

HOW TO USE THE CARBONCOST CALCULATOR

Welcome to the **CarbonCost Calculator**.

To obtain a Certificate regarding an actual or potential building you will need to input the information set out below. If some information required by the **CarbonCost Calculator** is irrelevant (ie. the building has no car park section) hit "skip".

All measurements are metric.

If applicable, supply separate details in respect of **Office, Retail and Car Park sections** of the building (**Sections**)

Formal Particulars

- Address of building
- Name of building
- Metropolitan or Rural location

<p>For Each Section</p> <p>Gross Floor Areas* (see below) - in m²</p> <p>Number of floors</p> <p>Floor to floor height (in metres)</p> <p>Average floor perimeter (in metres)</p>	<p>Shape type</p> <ul style="list-style-type: none"> • Square • Rectangular • Circular L-spere • Articulated
<p>For Office and Retail Sections (separately)</p> <ul style="list-style-type: none"> • Net Lettable Area** (see below) – in m² <p>Cladding type</p> <ul style="list-style-type: none"> • 75 mm concrete • 100 mm concrete • 150 mm concrete • 180 mm concrete • Sandwich panel • Curtain wall (single glazed) • Curtain wall (double glazed) 	<p>Percentage of glazing</p> <p>Floor construction</p> <ul style="list-style-type: none"> • Timber • Steel beam & concrete (profiled metal deck) • Steel beam & precast planks • RC Beam/Slab • Waffle/Ribbed Slab • RC Slab on ground
<p>For Car Park Section</p> <p>Number of Floors above ground</p> <p>Number of basement levels</p> <p>Cladding type</p> <ul style="list-style-type: none"> • Retaining wall • No cladding • Precast & metal grille 	<p>Floor construction</p> <ul style="list-style-type: none"> • Steel beam & concrete (profiled metal deck) • Steel beam & precast planks • RC Beam/Slab • P/T Beam/Slab • Waffle/Ribbed Slab • RC Slab on ground
<p>For Roof and Finishes Section</p> <p>Roof area - in square metres</p> <p>Roof type</p> <ul style="list-style-type: none"> • Concrete slab • Timber & tiles • Timber & metal sheeting • Steel & Metal sheeting • Concrete Slab 	<p>Core and Common areas - Standard Finishes</p> <ul style="list-style-type: none"> • High • Medium • Low

<p>For Fit-Out Section</p> <p>Layout</p> <ul style="list-style-type: none"> • Open • Partially divided • Divided <p>Raised Floor</p>	<p>Type of Ceiling</p> <ul style="list-style-type: none"> • No Ceiling • Plasterboard • Suspended <p>• Type of floor covering</p> <ul style="list-style-type: none"> • Nylon carpet • Wool carpet • Vinyl • No floor covering
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***** The term “**Gross Floor Area**” (GFA) means the sum of the fully enclosed covered floor area and the unenclosed covered floor area of a building at all floor levels.

****** The term “**Net Lettable Area**” (NLA) means the area for which a tenant could be charged rent under a lease. Generally, it is the floor space contained within a tenancy at each floor level measured from the internal finished surfaces of permanent internal and external walls but excluding features eg. balconies, verandahs, common use areas, areas less than 1.5m in height, service areas, public spaces and thoroughfares. This definition is subject to any variations provided by the Australian Property Council.

Selection of a price per tonne

Currently the best estimates of the price of CO₂ on a Greenhouse Emissions Trading Market range between AUS\$40 a tonne (Allens Consulting Group Report) and AUS\$180 a tonne (ABARE). You can select the price you believe to be appropriate otherwise a default price will be used. The Certificate will provide the additional cost and a range above and below that price.