

Green Pass works with owners and manager of commercial office buildings that have an appreciation for energy efficiency.

[Contact us](#) at Green Pass Australia for an obligation free quotation.

Green Pass clients include:



Hello

Welcome to our first newsletter for 2010

## **Mandatory disclosure Commercial office buildings to commence in 2010**

On Thursday last week Minister Combet introduced the Building Energy Efficiency Disclosure Bill 2010 into the Commonwealth Parliament.

Late 2009 after extensive consultation with state and industry bodies, mandatory disclosure operational parameters were approved for commercial buildings, to commence in the second half of 2010.

Disclosing a building energy efficiency will apply to office buildings only. Disclosure will be required for buildings with a Net Lettable area of (NLA) of more than 2000m<sup>2</sup> and for tenancies with an NLA greater than 2000m<sup>2</sup>.

A BEEC (building energy efficiency Certificate) will be required for office areas when sold or leased. BEEC requirements will apply to the following:

- Office spaces and buildings in excess of 2000m<sup>2</sup> must disclose their rating at point of sale, lease or sub-lease;
- Tenancies less than 2000m<sup>2</sup>, but part of building in excess of 2000m<sup>2</sup> must only disclose their BEEC at point of sale;
- Buildings less than 12 months old do not require a rating.

A BEEC (building Energy efficiency Certificate) will include the following:

- A NABERS base building rating;
- Key Building data – year of construction, size etc;
- Appropriate tenancy lighting details; and
- Energy efficiency guidance for base building and fixed lighting within tenancy space offered for sale or lease.

Owners and managers of commercial buildings have the opportunity to place their energy efficiency as an important part of their buildings credentials.

Identifying base building energy efficiency with a NABERS rating assists in benchmarking the buildings performance in relation to other similar buildings in Australia, assisting in the development of energy efficient measures that result in emission reductions, cost savings and higher NABERS ratings.

## **City Switch**

In February 2010 Green Pass joined the City Switch program, an initiative through Melbourne city council. The program is designed to collect signatories that are prepared to become more energy efficient and disclose their performance.

Program guidelines define signatories are required to conduct a NABERS rating within 4 months of participation and must complete yearly ratings that achieve a 4 star or higher performance.

Energy management and monitoring is crucial component throughout participation in the program. Staff engagement programs ensure energy

efficiency is achieved through effective initiatives.

Green Pass encourages business within Melbourne to participate within the program, Green Pass can facilitate your requirements under participation.

### **Bloom energy**

In February the latest technology buzz for clean energy, focused upon the release of Bloom Energy and the Bloom Box. A fuel cell capable of powering a single home, or join them together to form an energy server to power a building.

Fuel cell technology presents excellent opportunities to the clean energy sector. Although fuel cells have been expensive to build and operate, as result from the use of expensive metals.

The bloom box is different using a ceramic cell technology removing the need for expensive components. The fuel cell uses an anode and cathode coating reacting together with fuel and air to generate electricity.

With the likes of EBay and Google as clients, the potential for large scale distribution is promising, although the current price tag of \$700,000 - \$800,000 results in paybacks that would see out the life of the fuel cell, the price is set to fall and provide costs effective solutions for homes and businesses.

Yours sincerely,



Peter Lovett  
Managing Director

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