



Changes to the Tenancy Lighting Assessment

This note is intended to provide guidance to CBD Assessors on the upcoming changes to the Tenancy Lighting Assessment (TLA) Rules and Validity period.

The new TLA rules will come into effect on 1 September 2016. The proposed process for transitioning from the current (version 2) Rules to the new (version 3) Rules is as follows:

- Certified TLAs approved by the Department up to and including 31 August 2016 will receive a one-year validity period
- Certified TLAs approved by the Department from 1 September 2016 onwards will receive a five-year validity period
- Options for meeting documentation requirements have been expanded in the version 3 Rules compared to the version 2 Rules i.e. there are more ways for Assessors to collect the evidence required to validate their TLAs
- Assessors who have completed a TLA in accordance with the version 2 Rules will automatically be compliant with the version 3 Rules
- TLA applications received by the Department up to and including 31 August 2016 must be completed in accordance with the version 2 TLA Rules
- The online Assessor portal used to submit TLA applications will be updated to reflect the version 3 TLA Rules on the morning of 1 September 2016
- TLA applications received by the Department after the Assessor portal has been updated on 1 September 2016 must be completed in accordance with the version 3 TLA Rules
- TLAs approved after 1 September 2016 can be modified. Regardless of when the TLA is modified, the 5-year validity date will remain the same as the original TLA

The version 3 TLA Rules will be published on the CBD website in August 2016.

The following page outlines different scenarios on how TLAs and BEECs will be affected.

For further information, please contact the CBD Team on 1800 020 131 or at info@cbd.gov.au.





Changes to the Tenancy Lighting Assessment

TLA Validity Period

• Scenario 1 - New TLAs submitted and approved prior to 1 September 2016

TLAs submitted and approved before 1 September 2016 will have a one-year validity period. The BEEC will align with the NABERS rating, and be valid for up to one year.

• Scenario 2 - New TLAs submitted and approved after 1 September 2016

TLAs submitted after 1 September 2016 will have a five-year validity period. As it is aligned with the NABERS rating, the BEEC will still only have a one-year validity.

• Scenario 3 - BEEC Renewals with Certified Date being after 1 September 2016

If a BEEC has been submitted for renewal with a certified date (issue date) that is after 1 September 2016, the TLA will align with the NABERS certified date, and have a five-year validity period from the certified date. The BEEC will still have a one-year validity, as it is aligned with the NABERS rating.

• Scenario 4 & 5 - Adding spaces to an existing BEEC

In the event that a 'part office space' TLA (eg. only a number of Functional Spaces within a building) already exists and an additional TLA is required for adding spaces to a certified BEEC after 1 September 2016, the new TLA will have a five-year validity period. The existing TLA will still have the original validity period of one-year (or five-years if submitted after 1 September 2016). BEECs will continue to have a validity period of up to one year, as it is aligned with the NABERS rating.

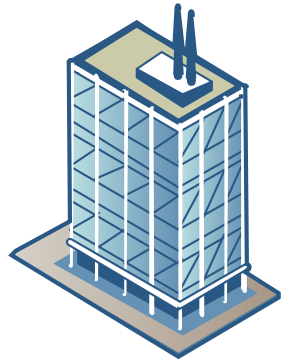
To avoid confusion of having multiple TLAs (with various expiry dates) within a BEEC, Assessors have the option to complete a new TLA, and include all of the functional spaces within it.

• Scenario 6 - Modifying spaces to an existing BEEC

On the occasion where functional spaces of a TLA within a BEEC requires updating, the assessor will be able to modify the existing TLA. This only applies to TLAs that have been certified post 1 September 2016. The modified TLA will still have the original validity period of five-years and BEECs will continue to have a validity period of up to one year, as it is aligned with the NABERS rating.



CBD PROGRAM EXPANSION
TLA VALIDITY EXTENDED TO 5 YEARS
FROM 1 SEPTEMBER 2016
SCENARIO 1

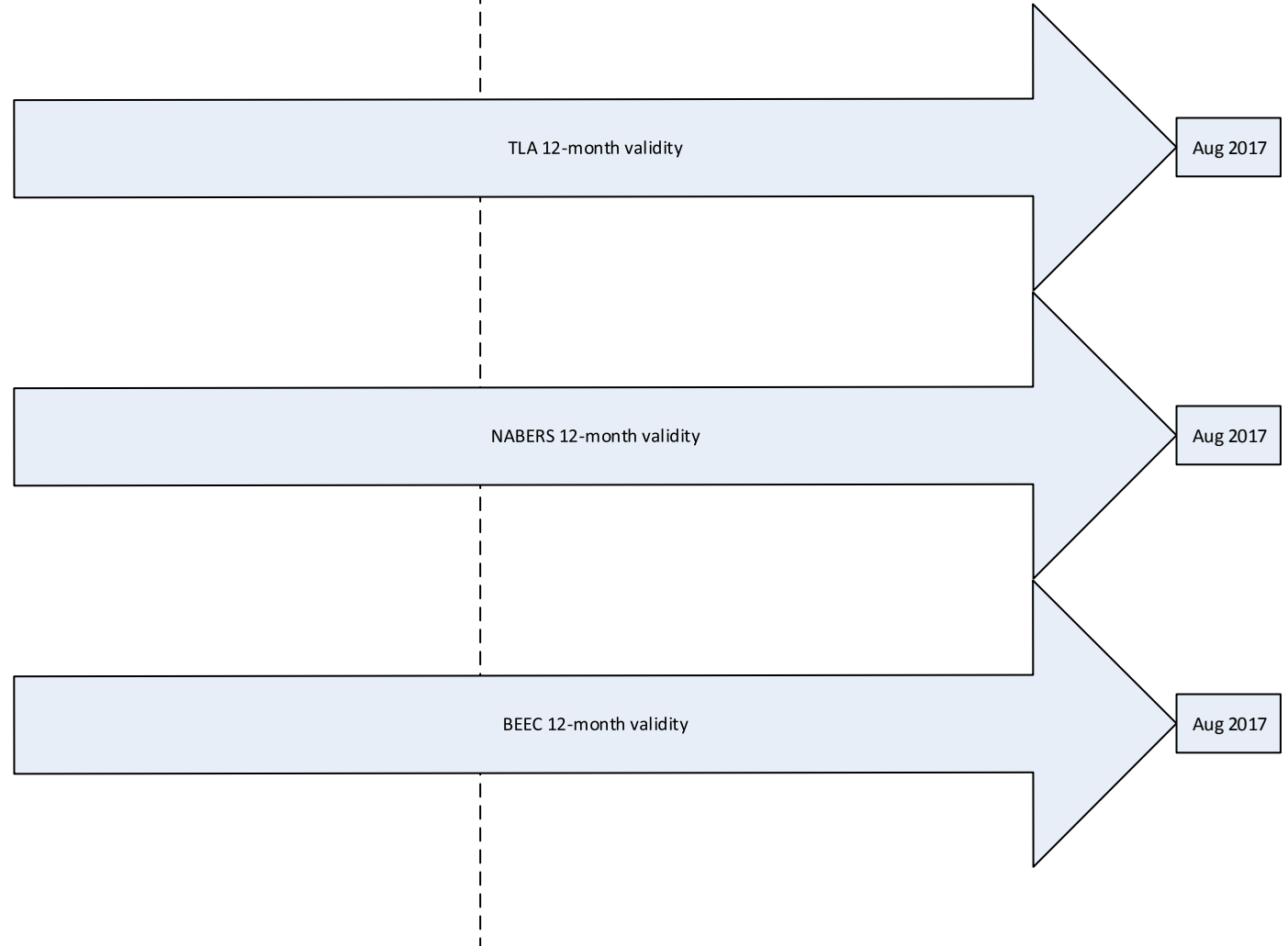


Aug 2016
TLA Rules v2 & 12-month validity

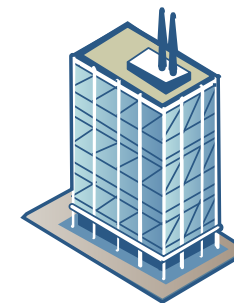
From 1 Sept 2016
TLA Rules v3 & 5-year validity



TLA submitted and
approved in Aug 2016.
12-month validity & v2
Rules apply. NABERS,
TLA and BEEC date
aligned and valid for up
to 12 months



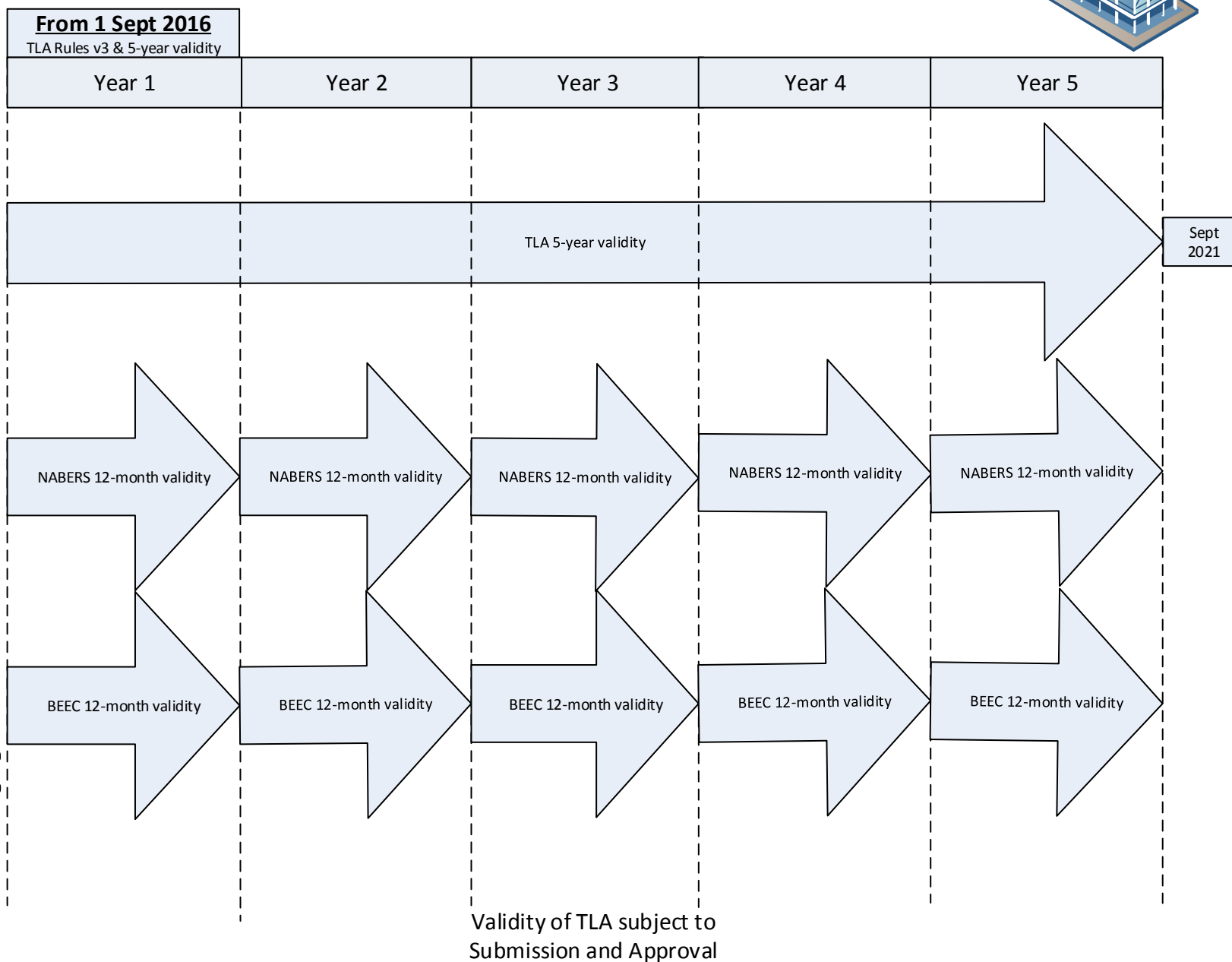
Validity of TLA subject to
Submission and Approval



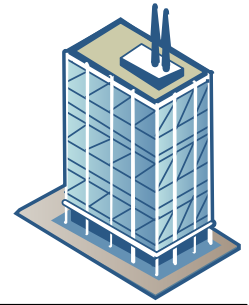
TLA submitted and approved after 1 September 2016. 5-year validity & v3 Rules apply.



BEEC will still remain valid for 12 months due to NABERS rating.
Approved TLA (no changes) will be used for each year's BEEC over the 5-year validity period.



CBD PROGRAM EXPANSION
TLA VALIDITY EXTENDED TO 5 YEARS
FROM 1 SEPTEMBER 2016
SCENARIO 3



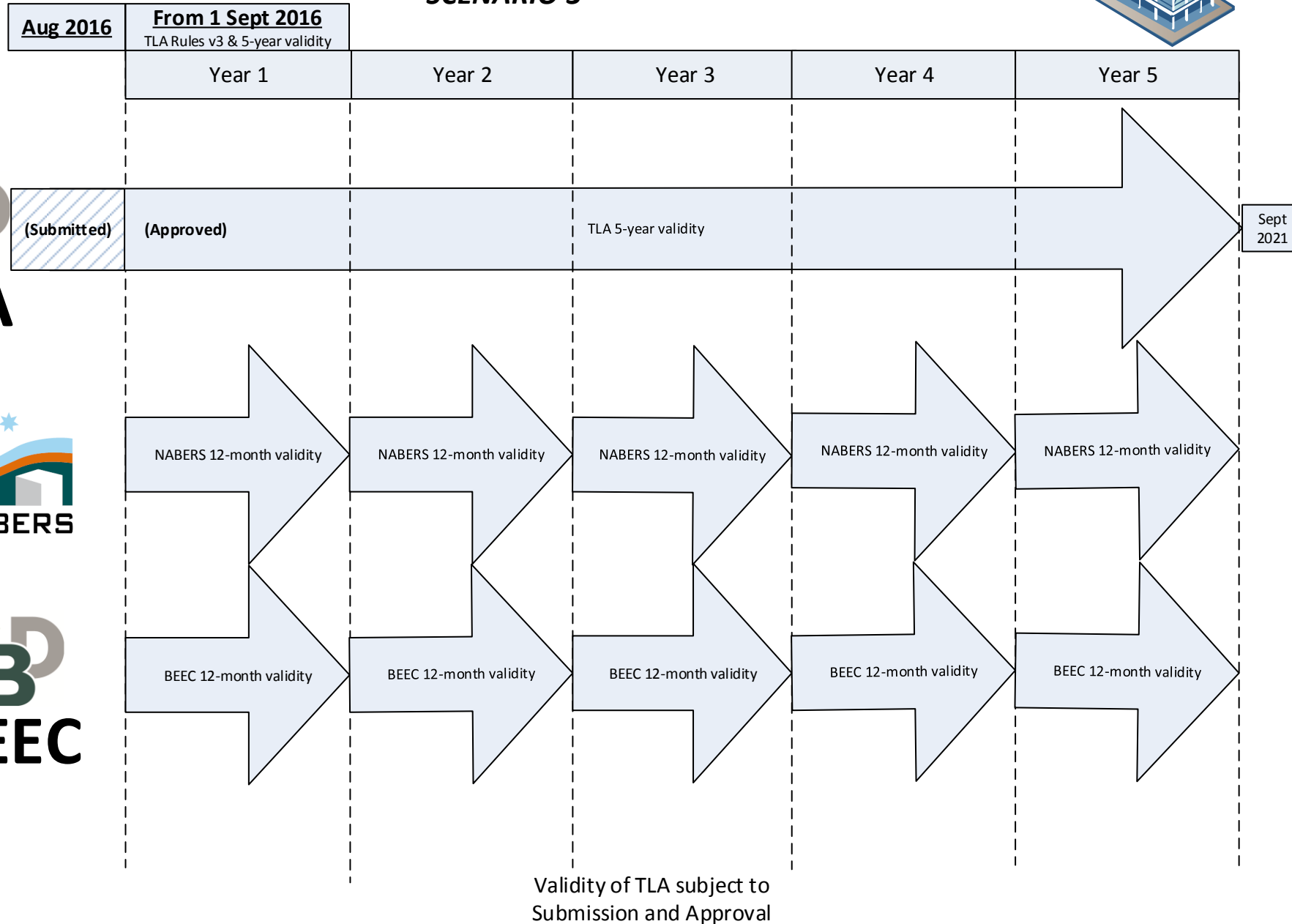
TLA submitted
within BEEC
renewal application
during Aug 2016.
Renewal BEEC has
commencement
date post
1 September 2016



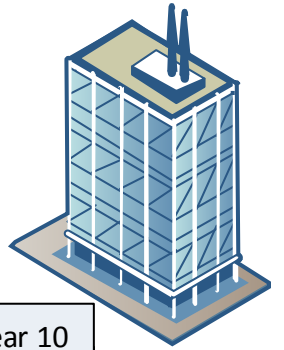
TLA will receive 5 year
validity period
commencing from BEEC
renewal commencement
date (being post 1
September 2016).
BEEC will remain valid for
12 months due to
NABERS rating.



Approved TLA (no changes)
will be used for each year's
BEEC over the 5-year
validity period.



CBD PROGRAM EXPANSION
TLA VALIDITY EXTENDED TO 5 YEARS
FROM 1 SEPTEMBER 2016
SCENARIO 4

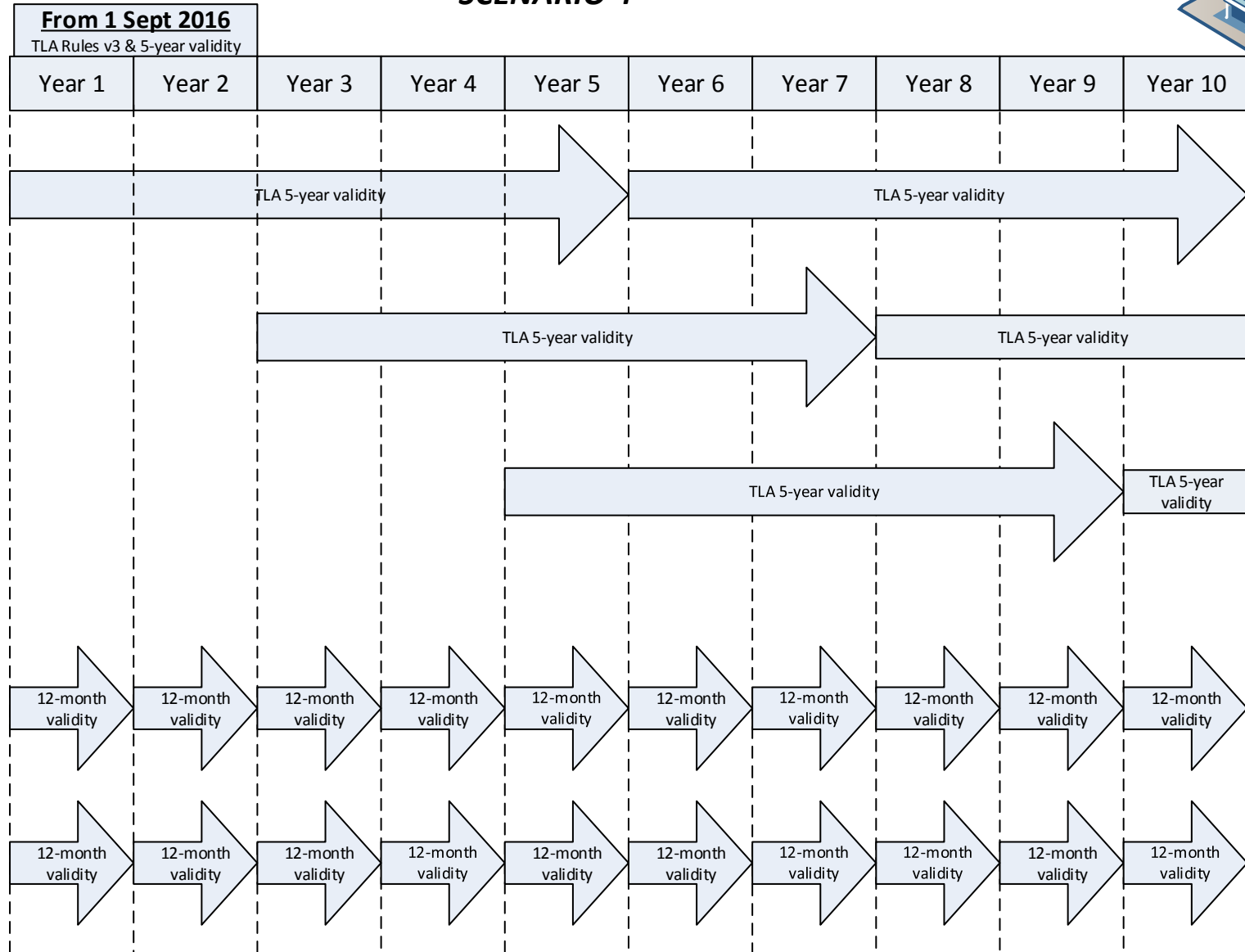


Building owner completes several TLAs for separate tenancies. Each TLA is valid for 5 years and can be used on the one BEEC.


TLA
Levels 1 & 2


TLA
Levels 3 & 4


TLA
Levels 5 & 6



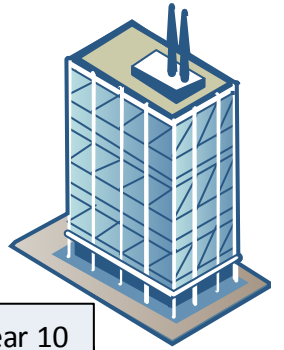
Sept
2026

BEEC will still remain valid for 12 months due to NABERS rating. Approved TLA will be used for each year's BEEC over the 5-year validity period of each TLA.



Validity of TLA subject to
Submission and Approval

CBD PROGRAM EXPANSION
TLA VALIDITY EXTENDED TO 5 YEARS
FROM 1 SEPTEMBER 2016
SCENARIO 5



Sept
2026

Building owner completes several TLAs for separate tenancies. Each TLA is valid for 5 years and can be used on the one BEEC.


TLA
Levels 1 & 2

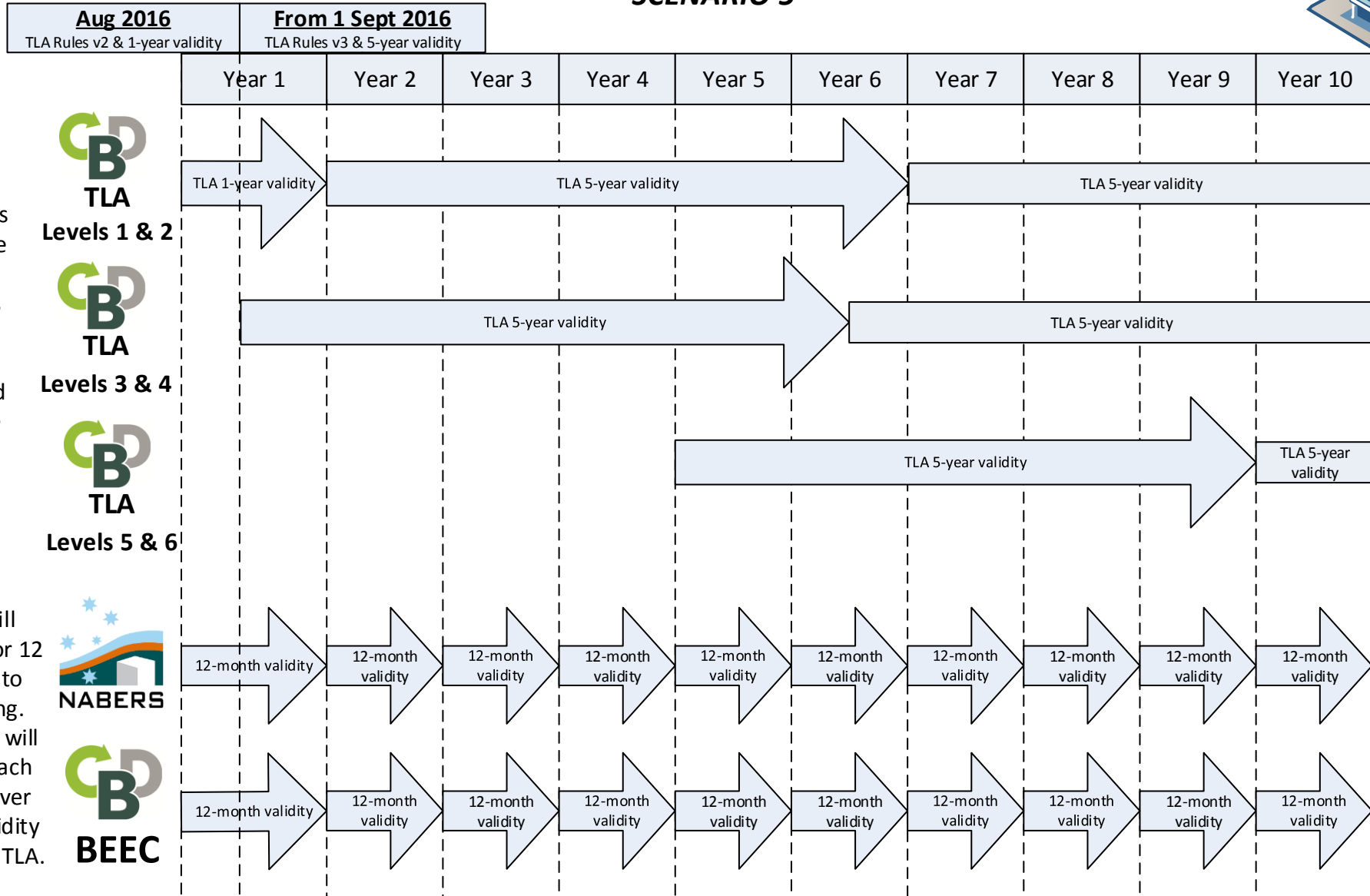

TLA
Levels 3 & 4


TLA
Levels 5 & 6




BEEC

BEEC will still remain valid for 12 months due to NABERS rating. Approved TLA will be used for each year's BEEC over the 5-year validity period of each TLA.



Validity of TLA subject to
Submission and Approval

CBD PROGRAM EXPANSION
TLA VALIDITY EXTENDED TO 5 YEARS
FROM 1 SEPTEMBER 2016
SCENARIO 6

