



NABERS & CBD Assessment for Offices

Information for Real Estate Agents and Building Owners

including changes to legislation for selling & leasing office buildings



Anser are qualified Engineers and Business Professionals with expertise in Energy Consulting. Our aim is to empower your organisation to achieve its goals.

What is a BEEC?

Sellers and lessors of applicable office space must obtain a Building Energy Efficiency Certificate (**BEEC**) before the building goes on the market for sale, lease or sublease.

BEECs are valid for up to **12 months** and include:

- The building's National Australian Built Environment Rating System (**NABERS**) energy star rating
- A tenancy lighting assessment (**TLA**) of the relevant area of the building
- Energy efficiency information for Owners & Tenants

Only certified CBD assessors can assess and register a BEEC for your building.

What is CBD?

The Commercial Building Disclosure (CBD) Program requires energy efficiency information to be provided in most cases when commercial office space of 2,000 square metres or more of Net Lettable Area (NLA) is offered for sale or lease.

On 1 July 2017 this reduces to 1,000 sqm.

The aim of CBD is to improve the energy efficiency of Australia's large office buildings and to ensure prospective buyers and tenants are informed.

The CBD Program is an initiative of the Council of Australian Governments (COAG). It was established by the Building Energy Efficiency Disclosure Act 2010 and is managed by the Australian Government Department of the Environment and Energy.

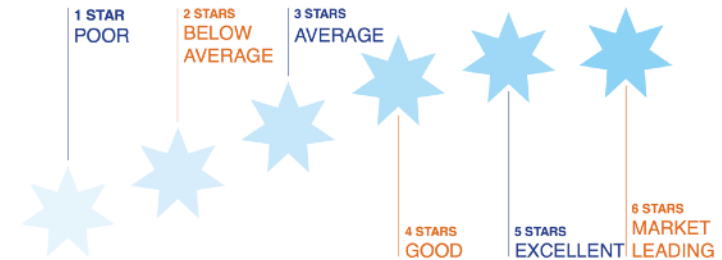
What is NABERS?

Peter Howe and John Hatton are NABERS accredited assessors.



The National Australian Built Environment Rating System (NABERS) provide information about an asset's environmental performance that everyone can understand.

NABERS is based upon a star rating system shown below and is valid for **12 months**.



NABERS is administered Nationally by the NSW Office of Environment and Heritage.

Only a certified NABERS assessor can register an Energy Star Rating for your building.

Why use NABERS?

NABERS ratings are the most valuable sustainability credential available for commercial buildings in Australia. Research shows Office buildings with high NABERS ratings generate better investment returns.

A 5 star rated building in Sydney generates 9% more rental income than a lower star Rated building.



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NABERS Rating Types

NABERS Office Energy ratings can be performed on:

- Base Building: Measures performance of building services (common lighting, lifts, air-conditioning).
- Tenancies: Measures performance of tenanted areas (tenant power, lighting and air-conditioning).
- Whole Building: Measures performance of entire building (both of the above).

NABERS Office Water ratings can be performed only on Whole Buildings.

How can Anser assist you?

Anser professionals are accredited to provide office building efficiency rating services for tenants and owners.

NABERS: Our NABERS accredited assessors will obtain a star rating for your office building or tenancy showing energy and water efficiency. These are a great way to measure and compare the environmental performance and cost effectiveness of your tenanted space or building.

CBD: Our CBD accredited assessors will obtain a Building Energy Efficiency Certificate, which requires both a NABERS Assessment and TLA (Tenancy Lighting Assessment).

Note: A TLA is valid for 5 years and can be updated during that period if the lighting system is improved. The NABERS rating must be reassessed every 12 months.

What if I do nothing?

Without a BEEC, you cannot advertise to sell or lease a building over 2,000 sqm (1,000 sqm from 1 July 2017) and could be subject to fines*.

* Up to \$180,000 initially and \$18,000 a day can be imposed on owners or Real Estate agents involved in the commercial transaction

Our process

Initial Meeting:

Anser will meet with you to discuss your requirements, including your schedule, expected charges and all activities involved in obtaining your BEEC. The client's part is crucial in ensuring delays are minimised by providing information in a timely manner.

Information from the client:

- 13 months of copies of Utility bills for Water/Power and Gas (covers the 12 month rating period)
- Lease agreements documents in place for the rating period covering all of the areas to be assessed (either whole building or single tenancy).
- NLA of the building or tenancy area assessed to Property Council of Australia standard
- Floor plans and Lighting Control diagrams if available
- Number of in use computer work stations (we will confirm through onsite visit)

On Site Assessment:

Once the above information is obtained we will perform an assessment on site gathering data and verifying information obtained. We will require an on-site contact for safety induction, building queries and to access areas of the building for measurement or inspection.

Off Site Assessment:

Anser then process and check all information, perform energy calculations and prepare the submission for the final submission for NABERS and CBD. Anser will discuss all findings prior to submission and advise the client when the BEEC is issued.

Outcomes:

Anser will present its findings before submission and advise when the NABERS rating and BEEC can be expected. We will also outline potential areas of energy saving and ways to enhance your rating for the next assessment.

Timeframe

On average, a 1,500 sqm Building over 3 levels would take a week from initial site visit to submitting the NABERS assessment and CBD rating. This excludes the time taken by the client to gather information.

From lodgement to certification currently takes an additional 15 business days before the BEEC is published and recorded.

As BEECs are a pre-requisite to the sale or lease of your offices we understand their importance to your business and will strive for a fast turn around.

Fees

Anser's fee consist of two parts (1) Anser's assessment fee, and (2) a Rating Lodgement fee, payable by Anser to the NABERS Administrator. This fee must be paid prior to submission.

At Jan 2017 the Rating Lodgement fee for NABERS whole building energy rating was \$1132 and combined Water & Energy was \$1600. Refer www.nabers.gov.au for latest pricing.

There is presently no separate fee for the CBD lodgement. If your building has a current NABERS rating then this can be used for the CBD assessment.

CitySwitch

Signatories to the CitySwitch program (www.cityswitch.net.au) can apply for financial assistance towards the Rating Lodgement fee of their NABERS Energy rating. There is also assistance toward the assessor fee from the City of Perth.

CitySwitch is a great way to maintain focus upon energy efficiency improvement. Anser can assist to ensure you obtain the maximum benefits from these programs.

Contact us for a competitive obligation free quotation.