



ENVIRONNEWS

Knight Frank

Winter 2010

CBD PROGRAM UPDATE

Formerly Mandatory Disclosure

Mandatory disclosure is here. It was announced that the disclosure requirements under the Commercial Building Disclosure program (CBD program) will commence on 1 November 2010.

The aim of the CBD program is to make energy efficiency information available to potential purchasers and lessees of large commercial office space. Owners and lessors of commercial office space with a net lettable area of 2,000 m² or more, will be required to disclose energy efficiency information to prospective purchasers and tenants when the space is to be sold, leased or subleased.

Disclosure is to be done in the form of a Building Energy Efficiency Certificate (BEEC). A BEEC has three components:-

- 1 The energy efficiency rating of the building in the form of NABERS energy base or whole building certificate
- 2 An assessment of the lighting systems, energy efficiency of the tenanted area of the building that can be expected to remain unchanged when the building is sold, leased or sub-leased
- 3 Advice and guidance materials on the potential energy efficiency performance initiatives of the building.

The legislation contains transitional provisions that will apply for the first twelve months of the scheme (i.e. until November 2011). During this period, a valid National Australian Built Environment Rating System (NABERS) Energy base or whole building rating obtained up until the end of the transitional period, can be disclosed instead of a full Building Energy Efficiency Certificate (BEEC).

General Exemptions

- Newly constructed offices for which the certificate of occupancy is less than 2 years old
- Strata-titled offices
- Part sale of property by sale or partial interest
- Short term leases of less than 12 months
- Major refurbishments - exemption requires a determination

Penalties: Civil penalties maybe imposed for each breach of a disclosure obligation.

Knight Frank can assist you with your NABERS rating

We have a number of qualified assessors across the country, please contact one of our offices for more information.



More tips from True Green @ work



mobilemuster
Official recycling program of the mobile phone industry

Did you know, more than 7 million new mobile phones are sold in Australia with the average life being 2 years. Handsets contain toxic metals including arsenic and lead, which add up to a lot of potentially hazardous waste. Millions of phones haunt homes or office drawers because owners don't know what to do with them.

Why don't you contact Mobile Muster to organise a workplace collection.

www.mobilemuster.com.au

Indoor plants can play a crucial role in your local work environment. A plant on your desk is not only nice to look at but also acts as a natural air filter, absorbing air borne pollutants and computer radiation while replenishing oxygen levels.

Make your desk greener today!



CLEANER ALTERNATIVES

Cogeneration & Trigeneration

Cogeneration and Trigeneration are recognised worldwide as a cleaner alternative to traditional centralised power generation. Their long term future in the global energy markets is justified by their capacity to provide a multitude of financial, operational and environmental benefits from a single unit of fuel. The principles of these types of systems are not new in Australia, but the technology is enjoying somewhat of a resurgence based significantly on the need for buildings to achieve good NABERS ratings, and the implementation of the CBD Program

What does it mean?

Cogeneration

Also known as Combined Heat and Power or CHP, is the simultaneous production of electricity, heating and cooling using a single fuel source on the site being serviced.

- Electricity generated can be consumed on the host site, other nearby sites or exported to the grid for use by others
- Waste heat from the electricity generation process is captured and used onsite or on neighbouring sites (e.g. district heating)

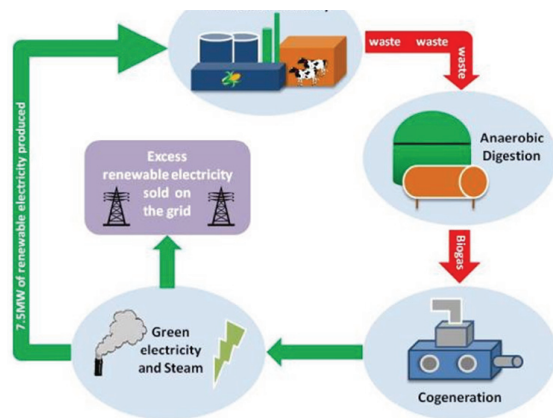
Trigeneration

Also known as Combined Cooling, Heating and Power or CCHP, is the simultaneous production of electricity, heating and/or cooling from a single common fuel source on the site being serviced.

- Electricity generated can be consumed on the host site, other nearby sites or exported to the grid for use by others
- Waste heat from the electricity generation process is captured and used onsite or on neighbouring sites for heating (e.g. district heating) or converted to chilled water using an absorption chiller for cooling (e.g. district cooling)

25-45% energy savings compared to conventional electricity and heat supply

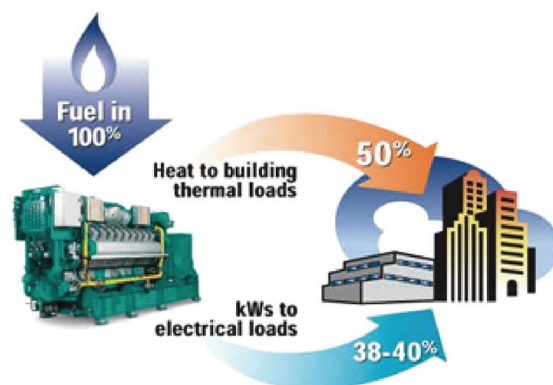
Cogen and Trigen systems offer energy savings of between 25-45 per cent compared to conventional electricity and heat supply from power stations and boilers. In conventional electricity generation, losses of around 20-35 per cent are associated with the transmission and distribution of electricity from relatively remote power stations, via the electricity grid.



An example of cogeneration system efficiency

These losses are greatest when electricity is delivered to the smallest consumers. By using waste heat, the efficiency of a Cogen or Trigen plant can reach 85 per cent or more. Because electricity generated by these systems is normally used locally, transmission and distribution losses are negligible.

These types of installations are sized to meet the demand of the site. When less electricity than required is generated from the system, it is necessary to buy extra power from the grid. However, when more electricity than needed is generated, the surplus can be sold to the grid or supplied to another customer via a distribution system.



Should you wish to talk to Knight Frank about any of the above services, please contact one of our offices below:

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Canberra ACT 2600
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Melbourne
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Perth

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