

Mandatory Disclosure – Its Implications for you.

The Building Energy Efficiency Disclosure Bill 2010 was passed into law as of 1 July 2010. The immediate impact of the bill was to impact properties > 2000 m². A longer term impact will be phased in over the next 12 months as the annexure provisions are brought to effect. These annexures will affect smaller commercial properties and larger private properties. Current feedback from the **Department of Climate Change and Energy Efficiency** is the first rollouts will occur from 1st November 2010. These are confirmed dates from the government website <http://www.cbd.gov.au>. Our advice is to get ahead of the legislation as there are more profitable reasons to conduct an energy / eco sustainability audit..

- 1. Know where your money is going and identify savings**
Our energy audits have helped our clients to understand their consumption, and reduced their costs by between 25% and 40%, and reduce their carbon footprint.
- 2. Mandatory Disclosure Laws are here**
The Building Energy Efficiency Disclosure Bill 2010 has been passed.
- 3. Disclosure to be included with sale or lease of property**
The immediate impact is for commercial properties of 2000 m² or greater. The disclosure needs to be made in the advertisement. There is a provision for phasing in for smaller properties.
- 4. Review of electricity tariff**
By qualifying for bulk tariff you can save a minimum of 20% on the standard tariff which most businesses are on. See if you qualify.
- 5. Retain your tenants**
Energy efficient buildings attract tenants. This is increasingly true as inefficiency attracts higher costs through fines and increased charges.
- 6. Avoid Fines and Criminal Records**
Fines of \$110,000 per offence of non disclosure are applicable to building owners. It will also be a criminal offence to provide false or misleading information.
- 7. Negative Publicity with non or false disclosure**
Offences relating to non or false disclosure will be published to a web site. Getting onto the site will reduce your appeal to prospective tenants or buyers.
- 8. Lose the contract for sale or lease**
Tenants/Purchasers now have the power to withhold the balance of monies owing or in some cases void a contract if there is non or false disclosure.
- 9. Be seen as a Socially Responsible Company**
Auditing your carbon output with a view to becoming carbon neutral will increase your company's appeal to the marketplace in general. Consumers are increasingly aware of climate issues through changing media, such as the internet. Social discussion of your company in its interactions is contributory to growth if the discussion is positive, and of course contributes to decline if it is negative. Being proactive on your carbon emissions is definitely positive.

Independent Inspections is a **certified provider** of carbon footprint and energy audits. Contact us today via email Info@independentinspections.com.au or phone **1300 857 149** to find out where you and your clients stand with regard to this new legislation.



Independent Inspections continues to support community events

- **Symposium on Community Issues of the Disabled.**



Peter Greenham as table facilitator, with Fran Vicary and Byron from the Blue Skies group, discussing the 10 year plan in supporting people with disabilities.

It was hosted by the Queensland Government Department of Communities Disability and Community Care Services. The objective was to share visions within regional forums to create a more inclusive Queensland. The department is forming a 10 year plan, and the symposium was an opportunity to contribute. The plan will be tabled later in the year.

Fran was a presenter at the function, and was very knowledgeable in issues of the disabled. Her presentation was well received. Peter was able to include views from an occupational health and safety aspect. The event was viewed as a cornerstone to the 10 Year Plan.

- **Shine on Logan Campaign live and local**



Logan Local Smile

A presentation on an exciting new Think Local Act Logan initiative. Essentially *Logan Smile* is a Logan specific Community Portal (*website*) which seamlessly links and leverages local business opportunities together with our local community.

Peter was invited to this presentation. The framework for the project was tabled and discussion was encouraged. The project promoting small and medium businesses was launched.

Peter Greenham with Tony Chadwick, Logan office of economic development , Logan city council and the Local Smile representatives

Orica and Greenhouse gas – Institute of Quarrying AGM



Geoff Brent has been involved in R&D in explosives and blasting for over 25 years. He has developed new explosives, initiated products and new blasting methods. He has worked extensively in mines and quarries around the world and for the past few years has led the Sustainability R&D for Orica Mining Services with a focus on greenhouse gas issues and energy efficiency in mining. He has published widely in international journals and conferences and holds many patents.

Geoff Brent and Peter Greenham are discussing greenhouse gas, explosives, blasting and quarrying at the institute of quarrying event

Climate change @ work conference



The conference was an initiative of The Workplace Research Centre, University of Sydney, and was supported by Griffith University, ABC Carbon, Green Pages, Queensland Conservation and HP.

Some Speakers included Dr David Weaver, Professor Ian Lowe, Matthew Skolen, Dr Sally Russell and Per Firor.

Peter Greenham met with Ian Lowe of the Australian Conservation Council.

The conference provided an insight into the latest green business solutions and carbon emissions mitigation practices in the workplace.

It also gave an update on green jobs and green workforce development in Australia.

It was positioned to anyone passionate about achieving a sustainable workplace, as Independent Inspections is.

The conference confirmed the policies set by Independent Inspections in being Environmentally Responsible as being positive market positioning and socially acceptable.

Independent Inspections Tree Giveaway competition !!!



As part of the "I walk green promotion", we are giving away 200 trees to a client who submits their order for our services during the months of August and September, and a Carbon Audit to the value of \$1000. Every \$500 spent will receive 1 entry to the draw.

An entry will be drawn at random from the barrel. The winner will receive a voucher for 200 trees to offset carbon emissions, and a separate voucher for the Carbon Audit. The winners can elect to use the vouchers themselves or pass them on to a valued customer. The total prize value is \$1800. Get your jobs in to be in the draw.

For more information on this service, visit www.iwalkgreen.com. Independent Inspections is a major supporter of this promotion. We encourage companies to participate, and support the events of the promotion.

