - NABERS water (Whole Building) to 4 star rating (Pre Commitment and Certified rating within 16 months of Practical Completion).
 - NABERS IE ie Indoor Environment (Pre Commitment and Certified rating within 16 months of Practical Completion).



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The environmental and building standards were to be met within a financial framework in which tenderers had to submit a competitive price for the land, a rental rate for the premises and meet a range of other requirements, such as the provision of a childcare centre on site.

2. The developers of the Government Office buildings will be required to contractually meet the base building ratings set out in the relevant Agreement for Lease (AFL) and Green Lease Schedules. For both buildings the developers will meet or exceed the requirements as broadly outlined in the response to Question 1.
3. The AFL specifies the appointment of a Green Lease Expert to assist both parties in achieving and maintaining their respective NABERS Ratings including an Indicative NABERS Certificate and a Completion NABERS Certificate. The buildings will also include a Building Management and Control System (BMCS) that will monitor and report on the various systems and criteria and it will be up the owner to provide and maintain responsibility for these systems.
4. There was no requirement to provide Green Star certification for the buildings however the Services Brief stated that the ACT Government would look favourably in the incorporation of design features from Green Star, targeting 5 Star equivalency. The Government had decided to rent generic A-Grade office building and was keen to ensure a favourable financial outcome for both sites, noting that it is not the owner of either building. Notwithstanding this, the outcome will be two high quality sustainable buildings. In their respective responses CPG has indicated that it will achieve (though not certify) to 5 Star Design AsBuilt Green Star for the Civic building, while Doma has committed to achieving certification of 5 Star Green Star for the Dickson building.
5. While tenderers were to take account of the Government's carbon neutral objectives, they were not required to be 'carbon neutral', but rather respond to the range of sustainability objectives and outcomes outlined in the brief and broadly summarised in the responses above.
6. Yes. However, in the case of the Dickson office building the Government is negotiating with Doma to replace the gas HVAC (heating, ventilation and air-conditioning) and hot water systems with all-electric systems.

Approved for circulation to the Standing Committee on Economic Development and Tourism

Signature: 

Date: 24.11.2017

By the Treasurer, Mr Andrew Barr MLA