



Australian Government

Department of the Environment and Heritage
Australian Greenhouse Office

PUBLIC WORKS COMMITTEE

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Parliamentary Standing Committee on Public Works
Parliament House
Canberra ACT 2600
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Proposed Refurbishment of the Royal Australian Mint Canberra

The works outlined in the Department of Finance and Administration 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 2.7 and 2.8 of the Statement of Evidence for the Royal Australian Mint especially the specified 4.0 star ABGR rating. AGO has held meetings with the Department of Finance and Administration (DOFA) and their consultants and have agreed the following action in consideration as to the likely impact of heritage issues on achieving 4.5 stars ABGR.

- DOFA will use best endeavors to achieve 4.5 stars ABGR base building for the refurbishment of the Administration Building with an undertaking that it will consult with the Department of Environment and Heritage (Buildings and Government Efficiency Team) as to identified heritage issues impacting on the attainment of 4.5 stars ABGR.
- In relation to the Process Building office refurbishment DOFA will use best endeavors to achieve 4.0 stars ABGR base building or better and will consult with DEH as to meeting 4.0 stars ABGR Base Building rating or better, given the identified heritage issues, keeping in mind that the Royal Australian Mint seek a 4.5 stars ABGR tenancy.
- Separate digital metering for tenant light and power and base building services for both the Administration and Process Building.

Tenant Lighting - The Mint 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 Mint 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 of the Mint.

In offering new lease agreements for the Mint buildings, the DOFA would be strongly encouraged to use its best endeavours to incorporate an appropriate Green Lease Schedule so that the finally agreed 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

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4 August 2005