

# Building Energy Efficiency Disclosure

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## What is a BEEC?

Under the Building Energy Efficiency Disclosure Act 2010, the Commercial Building Disclosure (CBD) program requires most sellers or lessors of certain office space to obtain and disclose energy efficiency information in a building energy efficiency certificate (BEEC).

## What does a BEEC comprise?

BEECs have three components:

- a NABERS Energy for Offices rating for the building;
- a CBD lighting assessment for the area of the building being sold or leased; and
- general energy efficiency guidance

## When do you need a BEEC?

From 1 November 2011, a BEEC is required if you are selling or leasing a disclosure-affected building or leasing an area of a building that is 'disclosure affected'.

What is a disclosure affected building or area of a building?

Buildings, tenancies or sub-tenancies that are 2,000sq m or more that are capable of being used as commercial offices are considered disclosure affected. Certain exceptions and exemptions apply, including certain sales and leasing transactions ([click here](#)).

## What are the disclosure obligations?

Building owners/lessors must:

- obtain and disclose an up to date energy efficiency rating through a BEEC, and
- include the NABERS Energy star rating from the BEEC in any advertisement for the sale, lease or sublease of the office ([click here for further information on advertising](#)).

A copy of the BEEC must be made available to potential purchasers and tenants, as well as being listed on the Building Energy Efficiency Register on the CBD website ([click here](#)).

## How long does a BEEC remain current?

A BEEC will remain current for 12 months or, if not performed concurrently, until the expiry of either the NABERS Energy rating or the lighting assessment (whichever comes first).

## What are the penalties for failure to comply?

Penalties of up to \$110,000 for the first day and \$11,000 for each subsequent day may be imposed for each breach of a disclosure obligation.

## Where can you find further information?

For more information on the CBD programme refer to [www.cbd.gov.au](http://www.cbd.gov.au)