



TLA Rules and TLA Ruling

– Public consultation paper

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Introduction

Why is the Commercial Building Disclosure (CBD) Administrator releasing this consultation paper?

The CBD Administrator is seeking comments on the draft CBD Tenancy Lighting Assessment for Offices Rules (TLA Rules) version 4.0 and updated CBD Tenancy Lighting Assessment for Offices Ruling (TLA Ruling) by **COB Friday 6 August 2021**.

Draft TLA Rules updates seek to incorporate comments made to the CBD Administrator on opportunities to improve clarity and simplify some processes for CBD Assessors. Preliminary recommendations on the TLA Rules updates were presented to Assessors in May 2021 for feedback before seeking specific feedback in June on proposed updates to the method of ranking Nominal Lighting Power Density (NLPD) levels in the TLA Rules.

In addition a TLA Ruling was made in April 2020 that sought to provide flexibility in meeting disclosure requirements during COVID-19 restrictions. This Ruling is due to expire on 31 August 2021 and it is proposed this be extended to provide greater certainty to the market.

Consultation questions

The CBD Administrator is seeking comments and feedback on the below questions. Further information about the draft version 4.0 TLA Rules and updated TLA Ruling is provided in the subsequent sections.

1. Do you have any comments on the draft version 4.0 TLA Rules? Do you see any amendments that may cause unintended impacts on your business?
2. What title would you propose for the new top level Nominal Lighting Power Density (NLPD) rating band, defined where NLPD is 4.5W/m² or less? Some examples could include:
 - a. Market leading
 - b. Superior
 - c. Outstanding
 - d. Highly efficient
3. Do you have any comments on the proposal to remove the fixed expiry date for the TLA Ruling?



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What are the next steps?

The CBD Administrator will incorporate feedback from this public consultation into the final version 4.0 TLA Rules to be published in August 2021, allowing CBD Accredited Assessors to begin using these Rules in their site assessments.

The CBD Administrator will publish an updated TLA Ruling prior to the current expiry date of 31 August 2021.

How do I provide feedback?

Please send all submissions to the CBD Administrator:

1. Written responses can be sent to info@cbd.gov.au
 - a. For TLA Rules input please ensure you enter '**TLA Rules Review**' in the subject line.
 - b. For TLA Ruling input please ensure you enter '**TLA Ruling**' in the subject line.
2. Anonymous responses can be sent through the CBD website '[Contact Us](#)' page.
3. You can also call the CBD Program hotline (toll free) on 1800 020 131.

When is the submission deadline?

The CBD Administrator is inviting stakeholders to provide feedback by **close of business Friday 6 August 2021**.

Will my submission and my details be made public?

The CBD Administrator will not make submissions or any author's details public. As noted above, there is an option to provide anonymous feedback through the CBD website '[Contact Us](#)' page.

Will the CBD Administrator include all the suggestions contained in my submission in future releases?

The CBD administrator will always seek to incorporate your comments where possible, while noting the diverse feedback that may be received. Consideration will prioritise submissions that focus on the key issues currently being examined in the TLA Rules. Broader feedback will be noted for future reviews



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Tenancy Lighting Assessment (TLA) for Offices Rules update

Issues

The Commercial Buildings Disclosure (CBD) Program Tenancy Lighting Assessment (TLA) for Offices Rules are defined and administered by the Department of Industry, Science Energy and Resources (the CBD Administrator). The last major TLA Rules update (version 3.0) was published in early 2016, with additional updates ([version 3.1](#)) and an associated [TLA Ruling](#) published in April 2020 to provide flexibility during the COVID pandemic.

The TLA Rules version 3.0 specified that TLAs were valid for five years. As 64 per cent of TLAs are due to expire over the next two years, it is important to ensure that when TLAs for buildings are validated for another five years, the lighting assessments reflect current practice.

Updates to the TLA Rules seek to:

- Add an additional NLPD band at the top end of the rating scale as the market shifts towards high efficiency LED lighting installations.
- Reduce documentation requirements for NLPD assessments, allowing CBD Assessors to complete TLAs more quickly and reducing compliance costs.
- Reduce inconsistencies between the TLA Rules and the NABERS Rules to lessen potential for contradictions and potential CBD Assessor mistakes.

What is included in the TLA Rules review and update?

The CBD Administrator engaged Napier & Blakeley to review the current TLA Rules version 3.1 and provide recommendations. Based on these recommendations and previous public consultations a draft version 4.0 of the TLA Rules has been produced by the CBD Administrator.

The TLA Rules review is focussing on technical aspects of the TLA Rules including lamp power calculations, lighting power density grading and improving methods, diagrams, flowcharts and examples. General updates including clarifications, definitions and general readability are also covered. Broader CBD Program policy issues such as legislative and regulatory framework issues, exemptions, administrative processes and compliance processes are not covered in this review.

A draft of the version 4.0 TLA Rules has been published on the CBD website, in both [track changes](#) and [clean formatting](#). Additionally, a summary of the specific changes has been provided at Appendix A.



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TLA Ruling update

Issues

In April 2020 the CBD Administrator released a special TLA Ruling to address the issues related to COVID-19 and CBD Program site assessments. This Ruling was reviewed in September 2020 and extended until 28 March 2021 and again to 31 August 2021.

In conjunction with associated NABERS rulings ([Managing impacts of COVID-19 on NABERS ratings v4.2](#)) the CBD Administrator is proposing to remove the fixed expiry date (currently 31 August 2021) for the COVID-19 TLA Ruling. This will be replaced with a clause that this Ruling can be terminated with six weeks' notice to the market.

While the TLA Ruling has not been extensively utilised by CBD Assessors (34 instances since April 2020), there is an ongoing risk of COVID-19 restrictions occurring around Australia. Removing the fixed expiry date will provide certainty to building owners, CBD Assessors and the broader industry that any restrictions can be managed and businesses can continue to meet their requirements under the BEED Act.

This proposal will also lessen the administrative burden on CBD Assessors by reducing the need for regular consultations on TLA Ruling extensions in the future.



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Appendix A – Summary of version 4.0 TLA Rules changes

TLA Rules version 4.0 – Detailed summary of changes

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Introduction

This document summarises the changes implemented in the updated version 4.0 Commercial Building Disclosure (CBD) Tenancy Lighting Assessment for Offices Rules (TLA Rules).

Nominal lighting power density (NLPD) assessment updates

- NLPD grading bands have been updated following feedback and consultation with CBD Program stakeholders including CBD Assessors, building owners and industry associations.
 - Note the new top rating band (4.5W/m² or less) will be formally named following input from public consultations

NLPD

4.5 W/m² or less4.6 to 7.0 W/m²7.1 to 10.0 W/m²10.1 to 15.0 W/m²15.1 to 18.0 W/m²18.1 W/m² or more

NLPD Grade

To be confirmed

Excellent

Good

Moderate

Poor

Very Poor

Appearance on BEEC

To be confirmed

Excellent

Good

Moderate

Poor

Very Poor

Summary of updates

Section	Update
1.1.1 – Nominal Lighting Power Density (NLPD)	Added a new top level NLPD grading band based on stakeholder feedback (see above).
1.2.3 – Related documents	Updated references to NABERS Rules (and throughout document).

TLA Rules version 4.0 –

Detailed summary of changes

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2.2 – Definitions	Added new defined terms and their definitions, used throughout document.
2.4 – Non-assessable spaces	Spaces smaller than 50m ² are now deemed non-assessable. Updated decision flowchart
2.4.2 – Documentation required – Non-Assessable Spaces	Updated requirements for police and security tenants
3.3.2 – Process for dealing with denial of access or information	Updated decision flowchart
4.2 – Determining office NLA	Updated requirements to determine office NLA to match the current NABERS Rules, referencing the 'measurement standard' added to 2.2 – Definitions.
5.3 – Luminaire schedule	Added additional information about T5 lamps, confirming that the default option for T5 lamps is 'T5 HE'.
5.4.6 – Default lamp values	Added additional LED panel and LED strip default lamp options.
6 – NLPD assessment	<p>The NLPD assessment methodology has been updated to reduce the time required for an Assessor to complete their assessment, both on-site and when submitting their applications through the Assessor Portal.</p> <ul style="list-style-type: none">Any of the Grid Method and Aggregate Methods (1, 2 and 3) can now be used to assess any functional space if the assessment and documentation requirements can be met.Previously, Assessors were required to first confirm the Grid Method was not viable before moving on to the Aggregate Methods.Updated decision flowchart
6.3.3 – Grid Method	<p>Removed requirement to calculate 5% by wattage of non-standard luminaires when using Grid Method.</p> <p>6.4 - Documentation requirements – NLPD also updated to reflect this change.</p>

TLA Rules version 4.0 –

Detailed summary of changes

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6.3.6 – Aggregate Method 3	Aggregate Method 3 can now be used to assess NLPD for any assessable functional space.
7.2 – Identifying lighting control system capacity	Updated decision flowchart.
7.2.3 - Step 2a: Identify control zone size	Added additional information to assist in identifying control zone sizes.
7.2.4 - Step 2b: Functional Space area	Added additional information about manually controlled spaces.
Appendix A	Updated information checklist to reflect changes above.
Appendix B	Added additional information regarding T5 lamp types.
Appendix C	Updated lamp power calculation methodology for T5 lamp types. Note this will be implemented in the back end of the Assessor Portal, no change to how data is entered for TLA applications.
Appendix D	Added additional examples for NLPD calculations (more to come).
Appendix E	Updated lighting control examples.