

Commercial Building Disclosure (CBD) Expansion Consultation

Take the survey

Climate

Response received at:
September 23, 2024 at 03:11 PM GMT+9:30

Response ID:
sbm30b37e759158e57fd6c9f

- 1 Confirm that you have read and understand this privacy notice.
Yes
- 2 Please indicate how and if you want your submission published.
Public and anonymous
- 3 Published name
Not answered
- 4 Confirm that you have read and understand this declaration.
Yes
- 5 First name
[REDACTED]
- 6 Last name
[REDACTED]
- 7 Email
[REDACTED]

- 8 Phone
[REDACTED]
- 9 Who are you answering on behalf of?
Organisation
- 10 Organisation name
[REDACTED]
- 11 What best describes you or your organisation?
Building manager
- 12 What state or territory do you live in?
[REDACTED]
- 13 Postcode
[REDACTED]
- 14 What area best describes where you live?
[REDACTED]
- 15 Would you like to:
Complete the survey with option to upload a submission
- 16 Have you removed any identifying information from your submission?
Not answered
- 17 Upload a submission
Not answered
- 18 Upload a supporting document (optional)
Not answered

- 19 Skip to end of survey
Not answered
- 20 Please rate your level of awareness and knowledge about the Commercial Building Disclosure (CBD) Program.
high
- 21 Please rate your level of awareness and knowledge about the National Australian Built Environment Rating System (NABERS)
high
- 22 What type of building/s are you responding about:
office building
office tenancy
shopping centre
warehouse
cold store
- 23 If other, please specify
Not answered
- 24 If you are responding about a particular building, does that building currently have a National Australian Built Environment Rating System (NABERS) rating?
Yes
- 25 Who is most interested in your buildings' energy use?
ownership [owner/board/shareholder/partners]
- 26 If other, please specify
Not answered
- 27 Are there barriers to you getting and disclosing your building's energy rating?

No

28 What are the barriers?

Not answered

29 If other, please specify

Not answered

30 What might be needed to help you overcome those barriers?

Not answered

31 If other, please specify

Not answered

32 Do you have any suggested improvements to the current program and how it operates?

Be stricter and quicker to act on non-compliance. Review the usefulness of the TLA component of the BEEC, as it is not as well known as the NABERS rating and less useful for tenants.

33 What benefits do you think there are in having a valid NABERS rating?

better able to know and control building energy use (cost savings)

able to know and reduce the buildings carbon emissions

making buildings more attractive to potential buyers/renters/investors/stakeholders/the public

34 If other, please specify

Not answered

35 What are your views on expanding the CBD Program to different types of commercial buildings in line with the suggested road map (see discussion paper for a description of the road map)?

It should be expanded sooner rather than later, but carefully considering the nuances of each sector. Some sectors might be more appropriate to have the renewal requirement

longer than 1 year.

- 36 What do you see are the key opportunities and benefits to expanding the coverage of the CBD Program?

Educates tenants and owners about energy efficiency.

- 37 What are the perceived draw backs, key challenges, or areas of concern you have for the expansion of the CBD Program to your sector / building type?

Costs of increased regulation [Fees and charges]

Poor rating of building

- 38 If other, please specify

Not answered

- 39 Please outline any issues specific to a building type that would need to be considered if the program was expanded to that building?

Warehouse and Cold stores - the rating is a reflection of tenant activity, rather than the building efficiency. A lot of buildings will also not be ratable due to manufacturing facilities.

Shopping centres - there are a lot of different type of shopping centre comparisons and the tool is very sensitive to specific variables. This can create very varied rating results based on the building configuration, what kind of tenants the building has.

Apartments - Cost would be prohibitive as the strata committee would likely not agree to pay. It might make sense to have 2 or 3 year validity period to reduce number of times to be completed.

Office tenancies - Annual review is unnecessary and costly since the tenancy would not have changes made unless there was a change in fitout. It would make sense to have a longer validity period for this rating tool.

- 40 In addition to the NABERS Energy rating, select any other information that should be disclosed

Other

- 41 If other, please specify

Electricity, gas, diesel usage explicitly stated.

- 42 Select which of the following ownership structures should be included in any expansion of the CBD Program:
All
- 43 Provide Reasons for all to be included
All buildings should be included if possible rather than it being determined by the type of structure.
- 44 Provide Reasons for any not to be included
Not answered
- 45 If office tenancies are included in the CBD Program should offices still be required to have a Tenancy Lighting Assessment (TLA) as part of the Building Energy Efficiency Certificate (BEEC)?
Other
- 46 Please specify
Office tenancy NABERS rating measures also the tenant activity, so does not aid a new tenant in determining the efficiency of a space. TLA however does have weaknesses in the way it is assessed so is an approximation of the lighting efficiency of a spaces.
- 47 Provide reasons
Not answered
- 48 What are your views on the use of minimum energy performance standards in the road map to set a minimum standard for buildings to reduce their operational emissions and improve their energy efficiency?
I can see a need to set minimum energy performance standards to ensure that buildings that do not adequately respond through disclosure make improvements
- 49 Please specify
Not answered

50 Further comments

It should be a high ceiling where low performing buildings would actually benefit cost wise by upgrading the efficiency of the building and the MEPS is a way to educate laggards.

51 Provide reasons

Not answered

52 Provide reasons

Not answered

53 For the following two questions select the building types you wish to provide feedback on:

Office Buildings

Office Tenancies

Shopping Centres

Warehouses

Cold Stores

Retail Stores

Other [e.g. Galleries/sport facilities]

54 Office Buildings

Sale or lease of building space of 500 m2 or more meters

55 Please specify

Not answered

56 Office Tenancies

Other

57 Please specify

Every 5 years, similar to TLA

58 Hotel

Not answered

- 59 Please specify
Not answered

- 60 Shopping Centres
Sale or lease

- 61 Please specify
Not answered

- 62 Data Centres
Not answered

- 63 Please specify
Not answered

- 64 Public Hospitals
Not answered

- 65 Please specify
Not answered

- 66 Residential Aged Care
Not answered

- 67 Please specify
Not answered

- 68 Retirement Living
Not answered

- 69 Please specify
Not answered

- 70 Warehouses
Sale or lease
- 71 Please specify
Not answered
- 72 Cold Stores
Sale or lease
- 73 Please specify
Not answered
- 74 Schools
Not answered
- 75 Please specify
Not answered
- 76 Retail Stores
Every 24 months
- 77 Please specify
Not answered
- 78 Higher Education
Not answered
- 79 Please specify
Not answered
- 80 Supermarkets
Not answered

- 81 Please specify
Not answered
- 82 Private Hospitals
Not answered
- 83 Please specify
Not answered
- 84 Medical Centres
Not answered
- 85 Please specify
Not answered
- 86 Other [e.g. Galleries/sport facilities]
Every 24 months
- 87 Please specify
Not answered
- 88 Office Buildings
Disclosure on Government Register
Disclosure on real estate advertisement
Disclosure on website
- 89 Please specify
Not answered
- 90 Office Tenancies
Disclosure on Government Register
- 91 Please specify

Not answered

92 Hotels

Not answered

93 Please specify

Not answered

94 Shopping Centres

Disclosure at premises

Disclosure on website

Disclosure on real estate advertisement

95 Please specify

Not answered

96 Data Centres

Not answered

97 Please specify

Not answered

98 Public Hospitals

Not answered

99 Please specify

Not answered

100 Residential Aged Care

Not answered

101 Please specify

Not answered

102 Retirement Living

Not answered

103 Please specify

Not answered

104 Warehouses

Disclosure on real estate advertisement

Disclosure on Government Register

Disclosure on website

105 Please specify

Not answered

106 Cold Stores

Disclosure on Government Register

Disclosure on website

Disclosure on real estate advertisement

107 Please specify

Not answered

108 Schools

Not answered

109 Please specify

Not answered

110 Retail Stores

Disclosure at premises

111 Please specify

Not answered

112 Higher Education

Not answered

113 Please specify

Not answered

114 Supermarkets

Not answered

115 Please specify

Not answered

116 Private Hospitals

Not answered

117 Please specify

Not answered

118 Medical Centres

Not answered

119 Please specify

Not answered

120 Other [e.g. Galleries/sport facilities]

Disclosure at premises

121 Please specify

Not answered

122 Please provide any other comments you wish to make about the proposed CBD Expansion

Not answered

123 Would you like to upload a document?

No

124 Have you removed any identifying information from your submission?

Not answered

125 Upload a submission

Not answered

126 Upload supporting file

Not answered