

Review of the Commercial Building Disclosure program

Terms of reference

The Commonwealth of Australia, represented by the Department of the Environment and Energy, will undertake a review of the Commercial Building Disclosure (CBD) program and its enabling legislation – the *Building Energy Efficiency Disclosure (BEED) Act 2010*.

The review will consider the effectiveness of the current CBD program which applies to offices and will examine the case for extending it to other high energy using classes of buildings.

The review will assess and provide recommendations on:

1. Whether the CBD program's objectives are clear, remain relevant and are being met.
2. Whether the CBD program is the most effective, appropriate and least-cost way to achieve energy efficiency outcomes including the benefits and costs imposed on industry.
3. The effectiveness of the program in promoting energy efficiency and emissions abatement, both in its own right and in the context of the current framework of energy efficiency measures.
4. The case for expansion of the program to other high energy-using classes of buildings including shopping centres, data centres, hotels (and apartment accommodation), and office tenancies, including the most appropriate form of disclosure in each sector and cost benefit analyses of the preferred options.
5. The impact of changes made in response to the previous review, including lowering the mandatory disclosure threshold for commercial office buildings from 2000 square metres to 1000 square metres and the extension of the Tenancy Lighting Assessment to five years.
6. Whether operational elements of the program are delivering the best outcomes for stakeholders and the program's objectives, including the merits of the Tenancy Lighting Assessment and whether it should be continued or improved, and the merits of requiring periodic ratings instead of ratings triggered by property being offered for sale or lease.
7. Any legislative or regulatory changes required to improve the existing program.

The department will contract a consultancy company to undertake an independent review. The consultant will undertake analysis and consultations and deliver initial findings, a draft and a final report. The final report and recommendations will be provided to the Minister for Energy.

Governance

The Department of the Environment and Energy will provide oversight and support for the review.

The department will establish and chair a Review Reference Group to provide input and advice on the conduct of the review and the consultant's findings.