**1.1 Works**

* + - * 1. When the Tenant fits out the premises or carries out any works to the premises or the Landlord carries out any works to the building, the party carrying out the works:

[must not/must use reasonable endeavours not to] interfere with or affect any performance rating, NABERSNZ rating or Green Star rating for the premises or the building;

[must/must use reasonable endeavours to] minimise the environmental impact of its activities and engage in appropriate consultations in relation to those activities to assist it in doing so;

[must/must use reasonable endeavours to] source and use sustainable, environmentally friendly, reused, recycled or refurbished products and energy efficient materials;

[must/must use reasonable endeavours to] use materials and configure the fitout to minimise the reliance on air conditioning;

[must/must use reasonable endeavours to] minimise energy consumption and waste in carrying out the works; and

[must/must use reasonable endeavours to] consider (acting reasonably) the recommendations and suggestions of the other party to comply with this clause taking into account their economic or practical feasibility.

* + - * 1. The party carrying out the works must ensure any contractors it engages to carry out the works comply with the standards set out under clause 1.1(a).