

CBD Assessor Q&A Session

October 2019

Commercial Buildings Department of the Environment and Energy



Australian Government

Department of the Environment and Energy

www.cbd.gov.au

Top tips for submitting your BEEC

Or how to minimise delays and stress!

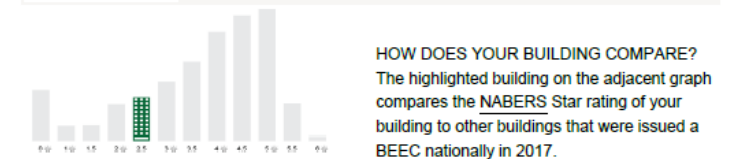
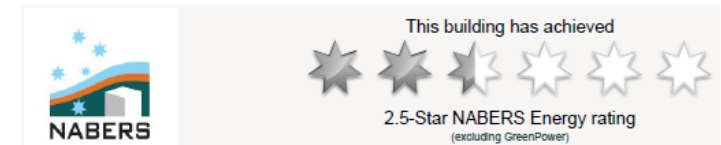


BUILDING ENERGY EFFICIENCY CERTIFICATE

BUILDING DETAILS

Building name	Gordon Corporate Centre	Certificate no.	B0367-2018/6
Owner's name	KU-RING-GAI COUNCIL	Current from	09 May 2018
Building address	828 Pacific Highway, Gordon, NSW, 2072	Current to	30 Apr 2019
Net Lettable Area of the building	7,500.0 m ²	CBD assessor name	Akanksha Srivastava
		CBD assessor no.	CBD A0316

PART 1 - NABERS ENERGY RATING



HOW DOES YOUR BUILDING COMPARE?
The highlighted building on the adjacent graph compares the NABERS Star rating of your building to other buildings that were issued a BEEC nationally in 2017.

PART 2 – TENANCY LIGHTING ENERGY EFFICIENCY ASSESSMENT

An assessment of the buildings lighting energy efficiency is contained in part 2 of this certificate.

ENERGY EFFICIENCY GUIDANCE

Guidance on how building energy efficiency might be improved for building owners and tenants may be found at www.cbd.gov.au/get-and-use-a-rating/what-is-a-beec

Issued under the Building Energy Efficiency Disclosure Act 2010 to disseminate information and encourage



Tip #1 – Check the areas

- Area is in 3 places on the BEEC – do they match? If not, are there good reasons why they're different?
- If they don't match – use the notes window to tell us why they don't match.

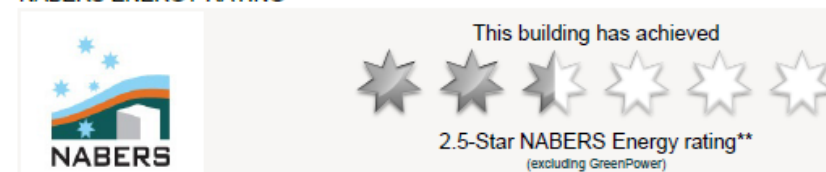


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NABERS ENERGY RATING



Rating scope	Base Building
Rated area	2,962.2 m ²
Rated hours	50.0

PART 2 – TENANCY LIGHTING

ENERGY EFFICIENCY ASSESSMENT

ASSESSMENT SUMMARY

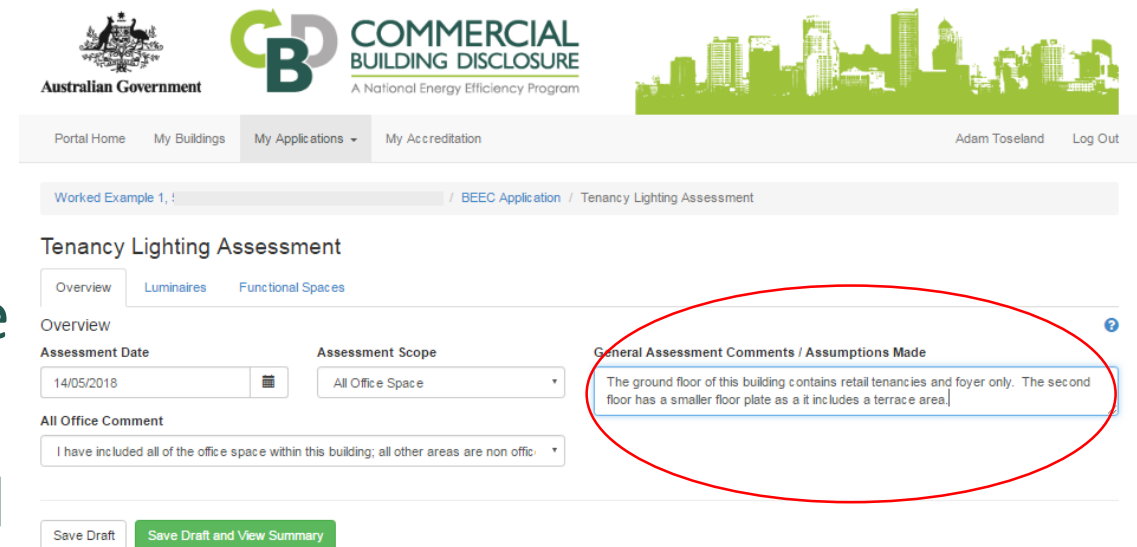
Building address	828 Pacific Highway, Gordon, NSW, 2072
Assessment scope	All Office Space
Assessed NLA	7,418.3 m ²

Assessor name	Assessor no.	Assessment no.	Version no.	Space ID	Certified date	Current to
Shaun Nelson	CBDA0274	LA5463	V.3	1, 2, 3, 4, 5, 6, 7, 8, 9, 10	02 Mar 2017	02 Mar 2022

Space ID	Functional space name	NLA (m ²)	NLPD (W/m ²)	NLPD Performance comparison	Lighting System Existing/Proposed	Control Capacity	Performance comment
1	Part Level 1 - Suite 102	1,005.0	7.2	Good	Existing	Poor	

Tip #1 – Check the areas, continued

- Subdivided floors: have you included every suite?
- Non-office spaces: are they really NLA?
- Non-assessable NLA: is it listed on the TLA?
- Use the portal comments fields to tell us about the idiosyncrasies.



Australian Government

COMMERCIAL BUILDING DISCLOSURE
A National Energy Efficiency Program

Portal Home My Buildings My Applications My Accreditation Adam Toseland Log Out

Worked Example 1, : / BEEC Application / Tenancy Lighting Assessment

Tenancy Lighting Assessment

Overview Luminaires Functional Spaces

Overview

Assessment Date: 14/05/2018 Assessment Scope: All Office Space

General Assessment Comments / Assumptions Made

The ground floor of this building contains retail tenancies and foyer only. The second floor has a smaller floor plate as it includes a terrace area.

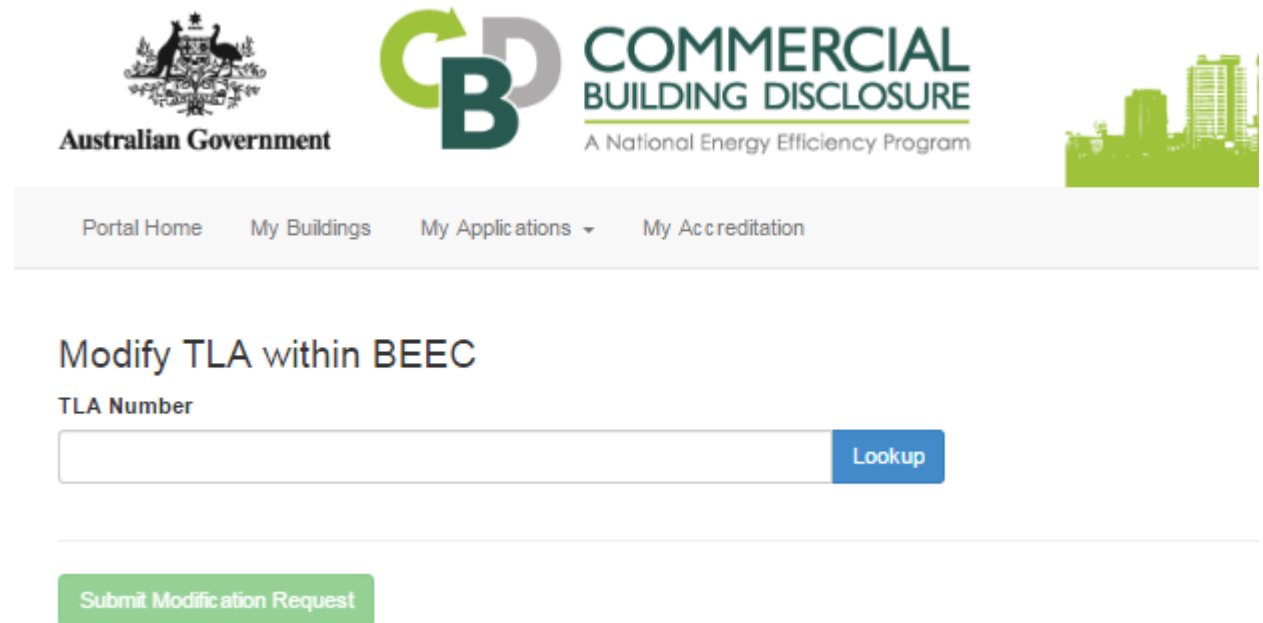
All Office Comment

I have included all of the office space within this building; all other areas are non offic

Save Draft Save Draft and View Summary

Tip #2 – Modify an existing TLA (rather than doing a new one)

- You can change the space name, area, NLPD and control rating on a TLA approved with a previous BEEC
- If we notice duplicate spaces or discrepancies, we will ask!



The screenshot shows the Commercial Building Disclosure (CBD) portal. At the top, there is a header with the Australian Government logo, the CBD logo (a green 'C' and 'D' around a blue 'B'), and the text 'COMMERCIAL BUILDING DISCLOSURE A National Energy Efficiency Program'. To the right of the header is a green silhouette of a city skyline. Below the header is a navigation bar with links: 'Portal Home', 'My Buildings', 'My Applications' (with a dropdown arrow), and 'My Accreditation'. The main content area is titled 'Modify TLA within BEEC'. It features a 'TLA Number' label above a text input field. To the right of the input field is a blue 'Lookup' button. Below the input field is a green button labeled 'Submit Modification Request'.

Exemption Applications

- You need to properly explain why you are applying and provide supporting evidence

E.g. Include email confirmation from NABERS that you can't get a rating

- Vacancy Exemptions **require** photos of tenant areas AND letter or email from building owner/facilities manager confirming vacancy period
- Vacancy Exemptions **do not require** tenancy occupancy survey or bills



Requesting Information

- Tenants taking time to respond to information requests are not grounds for exemption

E.g. if there are 51 functions spaces and 40 tenants, it may take some time to collect this information and they may not immediately respond

- Section 18 of BEED Act - Civil penalties may be imposed for failing to provide access or information as required.



CBD Compliance

- Auditing of exemption applications
- Placing yourself as the building owner representative, are you sure you should?
- Providing information about non-compliance
- Getting information or access for your ratings



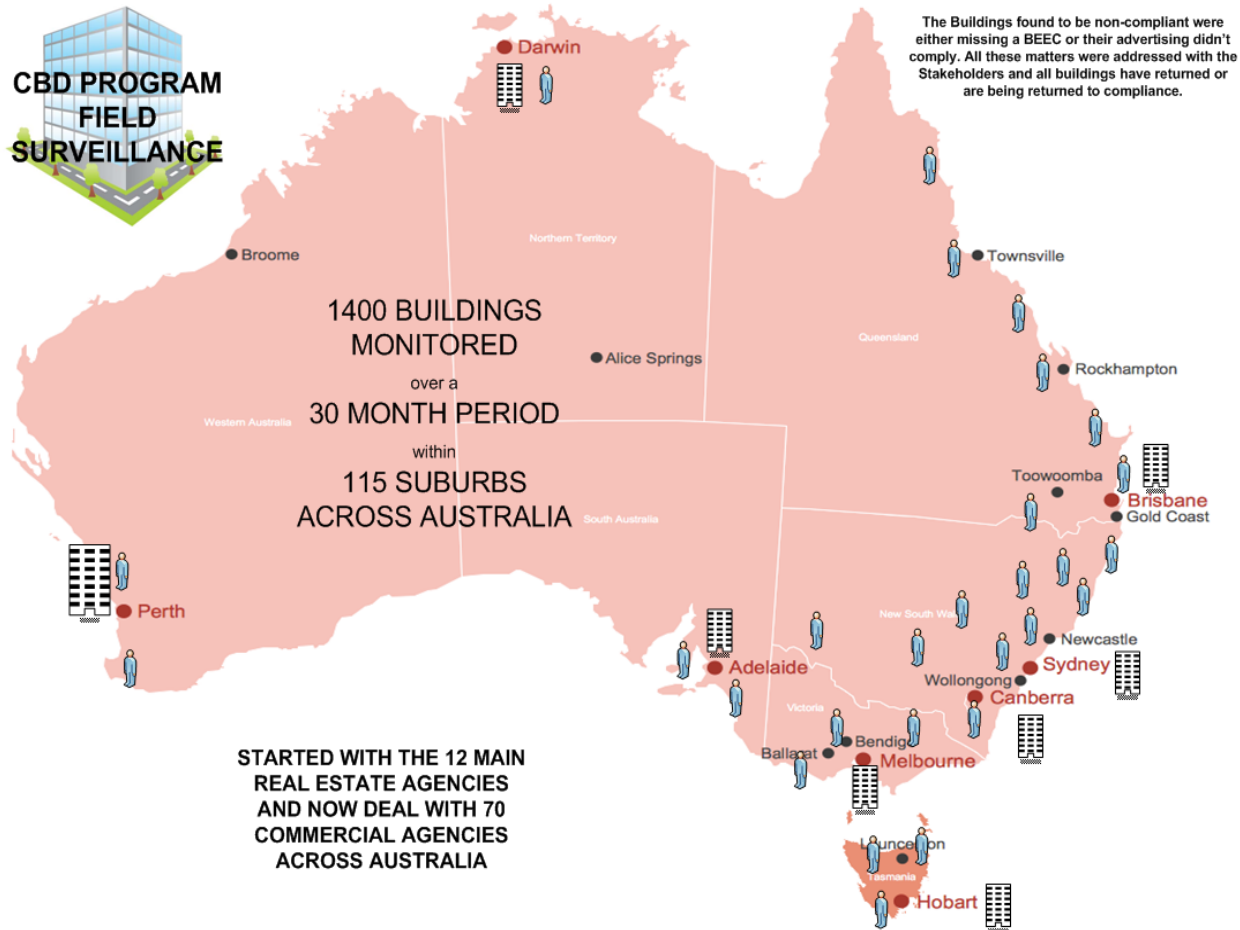
Auditing of Applications

Common issues that occur

- Missing evidence, data entry errors
- Photographic evidence labels
- Correct method being used
- Is the correct person signing off vacancy or metering issues for an exemption application?
- Responding to requests in the time required



CBD Compliance Monitoring activities



Approx. 5000 online adverts to monitor per month.

664 compliance cases dealt with, returning stakeholders to compliance

Uniformed presence has been welcomed by stakeholders



Next up - What's coming to CBD

- New Assessor Portal
- New Website
- CBD & NABERS Conference
- CBD Review
- Redesign calculating cool



New CBD System & Assessor Portal - What will this mean for you?

- **Simpler online Assessor processes**
- **Automation of manual processes**
- **Streamlined user interactions**
 - Integration of payment with accreditation and exemption processes
- **Improved NABERS system integration**
- **Improved communications**

New CBD System & Assessor Portal

How will we make this a smooth transition for you?

- Data from the existing CRM will be migrated to the new portal
- Extensive assurance and acceptance testing by staff and select Assessors will ensure a quality functional solution is delivered to Assessors
- Regular communication of new portal features throughout the development phase
- A blended learning program (instructional videos, task cards, presentations and classroom training) will be made available to all Assessors

New CBD System & Assessor Portal

How can you get involved?

- Join our online monthly showcase webinars to stay informed of the new portal development features and progress
- Attend the annual Assessor conference in May 2020 for the new portal launch:
 - Try the new system during the conference at the demonstration booth
 - Attend classroom training sessions during the conference
- Complete the online training guides following the launch
- Express your interest in becoming a test Assessor to assist us in our user acceptance testing program throughout the system development

CBD Website update

- Development of a new website starts in the new year
- We are focussing on:
 - making information easier to find
 - creating clearer pathways for you and your clients
 - displaying information more usefully

CBD & NABERS Conference

- Conference coming in 22nd May
- Latest updates for CBD and NABERS, good opportunity to see upcoming changes
- CBD running workshops with assessors throughout the day

CBD Review

- Independent review conducted by the Centre of International Economics
 - Office tenancies
 - Hotels
 - Data centres
 - Shopping Centres
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- Download a copy of the report from the CBD website:
 - <http://cbd.gov.au/overview-of-the-program/cbd-review/cbd-2019-program-review>
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- Written feedback is due on **31 October 2019** to Phil Manners and Hayden Fisher at CIE.
 - Feedback can be emailed to pmanners@TheCIE.com.au and hfisher@TheCIE.com.au
 - All submissions received will be published on the CBD website unless a specific request for confidentiality is made.
 - Feedback on the draft report will be considered by CIE in preparing their final report for the Minister.

