

Building Management Committee (BMC)

Why do we need a BMC?

A Building Management Committee is needed to:

- > Meet the obligations of the *Green Lease Schedule (GLS)* (Fact Sheet 2) to achieve reduced energy costs.
- > Reduce Australian Government greenhouse emissions in accordance with the Action on Energy Efficiency Programme and the 2006 *Energy Efficiency in Government Operations (EEGO) Policy* (Fact Sheet 1).

How will the BMC operate?

- > The EEGO Policy approach requires an agreement between landlords and tenants to commit to a BMC, to develop an *Energy Management Plan (EMP)* (Fact Sheet 4), implement the plan, monitor the performance of the building and report periodically on the outcomes.
- > In a typical building, the basis of a BMC will already exist and be meeting periodically to manage the building's maintenance, fault reports, occupational health and safety and other requirements.
- > The BMC (for GLS purposes) will meet to review energy performance, exceptions in energy data, implementation of the EMP issues and the production of the various building energy performance reports.
- > Exceptions in energy data and various building reports can be incorporated into the regular management meetings between the tenant and landlord.
- > The BMC committee members will be given reasonable authority so that they can do the things necessary to monitor and implement the EMP.

BMC representatives

- > The BMC tenant and landlord representatives will be nominated by the parties and are authorised to act on behalf of the tenant or landlord.

What skills are required to be on the BMC?

- > BMC participants will need the necessary skills to meet the landlord or tenant's needs and obligations. They will not need to be accredited building or energy experts or hold specialist qualifications.

When does the BMC meet?

- > Quarterly, or as required.

What are the performance indicators for the BMC?

- > The mandatory energy efficiency performance rating, 4.5 stars *Australian Building Greenhouse Rating* (Fact Sheet 3).
- > Energy use targets as identified in the *EMP* (Fact Sheet 4).
- > Historical data and comparative benchmarking.



Building Management Committee (BMC) (cont.)

What are the costs?

- > Most property owners and tenants in commercial buildings already have representatives to manage their interests, this is the essence of a BMC. As such, the cost imposed by the requirement for a BMC should be small and likely to be more than absorbed by the energy savings.

Who do I contact for more information?

EEGO Policy Helpline: (02) 6274 1111

EEGO Policy: www.energy.gov.au