

# Commercial Building Disclosure (CBD)

## A National Energy Efficiency Program

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As of November 1 2010, most sellers or lessors of office space of 2,000 square metres or more will be required to obtain and disclose an up-to-date energy efficiency rating. There is a transition period for the first year of the program where a valid National Australian Built Environment Rating System (NABERS) Energy base or whole building rating can be disclosed.

From November 1 2011, a full Building Energy Efficiency Certificate (BEEC) will need to be disclosed. BEECs are valid for 12 months, must be publicly accessible on the online

Building Energy Efficiency Register, and include:

- A NABERS Energy star rating for the building;
- An assessment of tenancy lighting in the area of the building that is being sold or leased; and
- General energy efficiency guidance.

The NABERS Energy star rating (exclusive of GreenPower) must also be included in any advertisement for the sale, lease or sublease of the office space.

The CBD program has been developed by the Australian, state and territory governments, as part of a broad package of measures to encourage building energy efficiency. The program is managed by the Australian Government Department of Climate Change and Energy Efficiency.

### Why is it being introduced?

Disclosing energy efficiency provides everyone with access to consistent and meaningful information about a building's performance. This makes it easier for companies to buy or rent more energy efficient office space.

An informed market rewards better performing buildings. It creates a strong market-based incentive for owners to improve their properties with cost-effective energy efficient upgrades that will increase their return on investment.

Energy use in the commercial building sector accounts for around ten per cent of Australia's total greenhouse gas emissions and this figure is rising. Improving the energy efficiency of buildings is one of the quickest and cheapest ways to reduce greenhouse gas emissions and help mitigate climate change.



## What exemptions apply?

The *Building Energy Efficiency Disclosure Act 2010* sets out certain categories of exceptions to and exemptions from the requirements of the Commercial Building Disclosure (CBD) program.

The main categories of exceptions to and exemptions from the obligation to disclose an up-to-date energy efficiency rating at the point of sale, lease or sublease are:

- Exceptions to the program for certain offices and circumstances, which are set out in the Act and Regulations; and
- Exemptions from the program that may be granted by the Secretary of the Department of Climate Change and Energy Efficiency in certain circumstances.

These types of exemptions require an application to be made to the Secretary exemptions from the information gathering provisions in the Act.

## How can Ecolateral help?

Ecolateral can assist you in several ways:

- Understanding the requirements more;
- Undertaking NABERS ratings for Building Energy Certificates; and
- Developing Building Energy Certificates.

Interested in finding out more about Commercial Building Disclosure?



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