Disclosure-Affected Buildings

Is my building disclosure-affected?

Do you own/manage a building or an area of a building that is:

- greater than 2,000 square metres;
- for administrative, clerical, professional or other information-based activities, including any support facilities those activities; and
- for sale, lease or sublease?

Then it could be disclosure affected. Some office buildings or areas of buildings are not disclosure affected if they are:

- mixed use buildings with less than 75% office space by Net-Lettable-Area;
- new buildings or recently refurbished buildings (if the refurbishment has changed the energy efficiency rating), where there is a certificate of occupancy less than 2 years old;
- strata-titled buildings;
- transferred through the sale of shares or units of interest;
- leased for a period of less than 12 months or by exercising an option to renew or extend an existing lease.

What do I do now?

If you have a disclosure affected building, it will need a Building Energy Efficiency Certificate (BEEC) before it is put to the market for sale or lease as well as the National Australian Built Environment Rating System (NABERS) Energy star rating on all of your advertising material.

BEECs are valid for up to 12 months, must be publicly accessible on the online Building Energy Efficiency Register at www.cbd.gov.au, and include:

- a National Australian Built Environment Rating System (NABERS) Energy star rating for the building;
- an assessment of the energy efficiency of tenancy lighting in the area of the building that is being sold or leased; and
- general energy efficiency guidance.

How do I get a Building Energy Efficiency Certificate?

You will need to engage a CBD Accredited Assessor to undertake the assessments you need and apply for a BEEC. You can find a CBD Accredited Assessor listed on the CBD website at www.cbd.gov.au.

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COMMERCIAL BUILDING DISCLOSURE

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Transaction type	What do you have?			What do you need?
	NABERS rating*	Lighting assessment—all tenancies	Lighting assessment—part tenancies	
Sale or lease of a building	No	No	No	NABERS rating plus lighting assessment for all tenancies
	Yes	No	No	Lighting assessment for all tenancies
	No	-	Yes	NABERS rating plus 'top-up' lighting assessment for all tenancies
	Yes	-	Yes	'Top-up' lighting assessment for all tenancies
	No	Yes	-	NABERS rating
	Yes	Yes	-	Nothing—apply for a BEEC ✓
Lease of an area of a building	No	No	No	NABERS rating plus lighting assessment for the tenancy area being leased
	Yes	No	No	Lighting assessment—for the tenancy area being leased
	No	-	Yes	NABERS rating only (provided the lighting assessment covers the tenancy area being leased)
	Yes	-	Yes	Nothing—apply for a BEEC (provided the lighting assessment covers the tenancy area being leased) ✓
	No	Yes	-	NABERS rating
	Yes	Yes	-	Nothing—apply for a BEEC ✓