

## **COMMERCIAL BUILDING DISCLOSURE PROGRAM—UPDATE MARCH 2011**

### **Consultation on tenancy lighting assessments**

As part of ongoing industry consultation on the Tenancy Lighting Assessment component of the CBD program, the Department released an options paper in January. Comments were invited on the draft rules for assessing the efficiency of applicable tenancy lighting — particularly on the appropriate balance between the level of information required and practical application in the market.

Industry bodies were invited to a roundtable discussion on 1 February in Sydney to discuss and clarify issues for the purpose of assisting stakeholders to address key issues in their written submissions. The Department subsequently received 21 submissions by the closing date of 16 February 2011. All comments are being considered in finalising the Tenancy Lighting Assessment rules, which are due for release in late May.

### **CBD assessor accreditation**

From 1 November 2011, a Building Energy Efficiency Certificate (BEEC) will be required to be obtained and registered to meet disclosure obligations under the CBD program. A BEEC will include a NABERS Energy rating, a Tenancy Lighting Assessment and generic energy efficiency guidance (which is provided in the Secretary's Determination).

CBD Accredited Assessors will be able to undertake NABERS Energy ratings, Tenancy Lighting Assessments, and lodge applications for BEECs on behalf of clients. To become a CBD Accredited Assessor, a person will need to be an existing NABERS Accredited Assessor who has completed:

- one Energy for offices rating that has been certified by NSW Department of Environment, Climate Change and Water (DECCW), or a NABERS Trainee Assessor who has successfully completed one supervised Energy for Offices rating; and
- training in the application of the Tenancy Lighting Assessment Rules and an online training module about the CBD program.

The prescribed fee for CBD accreditation is \$350 (GST inclusive).

### **Tenancy Lighting Assessment training**

The Tenancy Lighting Assessment training will initially be a stand-alone, face-to-face training session of approximately three hours that will be made available to existing NABERS Assessors. As with NABERS training, an examination will need to be successfully completed in the assessor's own time after the training session. The training is expected to be available from the beginning of June in key cities around the country, depending on the demand. It is intended that the lighting training will be incorporated into the existing NABERS training course in the future.

Based on responses, we will schedule the training sessions and advise you of the dates and locations. NSW DECCW will be assisting with the organisation of the training sessions and assessors will be able to register and pay through the online registration system. The administrative fee for the training will be \$300 (GST inclusive).

### **CBD Assessor online training module**

The CBD online training module will provide information on the CBD program, CBD accreditation, working as a CBD Accredited Assessor and powers and obligations under the CBD legislation. It will be a 90 minute e-learning course which can be completed online on your computer at your convenience. There will be a short multiple choice test at the end of the module which will need to be successfully completed. The module will be available around mid-June at no cost.

## **Applying for a BEEC before 1 November 2011**

During the current transition period, a NABERS Accredited Assessor can provide assessments. However, only a CBD Accredited Assessor will be able to apply for BEECs which are required from 1 November 2011.

Once trained CBD assessors begin receiving CBD accreditation, it should be possible to begin applying for BEECs from July 2011. Parties interested in obtaining a BEEC in the lead up to 1 November 2011 will be able to use an existing, current NABERS rating and a tenancy lighting assessment done by a CBD-accredited assessor.

## **CBD Implementation Forum**

The Commercial Building Disclosure Implementation Forum (CBDIF) provides industry input and advice to improve the effectiveness of the CBD program. The CBDIF helps identify program implementation issues and contributes to technical and communication strategies and guidance materials for industry.

The Department chairs the CBDIF which comprises representatives of the Property Council of Australia, Australia Direct Property Investment Association, Energy Efficiency Council, Chartered Institute of Building Services Engineers, Facility Management Association, Green Building Council of Australia, the legal sector, and NSW DECCW. Since its first meeting in October 2010, the Forum has considered a number of issues, including mixed use buildings and major refurbishments (this led to the changes to the Minister's Determination), unsolicited offers, and lease extensions. Discussions have also led to a number of FAQs being added to the CBD website to clarify issues for industry (see note below about changes to CBD website).

## **Shared Services Expert Group**

Another industry forum — the Shared Services Expert Group (SSEG) — is examining how buildings or groups of buildings with mixed uses and shared services can best be treated under the BEED Act.

The President of the Australian Sustainable Built Environment Council chairs the SSEG, which includes representatives of the Department, NSW DECCW, Property Council of Australia and Green Building Council of Australia, as well as legal advisors and technical experts on NABERS, facilities management, energy efficiency and energy management/refurbishments, and thermal metering.

For now, application of the BEED Act is limited to buildings with more than 75 per cent office space, with the intention of covering more buildings over time. The SSEG is due to report to the Parliamentary Secretary for Climate Change and Energy Efficiency by mid 2011.

## **Changes to the CBD website**

Recent improvements to the CBD website include adding an A-Z index and grouping the numerous FAQs by topic to make it easier to find information. There are also three new FAQs covering the topics of maintaining a valid BEEC, using a NABERS Energy ratings prepared in the transition period in a BEEC, and preparing for an unsolicited offer. The CBD program website is at <[www.cbd.gov.au](http://www.cbd.gov.au)>.