

Mandatory Disclosure & NABERS



MANDATORY DISCLOSURE & NABERS

In 2009, COAG agreed that a national scheme for reporting energy efficiency in the commercial office market was required. This will have significant ramifications for property owners.

Part of the National Framework for Energy Efficiency, the Building Energy Efficiency Disclosure Bill was passed in June 2010.

The scheme will begin in October 2010 (on a date still to be determined by the Government), when building owners will need to provide up-to-date energy efficiency information when they sell or lease office space greater than 2,000m².

COMPONENTS OF THE SCHEME

Initially, only Class 5 (office) buildings will be required to disclose the energy efficiency either upon sale, or lease of:

- the whole building,
- tenancy
- sub-lease space

where the area is greater than 2000m².

During the transitional period from Oct 2010 to Oct 2011, the only requirement will be the disclosure of a valid NABERS Energy base or whole building rating.

After October 2011, all prospective tenants or buyers must be provided with a Building Energy Efficiency Certificate (BEEC) which is valid for 1 year and summarises the performance of the building with

- a NABERS Energy rating,
- a lighting efficiency assessment
- suggestions on how to improve the energy efficiency of the building.

Also, the building owner (or tenant in the case of a sub-lease) must provide this BEEC to a central registry. Those failing to comply will be fined. However after industry consultation, the initial penalties put forward by the Government have been reduced but not yet specified.

WHAT SHOULD YOU DO?

In order to be prepared for the introduction of the scheme, building owners need to ensure that:

- sub-metering is correctly installed as per the requirements of the NABERS Office Energy reporting process
- current net lettable floor area surveys are undertaken based on the Property Council of Australia (PCA) Method of Measurement for Lettable Area March 1997.

The first NABERS Office Energy base building star rating assessment can take time and it is strongly advisable for building owners to start preparing now for the introduction of this measure.

NABERS ASSESSMENTS

Although Mandatory Disclosure will only be focusing on the Energy component, NABERS also has tools for measuring water consumption, waste generation and recycling performance, as well as indoor

environment quality and performance. The Energy and Water rating tools can also be used for Hotels, Retail and Residential use.

OUR SERVICES

Davis Langdon has in-house NABERS Assessors with the capacity to perform NABERS assessments, provide strategic advice to improve your building or tenancy, whilst managing the costs.

Our Property Consultancy department focuses on adding value and minimising risk in property through the complete cycle of acquisition, ownership, occupation, management and divestment.

MORE INFORMATION?

Andy Bendell, Associate Principal, Property Consultancy

Phone: +61 3 9933 8800

Mob: +61 439 457 748

abendell@davislangdon.com.au

OUR NABERS ASSESSORS

Sydney

Marcel Frei –
mfrei@davislangdon.com.au

Doug Rayment –
drayment@davislangdon.com.au

Melbourne

Adam Holland –
aholland@davislangdon.com.au

David McGregor –
dmcgregor@davislangdon.com.au
www.davislangdon.com