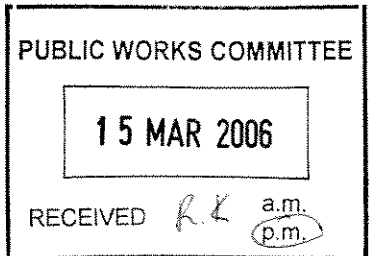




Australian Government
Department of the Environment and Heritage
Australian Greenhouse Office



SUBMISSION 2

Parliamentary Standing Committee on Public Works
Parliament House
Canberra ACT 2600
jcpw@aph.gov.au

Re: Proposed Fit Out of New Leased Premises for Centrelink at Greenway ACT

The works outlined in the Centrelink submission to the Committee dated 7 February 2006 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 Australian Greenhouse Office (AGO) also encourages good practice in installation of adequate electricity and water metering to facilitate accurate reporting and management by Commonwealth agencies. Separate digital metering for tenant light and power and base building services is essential to achieve and validate the proposed 4.5 stars ABGR.

AGO is pleased to note Section 2.10 of the Centrelink submission which states: Section 2.10.1 Centrelink has identified a number of tools which will be used to assess energy efficiency in the design and operation of the building over the lease term including:

- the Commonwealth Government Policy Measures for improving Energy Efficiency in Commonwealth Operations and
- the Australian Building Greenhouse Rating Scheme ABGR 4.5 stars

The proposed building works outlined in Section 2.10.1 and 2.10.2 are generally consistent and do comply with the Commonwealth energy guidelines relating to energy efficient buildings. The Centrelink submission demonstrates a good intention to achieve a 4.5 star ABGR standard for their proposed premise does minimise greenhouse gas emissions.

The AGO has held several meetings with the Centrelink and are encouraged that they have adopted appropriate leasing mechanisms that will ensure the performance 4.5 stars ABGR throughout the term of the lease.

Should you wish additional information please contact Lloyd Woodford at the Department of Environment and Heritage on 02 6274 1734 Fax 02 6274 1814.

Yours sincerely

Lloyd Woodford
Corporate Sustainability and Government Operations
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13 March 2006