



Australian Government
Department of Climate Change
and Energy Efficiency



Australia's Clean Energy Future and Commercial Building Envelope Compliance



Tim Farrell



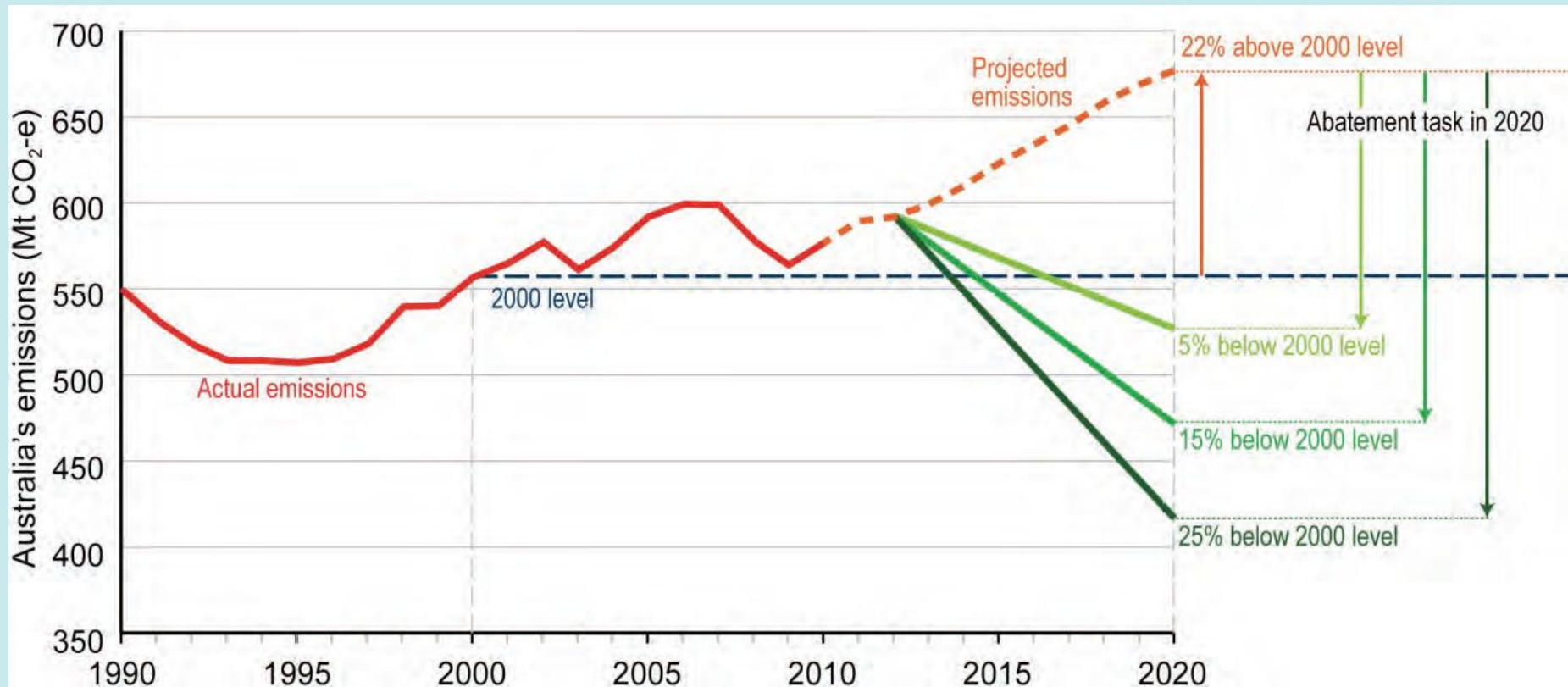
APEC EGEE&C 38 Meeting – November 2011



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Australia's Emissions Projections



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Clean Energy Future



- Carbon price is centrepiece of package
 - Systematic signal for action
 - Fixed price then flexible
- Supporting measures
 - Assistance for households and businesses
 - Encourage innovation
 - Address market barriers

<http://www.cleanenergyfuture.gov.au/>



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Why are buildings important?

- Australia's buildings responsible for more than
 - 20% of energy use and emissions
 - 20% of emissions
 - \$100 billion of economic activity
 - 250,000 businesses
 - 700,000 employed
- Lifestyle, housing affordability are key concerns



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Stages of Building Compliance

- Construction (e.g. NCC)
- Maintenance (e.g. NABERS)
- Reporting (e.g. CBD)



National Construction Code of Australia

Energy Efficiency Requirements in Commercial Buildings include:

- Building Fabric
- Glazing
- Building Sealing
- Air conditioning
- Lighting
- Hot water
- Access to maintenance



National Construction Code of Australia

Objectives of the National Construction Code are to:

- Set stronger standards
- Use National Construction Code
- Apply to envelope and key services
- Support innovation
- Cover maintenance
- Improve monitoring and compliance



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Possible requirements for commercial developments

- Development application
- Construction
- Building certification/ Compliance monitoring
- Occupancy permission



Commercial Buildings Disclosure

- National program for disclosure of up-to-date energy efficiency ratings.
- From 1 Nov 2011 a Building Energy Efficiency Certificate must be disclosed.
- Applies to commercial office buildings with a net lettable area of greater than 2000m²
- Does not apply to new buildings (< 2 years old) or buildings that have had a major refurbishment in past 2 years.



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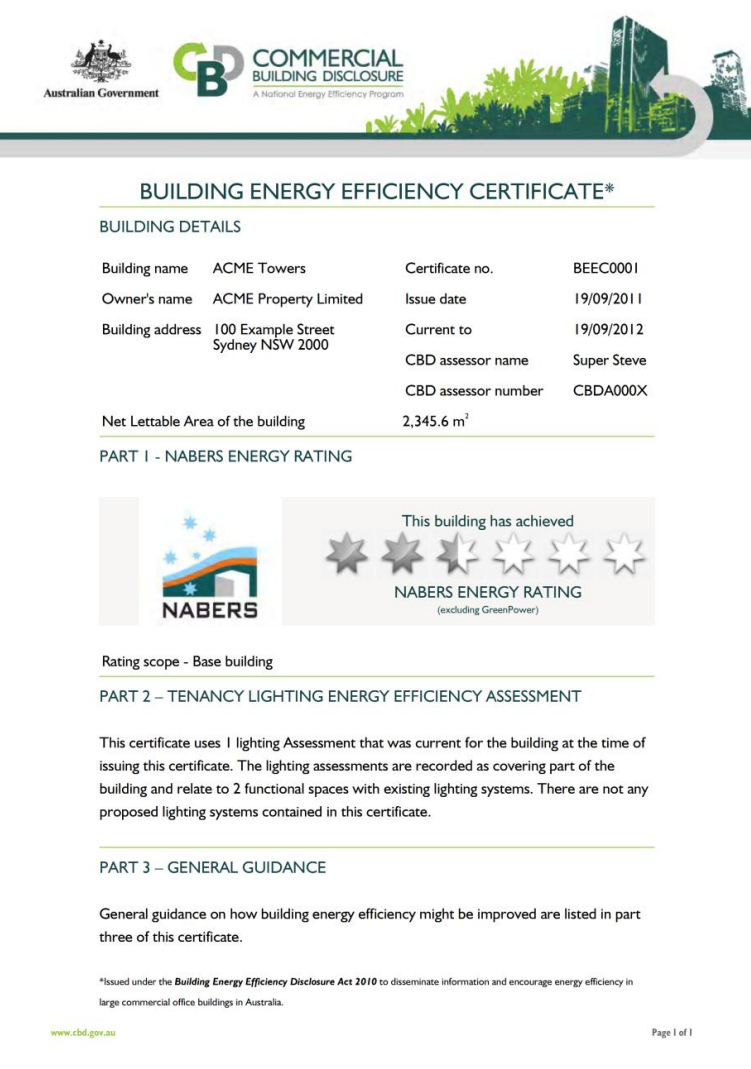
Timeframes

24 June 2010	<i>Building Energy Efficiency Disclosure Bill 2010</i> passed by Parliament
1 July 2010	Legislation commenced
1 Nov 2010	Disclosure obligations commenced with <u>transition period</u> – only NABERS Energy ratings to be disclosed
31 Oct 2011	Transition period ends
1 Nov 2011	Full BEECs to be disclosed



When and how to comply?

- Disclosure is required at the point of **sale, lease** and/or **sublease**
- Must obtain a BEEC and include NABERS rating in advertising
- BEECs comprised of three parts:
 1. NABERS Energy rating (base building or whole building)
 2. tenancy lighting energy efficiency assessment
 3. general energy efficiency guidance for building owners and tenants




Australian Government **COMMERCIAL BUILDING DISCLOSURE**
A National Energy Efficiency Program

BUILDING ENERGY EFFICIENCY CERTIFICATE*

BUILDING DETAILS

Building name	ACME Towers	Certificate no.	BEEC0001
Owner's name	ACME Property Limited	Issue date	19/09/2011
Building address	100 Example Street Sydney NSW 2000	Current to	19/09/2012
		CBD assessor name	Super Steve
		CBD assessor number	CBDA000X
Net Lettable Area of the building	2,345.6 m ²		

PART 1 - NABERS ENERGY RATING



This building has achieved
NABERS ENERGY RATING
(excluding GreenPower)

Rating scope - Base building

PART 2 - TENANCY LIGHTING ENERGY EFFICIENCY ASSESSMENT

This certificate uses 1 lighting Assessment that was current for the building at the time of issuing this certificate. The lighting assessments are recorded as covering part of the building and relate to 2 functional spaces with existing lighting systems. There are not any proposed lighting systems contained in this certificate.

PART 3 - GENERAL GUIDANCE

General guidance on how building energy efficiency might be improved are listed in part three of this certificate.

*Issued under the **Building Energy Efficiency Disclosure Act 2010** to disseminate information and encourage energy efficiency in large commercial office buildings in Australia.

www.cbd.gov.au Page 1 of 1



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Role of CBD assessors

- CBD Accredited Assessors are able to:
 - undertake NABERS Energy ratings;
 - Tenancy Lighting Assessments; and
 - lodge applications for BEECs.
- To become a CBD Assessor, a person has to be a NABERS Assessor who has completed additional CBD training
- Currently have 145 CBD assessors, with assessors available in every State and Territory
- Listed on the Register of Accredited Assessors

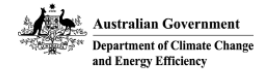


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Tenancy lighting assessments

- New assessment methodology
- Conducted by CBD Accredited Assessors
- Tenancy Lighting Assessment rules available on website
- Provides indicative information on tenancy lighting energy efficiency & lighting controls
- More than 3 million square metres of office space has been assessed.



CBD Tenancy Lighting Assessment for Offices Rules

VERSION 1.0



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This document is prescribed under the *Building Energy Efficiency Disclosure Act 2010* (BEED Act). The Rules described in this document should only be applied by people who have received training in the application of the Lighting Rules and who are Accredited Assessors under the BEED Act.

The Rules described in this publication may specify a preferred means of assessment, or provide different options for the means of assessment. For instance, the rules provide for both floor based and closer inspection methodologies when conducting a lighting assessment. Persons applying the rules in this publication should make their own decision on the most appropriate approach to assessment, including consideration of their safety, experience and qualifications and must comply with the safety procedures set out in chapter 5 of these rules and elsewhere, all relevant occupational health and safety standards and workplace safety laws.

VERSION 1.0

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Enforcement

- Education, Compliance and Enforcement Policy
- Court can order payment of a civil penalty of up to \$110,000 for first day of non-disclosure
- Department can issue infringement notices
- Non-disclosure register – listing of people who commit two or more offences in 12 months
- Department monitors advertisements and transactions



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Providing assistance is a priority

- Talk to a CBD Accredited Assessor
- Get quotes from different Assessors
- Consult the website www.cbd.gov.au
- You may need to discuss your obligations with your solicitor
- Contact us on 1800 020 131 or email info@cbd.gov.au



Thank you

<http://www.cleanenergyfuture.gov.au/>

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