

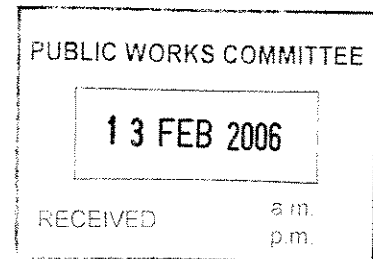


**Australian Government**  


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**Department of the Environment and Heritage**  
**Australian Greenhouse Office**

Parliamentary Standing Committee on Public Works  
 Parliament House  
 Canberra ACT 2600  
[jcpw@aph.gov.au](mailto:jcpw@aph.gov.au)



**Re: Proposed Fit Out of New Leased Premises for the Australian Taxation Office  
 at site known as Section 84, Precinct B & C, Canberra City ACT**

The works outlined in the Australian Taxation Office (ATO) submission to the Committee dated November 2005 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 2.8 of the ATO submission which states:

**Section 2.8.2** *"The following are specified in the building brief to minimize energy usage and operating costs without a reduction in accommodation standards:*

- a) The building will equal or exceed the Australian Building Greenhouse Rating (ABGR) of 4.5 stars*
- b) The building Management System will monitor and control lighting, mechanical services, energy, lifts and water supply.*
- c) Double glazing is to be provided*
- d) Florescent lighting is to have electronic ballasts and triphosphor tubes*
- e) Lighting is to be controlled by an electronic system to reduce energy use especially in unoccupied areas and out of hours*
- f) Acoustic efficient levels that meet current standards.*

**Section 2.8.4**

*"The Tax Office is replacing its existing computer monitors with flat screen LCD monitors that use significantly less power and give off less heat. This places a significant lower heat load on the air conditioning system with resultant lower energy consumption and costs."*

The proposed building works outlined in Section 2.8.2 and 2.8.4 are consistent and do comply with the Commonwealth energy guidelines relating to new buildings. The ATO submission demonstrates a sound intention to achieve a 4.5 star ABGR standard for their proposed new premise.

The AGO has held several meetings with the ATO and their consultants and encourage that they have adopted appropriate leasing mechanisms that will ensure the performance 4.5 stars ABGR performance target throughout the term of the lease..

Should you wish additional information please contact Lloyd Woodford at the Australian Greenhouse Office on 02 6274 1734 Fax 02 6274 1814.

Yours sincerely

Lloyd Woodford  
Corporate Sustainability and Government Operations  
Built Environment and Communities Branch

February 2006