


 The header graphic features a blue background with white line art illustrations. On the left, there's a wind turbine, a sun, solar panels, a sheep, and a tree. In the center, a dark blue circle contains a white icon of two buildings. On the right, there's a city skyline with a tall tower, a person on a bicycle, and a tree. The text 'GREEN BUILDINGS' is prominently displayed in the center.
 

# GREEN BUILDINGS

## ELIGIBILITY CRITERIA AND DOCUMENTATION REQUIREMENTS

### THIS DOCUMENT SETS OUT:

1. How an ANZ Business Green Loan can be used to finance, or refinance, a new or existing green building or the finance of a major refurbishment
2. What you can apply for (qualifying expenses)
3. The documentation and evidence you'll need to provide at each stage – on application, on completion (if applicable), and ongoing during the term of the loan.

In this document, when we use the term 'commercial building' we mean office, industrial, retail, health, community facilities, big box retailers and other non-residential buildings.

### 1. WHAT CAN AN ANZ BUSINESS GREEN LOAN BE USED FOR?

An ANZ Business Green Loan can be used to:

- Finance the purchase of an existing green building which was completed within 24 months of the date of your application, or
- Refinance debt incurred in relation to an existing green building which was completed within 24 months of the date of your application, or
- Finance a major refurbishment, which on completion results in the building being rated either a green building (commercial buildings), Greenstar – Interiors NZ certified (commercial buildings), or HomeFit certified (residential buildings), or
- Finance the construction of a new green building.

A green building is a building that meets, or will meet on completion of the development or major refurbishment, the relevant minimum New Zealand Green Building Council performance rating set out in the 'Other documents and evidence required section' below. Please note:

- The minimum building ratings, evidence, and information that you'll need to provide to obtain the required performance rating depends on your scenario and building type. For further information please visit the [NZGBC website](#).
- These requirements are based upon the [New Zealand Green Building Council's \(NZGBC\) draft criteria](#) for sustainable finance transactions, dated March 2022 and are subject to change.
- The minimum design phase, green building and operational rating certificate requirements are correct as of the date of this document, are subject to change and you'll need to check the eligibility criteria for details of the latest form of certificate required.

The Greenstar NZ Interiors certification is intended for new and refurbished fitouts of commercial buildings. See the required performance rating set out in the 'Other documents and evidence required section' below. Information regarding the Green Star Interiors certification can be found [here](#). Please note:

- The information, timing, thresholds and conditional requirements for the required certification are set out in the link above.
- The Green Star – Interiors NZ minimum rating certificate requirements are correct as of the date of this document, are subject to change and you'll need to check the eligibility criteria for details of the latest form of certification required.

The HomeFit certification is intended for major refurbishments of residential buildings. See the required performance rating set out in the 'Other documents and evidence required section' below. The requirements to meet the HomeFit standard can be found [here](#). Please note:

- The evidence, and information that you'll need to provide depends on your scenario and building type.
- A HomeFit certificate is valid for 3 years from the date of certification.
- The minimum HomeFit rating certificate requirements are correct as of the date of this document, are subject to change and you'll need to check the eligibility criteria for details of the latest form of certificate required.

## 2. WHAT CAN YOU APPLY FOR? (QUALIFYING EXPENSES)

Purchasing or refinancing an existing green building	New green building, or major refurbishments resulting in a green building, Greenstar – Interiors NZ certification or HomeFit certification
<p><b>You can apply for:</b></p> <p>Costs directly connected to the purchase of an existing green building, or</p> <p>The refinance of debt directly incurred in connection with the construction of the building if you already own an existing green building.</p>	<p><b>You can apply for:</b></p> <p>Costs directly incurred with the construction of a green building, or in the case of a major refurbishment, costs which result in the building achieving the required minimum green building, Green Star – Interiors NZ or HomeFit rating certification.</p>
<p><b>Evidence of qualifying expenses required:</b></p> <p>If you're purchasing an existing green building, you'll need to provide a copy of the sale and purchase agreement and an independent valuation from a registered valuer acceptable to us.</p> <p>If you're refinancing debt incurred in connection with an existing green building, you'll need to provide evidence of the debt to be repaid and an independent valuation from a registered valuer acceptable to us.</p>	<p><b>Evidence of qualifying expenses required:</b></p> <p>Your loan will be drawn down in instalments as the build/refurbishment proceeds. Prior to each instalment, you'll need to provide evidence in a form we're happy with of the qualifying expenses to be included in that instalment by way of:</p> <ul style="list-style-type: none"> <li>• Invoices that include your business name, <b>and</b></li> <li>• Clear evidence of the relevant supplier details, <b>and</b></li> <li>• Clear description of the goods and services provided, <b>or</b></li> <li>• Quantity surveyor progress reports.</li> </ul> <p>Your loan agreement may also state that you have to provide certain evidence to us (such as progress certificates from a quantity surveyor) as a condition of each instalment.</p>
<p>The amount we will lend is also subject to ANZ lending criteria, including loan to value ratios.</p>	<p>The amount we will lend is also subject to ANZ lending criteria, including loan to value ratios.</p>

### 3. OTHER DOCUMENTS AND EVIDENCE REQUIRED

To be eligible (and remain eligible) for an ANZ Business Green Loan you'll need to provide certain documents and evidence at different stages – on application, on completion (for new buildings and major refurbishments), and annually during the term of your loan. Below we've set out what you need to provide and when.

On application:

Purchasing or refinancing an existing green building	New green building, or major refurbishments resulting in a green building, Greenstar – Interiors NZ certification or HomeFit certification
<p>A completed ANZ Business Green Loan application form, including details of the environmental benefits of your green building and how this fits with the overall environmental strategy of your business. You'll find more information on what you need to provide in the application form – you can get a copy of the application form from your relationship manager.</p> <p>In some cases, we may need an external consultant to verify the expected environmental benefits of your green building at your cost (we'll let you know before we engage an external consultant).</p> <p>Green building rating certificate – with a minimum rating of:</p> <p><b>Commercial buildings:</b></p> <ul style="list-style-type: none"> <li>• 5 Star Green Star Design &amp; As Built v1 rating, <b>or</b></li> <li>• 5 Star Green Star Design &amp; As Built v1.1</li> </ul> <p><b>Residential buildings:</b></p> <ul style="list-style-type: none"> <li>• 6 Star Homestar v4 rating, <b>or</b></li> <li>• 6 Star Homestar v5 rating</li> </ul>	<p>A completed ANZ Business Green Loan application form, including details of the environmental benefits of your green building or major refurbishment and how this fits with the overall environmental strategy of your business. You'll find more information on what you need to provide in the application form – you can get a copy of the application form from your relationship manager.</p> <p>In some cases, we may need an external consultant to verify the expected environmental benefits of your green building or major refurbishment at your cost (we'll let you know before we engage an external consultant).</p> <p>Design phase rating certificate (or equivalent formal documentation) with a minimum rating as shown below:</p> <p><b>Commercial buildings – new green building:</b></p> <ul style="list-style-type: none"> <li>• 5 Star Green Star Design &amp; As built v1 rating, <b>or</b></li> <li>• 5 Star Green Star Design &amp; As built v1.1 rating</li> </ul> <p><b>Commercial buildings – major refurbishment:</b></p> <ul style="list-style-type: none"> <li>• Green Star – Interiors NZ v1.1</li> </ul> <p><b>Residential building developments – new green building:</b></p> <ul style="list-style-type: none"> <li>• 6 Star Homestar v4 rating, <b>or</b></li> <li>• 6 Star Homestar v5 rating, <b>or</b></li> <li>• Passive House rating</li> </ul> <p><b>Residential buildings – major refurbishment:</b></p> <ul style="list-style-type: none"> <li>• HomeFit certified</li> </ul>

On completion (new building and major refurbishments only):

Purchasing or refinancing an existing green building	New green building, or major refurbishments resulting in a green building, Greenstar – Interiors NZ certification or HomeFit certification
Not applicable.	<p>Within 90 days of completion you'll need to provide a green building rating certificate with a minimum rating as shown below:</p> <p><b>Commercial buildings – new green building:</b></p> <ul style="list-style-type: none"> <li>• 5 Star Green Star Design &amp; As Built v1 rating, <b>or</b></li> <li>• 5 Star Green Star Design &amp; As Built v1.1 rating</li> </ul> <p><b>Commercial buildings – major refurbishment:</b></p> <ul style="list-style-type: none"> <li>• Green Star – Interiors NZ v1.1</li> </ul> <p><b>Residential building developments – new green building:</b></p> <ul style="list-style-type: none"> <li>• 6 Star Homestar v4 rating,</li> <li>• 6 Star Homestar v5 rating, <b>or</b></li> <li>• Passive House rating</li> </ul> <p><b>Residential buildings – major refurbishment:</b></p> <ul style="list-style-type: none"> <li>• HomeFit certified</li> </ul>

## Ongoing during the term of the loan (commercial buildings only):

Purchasing or refinancing an existing green building	New green building, or major refurbishments resulting in a green building
<p>You'll need to provide an annual operational rating certificate and evidence, starting on the second anniversary of the date the green building rating certificate was issued, with a minimum rating as shown below:</p> <p><b>Office buildings</b> – 4 Star NABERSNZ</p> <p><b>Retail buildings:</b></p> <ul style="list-style-type: none"> <li>4 Star Green Star Performance rating; <b>or</b></li> <li>Green Star Performance rating and 8/20 (base building); <b>or</b></li> <li>Green Star Performance rating and 9/23 (whole building) in the greenhouse gas emissions credit.</li> </ul> <p><b>Residential buildings:</b></p> <ul style="list-style-type: none"> <li>6 Star Homestar v4 rating, <b>or</b></li> <li>6 Star Homestar v5 rating</li> </ul> <p>Each year you must also supply annual performance reporting with the following metrics provided for your building (at a minimum). This information can be provided in your certificate of operational performance:</p> <ul style="list-style-type: none"> <li>Annual energy usage per square meter, measured in kWh/ m2.</li> <li>Annual energy use, measured in Kwh.</li> <li>Annual tonnes CO<sub>2</sub>e, measured in tonnes.</li> <li>Annual tonnes CO<sub>2</sub>e / m2 per square meter, measured in tonnes/ m2, for the gross building area.</li> </ul>	<p>You'll need to provide an annual operational rating certificate and evidence, starting on the second anniversary of the date the green building rating certificate was issued, with a minimum rating as shown below:</p> <p><b>Office buildings</b> – 4 Star NABERSNZ</p> <p><b>Retail buildings:</b></p> <ul style="list-style-type: none"> <li>4 Star Green Star Performance rating; <b>or</b></li> <li>Green Star Performance rating and 8/20 (base building); <b>or</b></li> <li>Green Star Performance rating and 9/23 (whole building) in the greenhouse gas emissions credit.</li> </ul> <p>Each year you must also supply annual performance reporting with the following metrics provided for your building (at a minimum). This information can be provided in your certificate of operational performance:</p> <ul style="list-style-type: none"> <li>Annual energy usage per square meter, measured in kWh/ m2.</li> <li>Annual energy use, measured in Kwh.</li> <li>Annual tonnes CO<sub>2</sub>e, measured in tonnes.</li> <li>Annual tonnes CO<sub>2</sub>e / m2 measured in tonnes/ m2, for the gross floor area.</li> </ul>

## NEED HELP?

If you need any help or have questions, please contact your relationship manager or call us on 0800 269 249.

## IMPORTANT INFORMATION

ANZ Business Green Loans are subject to the terms of a loan agreement. The ANZ Business Green Loan terms will include (among other things) items that must be satisfied before the loan can be drawn, the use of the loan and information that you will need to provide to us during the term of the loan. All drawdown conditions must be met prior to drawdown. If you don't comply with the ANZ Business Green Loan terms it may result in the loan ceasing to be "green" and any applicable pricing benefits of the loan being green being removed.

This eligibility criteria document is subject to change, non-exhaustive and ANZ may seek additional information or ask you to clarify any information you have given to us. ANZ may apply discretion when assessing applications and reserves the right to decline applications even where eligibility criteria is met. ANZ Business Green Loans are only available to ANZ Business customers (residential buildings are only eligible where the building is held for business purposes). Offer is subject to change. ANZ lending and eligibility criteria, terms and conditions and fees apply. The content of this eligibility criteria is correct as of 5 December 2022 and is subject to change.