



Australian Government

Department of the Environment, Water, Heritage and the Arts

Mr James Catchpole
Committee Secretary
Parliamentary Standing Committee on Public Works
PO Box 6021
Parliament House
CANBERRA ACT 2600

**PROPOSED FIT-OUT OF LEASED PREMISES
BLOCK 2, SECTION 41 IN THE DIVISION OF GREENWAY AND DISTRICT
OF TUGGERANONG, AUSTRALIAN CAPITAL TERRITORY**

Dear Mr Catchpole

Thank you for the opportunity to comment on the Statement of Evidence for the above mentioned works for the Department of Families, Housing, Community Services and Indigenous Affairs (FaHCSIA).

A review of the Statement of Evidence (the "Statement") to the Joint Parliamentary Standing Committee on Public Works has been carried out for compliance with the *Energy in Government Operations* (EEGO) policy.

In consideration of the information provided in the Statement, I am satisfied that there is intent to comply with the EEGO policy. However, the Statement does not contain sufficient information to fully assess compliance requirements in some areas.

That said, my colleagues and I have discussed the above mentioned works with FaHCSIA and we are satisfied that FaHCSIA will strive to meet its requirements under the EEGO policy where it is cost-effective to do so.

Specifically, the following should be considered in the above mentioned works:

Base Building

- At Para 5.1.6.1, replacement of the Building Management System (BMS) may trigger the major refurbishment category of the EEGO policy. Compliance with the policy would be required if the replacement of the BMS also includes replacement of the BMS control system as it is considered that this could affect the energy efficiency of the site. The Statement does not specify this level of detail.

If the provisions of the EEGO policy apply in this case, FaHCSIA are required to achieve a 4.5 NABERS rating (base building) unless it can be shown that this is not cost effective to achieve.



Whilst it is considered unlikely that the base building of the site would cost effectively achieve a 4.5 star NABERS rating (base building) within the remaining lease term, FaHCSIA should consider what measures are cost effective, with or without financial support from the building owner, in order to comply with the base building requirements of the EEGO policy.

Tenancy

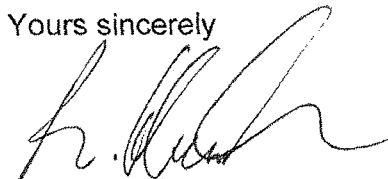
- At Para. 3.4.6.3, FaHCSIA has stated an awareness of the need to achieve a NABERS rating (tenancy) of 4.5 stars as outlined in EEGO. It is recommended that FaHCSIA undertake a NABERS accredited assessment rating on their tenancy to determine the actual rating (tenancy) in addition to the proposed energy audits.

It is possible that the tenancy may cost effectively achieve a 4.5 star NABERS rating (tenancy) within the remaining lease term. Therefore, FaHCSIA should consider what measures are cost effective, with or without financial support from the building owner, in order to comply with the tenancy requirements of the EEGO policy.

- At Para 3.4.6.4, FaCHSIA will aim to upgrade the existing T8 lighting and the existing lighting control system. Under the EEGO policy, there is a requirement for a maximum average lighting intensity of 10 watts per square metre. It is recommended that FaCHSIA work towards achieving this requirement.
- In addition, it is also recommended that FaCHSIA work towards general power intensity (computer and other equipment) average of no more than 9 watts per square metre.

If you wish to discuss this matter further, please do not hesitate to contact me on (02) 6274 1361 or at ross.hamilton@environment.gov.au.

Yours sincerely



Ross Hamilton

Acting Director
Government Energy Efficiency Team
Department of the Environment, Water, Heritage and the Arts

3 July 2009