



## **ACT GOVERNMENT ENERGY AND WATER POLICY FOR LEASED GOVERNMENT ACCOMMODATION**

### **Policy Rationale**

The ACT Government has released two documents committing government to pursue improved procurement practise in relation to gaining water and energy savings in government occupied tenancies. These are:

- The [ACT Greenhouse strategy 2000](#) commits government to reduce energy used in the operations of its buildings by 15% by 2004 and by a further 10% by 2008.
- The ACT Government's water resources strategy [Think water, act water – a strategy for sustainable water resources management](#) was released on 28 April 2004 the strategy commits government to updating government procurement practices to encourage greater water efficiency.

There are significant opportunities for the Government to lead by example in the promotion and adoption of sustainability practices through its own leased office tenancies. This policy promotes best practice sustainability standards and incorporates these standards into Government leasing practices.

### **New Government Tenancies in Leased Premises**

#### **1. Requirement for Rating**

All proposals for new leased government accommodation shall include an assessment:

- ◆ Of the greenhouse and energy performance of the building housing the proposed tenancy under the Australian Building Greenhouse Rating (ABGR) scheme <http://www.abgr.com.au> : and
- ◆ Of the water efficiency of the existing appliances and fittings within the building housing the proposed tenancy.

The ACT Government may exclude for lease premises where the building owner or managing agent refuses to provide details of its ABGR base building rating assessment or an assessment of the water efficiency of the building.

#### **2. ABGR Energy Rating**

The ABGR base building assessment shall be considered by the ACT Government when determining which premises should be leased for ACT Government accommodation. The preferred ABGR base building rating required for building

leases is 3.5 star or better. From 1 January 2006 this will increase to a minimum 4 star rating and from 1 January 2007 to a minimum 4.5 stars.

### 3. Water Efficiency

The water efficiency of appliances and fittings within the building housing the proposed tenancy shall be considered by the ACT Government when determining which premises should be selected for future government leased accommodation.

Buildings without cooling towers or where the cooling system uses non-potable water are preferred.

Favourable consideration will be given to premises that are more water efficient as demonstrated by the installation of water efficient fittings and appliances. Measures to be considered include dual flush toilets, taps and shower heads rated at 3A or better, all other water consuming appliances rated at 4A or better, water heaters located within close proximity to the water taps and alternate water sources for toilets where feasible. Where relevant, external landscaping should have water wise garden and irrigation designs, sophisticated automatic controllers and moisture sensors and the use of alternate irrigation sources.

Information on the 5A rating scheme is available from the Water Services Association of Australia <http://www.wsaa.asn.au>

### 4. Tenancy Fitout Minimum Rating Level

All new tenancy fitouts shall strive to achieve a minimum 4 star ABGR tenancy rating performance level. From 1 July 2006 all new tenancy fitouts should achieve a minimum 4.5 star ABGR tenancy rating performance level.

All new tenancy fitouts shall specify dual flush toilets, taps and shower heads rated at 3A or better and all other water consuming appliances rated at 4A or better.

### 5. Right to Waiver

The ACT Government reserves the right to waive any or all of these requirements when selecting a property to lease. In such cases details of the reason for the exception are to be included in the selection documentation provided to the delegate approving the procurement.

### Existing Government Leased Premises

ACT Government agencies are encouraged to self assess their tenancy energy performance, using the ABGR scheme, utilising the data collected as part of the agencies Energy Data Gathering and Reporting (EDGAR) requirements. Agencies are also encouraged to assess their tenancy energy and water efficiency, through audits by a qualified assessor.

Tenancy refurbishments involving lighting upgrades shall be designed to achieve a minimum 4 star ABGR tenancy rating performance level. Refurbishments involving fitting and appliance upgrades shall specify dual flush toilets, shower heads rated at 3A or better, taps rated at 3A or better, and other water consuming appliances at 4A or better.

## Review of Policy

To ensure that this policy continues to meet Government targets and community expectations this Policy Statement is to be reviewed regularly with the first such review to occur no later than 1 July 2007.