

Parliamentary Standing Committee on Public Works
Parliament House
Canberra ACT 2600
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Re: Proposed Fit-out of New Leased Premises for the Australian Customs Service at Sydney International Terminal, Sydney

The works outlined in the Australian Customs Service submission to the Committee dated March 2003 are subject to certain provisions of the Commonwealth Energy Policy. The Policy is detailed in the then Department of Industry, Science and Resources March 2000 publication titled: *Measures for Improving Energy Efficiency in Commonwealth Operations*.

The relevant sections of the Policy (4.1) and (4.2) state:

4.1 Minimum Building Energy Performance Standard

All new and substantially refurbished buildings, whether Commonwealth-owned or where the Commonwealth is the majority tenant, must meet a minimum energy performance standard. The interim standard is the 1994 BOMA Energy Guidelines (with a 20% margin of leniency for substantially refurbished buildings). Funding for building construction and refurbishing will be conditional on certification, by suitably qualified persons, that the building will meet required energy standards.

4.2 Lease Agreements

New lease agreements for buildings should not include any provision permitting the recovery from the tenant of the cost of energy used by building central services during normal working hours. This will ensure that building owners have an incentive to improve the energy efficiency of building central services. Designated special purpose buildings may be excluded from this requirement if a case can be demonstrated.

Industry standards have moved beyond the 1994 BOMA Guidelines in a number of areas as technologies and practices have improved. Where this is the case, it is expected that Commonwealth agencies will meet the current industry standards when fitting out premises.

The AGO also encourages good practice in installation of adequate electricity and water metering to facilitate accurate reporting and management by Commonwealth agencies.

Section 2.9.3 of the submission states “The building brief indicates that the measures included will provide a four star rating on the SEDA scale and the Developer has acknowledged they will meet this standard in its design”. This demonstrates a good intention to achieve a high standard in minimizing greenhouse gas emissions. However, as it is possible to achieve this SEDA star rating in a number of ways, the developer should also ensure that the building will meet the Commonwealth Energy Policy requirements concerning minimum energy performance standards.

Should you wish additional information please contact Kay Abel at the Australian Greenhouse Office on 02 6274 1039, Fax 02 6274 1913.

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