



# Building newsflash number – 449

## National Commercial Building Disclosure requirements commencing 1 November 2010

### Purpose

To advise that the national Commercial Building Disclosure (CBD) program for existing commercial office buildings commences on 1 November 2010.

### Background

The commercial building sector accounts for around 10 per cent of Australia's total greenhouse gas emissions. The CBD program is designed to improve the energy efficiency of Australia's large commercial buildings. The program requires the energy performance of a building to be disclosed with consistent and comparable information—making it easier to purchase or rent energy efficient office space. Better performing buildings may also be rewarded with better market returns as they are likely to be more attractive to buyers and tenants.

The CBD program is a measure under the National Framework for Energy Efficiency (Stage 1) by the Ministerial Council on Energy. In July 2009, the Council of Australian Governments (COAG) released the National Strategy on Energy Efficiency indicating the mandatory disclosure of energy efficiency for commercial buildings would be phased-in from 2010.

The CBD program has been developed by the Australian Government in consultation with industry stakeholders and government agencies. On 1 July 2010, the program was enacted in the *Building Energy Efficiency Disclosure Act 2010*. The Act provides a transition period for compliance during the first twelve months of the program.

### Issues

From 1 November 2010, sellers and lessors of commercial buildings with a net lettable area of office space of 2000 square metres or over will be required to obtain and disclose an up-to-date energy efficiency rating. This is achieved by obtaining a Building Energy Efficiency Certificate (BEEC) that must include, a National Australian Built Environment Rating System (NABERS) Energy star rating for the building (rated from zero to five stars); a lighting assessment of the relevant area of the building; and general energy efficiency guidance. The certificates will be valid for 12 months and will be prepared by an accredited assessor.



To assist with implementing this new requirement, sellers and lessors can take advantage of a one year transition period by obtaining a NABERS Energy rating only, until 31 October 2011. However, from 1 November 2011 a full BEEC will need to be obtained and disclosed.

The CBD program will also require sellers and lessors to register their BEEC online where it will be available to the public. In addition, a NABERS Energy star rating must be included in any advertisement for the sale, lease or sub-lease of the office space.

Newly constructed commercial office buildings (where the certificate of occupancy has been issued less than two years ago) will not be affected by this program. There are some exceptions and exemptions that may also apply for particular buildings.

The CBD program is managed by the Australian Government through the Department of Climate Change and Energy Efficiency. Further information on the requirements of the program, including finding an accredited assessor, can be found at [www.cbd.gov.au](http://www.cbd.gov.au) or by calling 1800 020 131.

## Contact for further information

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Building newsflash number 449–National CBD requirements from 1 November 2010  
Issued 19 October 2010

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