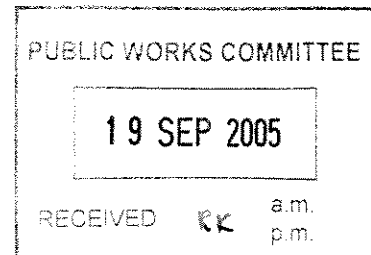




Australian Government
Department of the Environment and Heritage
Australian Greenhouse Office

Parliamentary Standing Committee on Public Works
Parliament House
Canberra ACT 2600
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Proposed Fitout of New Leased Premises for AUSAID, ACT

The works outlined in the AUSAID submission to the Committee dated July 2005 are subject to certain provisions of the Australian Government's Operations 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 Australian Government agencies will meet the current industry standards when fitting out premises.

The Department of Environment and Heritage (DEH) through the Australian Greenhouse Office (AGO) also encourages good practice in installation of adequate electricity and water metering to facilitate accurate reporting and management by Australian Government agencies.

AGO notes sections 3.6.1 and 4.10 of the Statement of Evidence for AUSAID does not specify 4.5 star ABGR base building and tenancy rating. In this instance the tenancy and base building services does not conform to the current Energy Policy requirements.

However, AGO has held a meeting on the 5 September 2005 with AUSAID, where they have indicated they wish to achieve 4.5 stars ABGR for tenancy and base building services, and they will inform the Public Works Committee that they will achieve a 4.5 stars ABGR rating for tenancy and base building services at the schedule hearing on 7 October 2005.

Tenant Lighting - The AUSAID tenancy design adopts T5 tube lighting and control system to relevant office areas in the process building, which will target 7.5 W/m² consumption.

General Power - The t AUSAID tenancy will use best endeavors to ensure that it will be adopting Flat Screen technology for its computers and the facility design will target 9 W/m² for the relevant office areas.

AGO has also sent to AUSAID a copy of the A1 and B1 Green Lease Schedules and we would be strongly encouraged to use finally agreed 4.5 stars ABGR energy rating is maintained for the tenancy and base building over the term of the lease.

Should you wish additional information please contact me at the Australian Greenhouse Office on 02 6274 1734 and or by Fax 02 6274 1814.

Yours sincerely

Lloyd Woodford
Buildings and Government Efficiency Team
Built Environment and Communities Branch

19 September 2005