

ENERGY EFFICIENCY & YOUR BUSINESS

FACT SHEET

1. WHAT IS AN ENERGY EFFICIENCY AUDIT?

An Energy Efficiency Audit looks at the main uses of energy within a building or facility (site) and makes recommendations for possible improvements in energy efficiency.

The Australian Energy Audits Standard AS/ NZS 3598: 2000¹ defines three levels of Energy Audit as follows:

Level 1

A Level 1 'overview' audit provides an assessment of the overall energy consumption of a site, benchmarks the energy consumption as reasonable or excessive, and allows for energy measures to be tracked and evaluated. It may be in the form of a desktop study, but needs to have sufficient information to determine the site's overall level of consumption. Tracking records bulk energy use information, such as from billing records, to give an overview of energy use patterns. Monitoring implies closer measuring of energy use patterns.

A Level 1 audit provides a cursory guide to potential savings and costs to a level of accuracy of $\pm 40\%$.

Level 2

A Level 2 audit identifies the sources of energy for a site, the amount of energy supplied, and what the energy is used for, via tracking and some monitoring. It also identifies areas where savings may be made, recommends measures to be taken, and provides a statement of costs and potential savings.

A Level 2 audit provides a preliminary assessment of costs and savings with accuracy of figures to generally within $\pm 20\%$. (Level 2 includes a heating, ventilation and air conditioning (HVAC) analysis).

Level 3

A Level 3 audit provides a comprehensive analysis of energy usage, savings and costs. It incorporates both tracking and monitoring, and may cover the whole site or focus on an individual operational area. In general, the results identified within the report require an appropriate level of accuracy and economic analysis to justify a substantial capital investment by stakeholders.

A Level 3 audit provides a firm estimate of savings and costs. Accuracy of figures is $\pm 10\%$ of costs.



By getting an Energy Efficiency Audit, you can decrease your energy consumption, financial costs and greenhouse gas emissions.

¹ Australian Energy Audits Standard AS/ NZS 3598: 2000. Standards Australia.

2. WHAT DOES ECOFUND OFFER?

Ecofund offers Level 1 and specialises in Level 2 Energy Audits based on the Australian Energy Audits Standard AS/ NZS 3598: 2000 (lighting and HVAC analysis).

At Ecofund we like to do things a little differently and offer you services that provide real value. That's why Ecofund's energy efficiency report includes an Energy Marginal Abatement Cost Curve. An Energy Marginal Abatement Cost Curve is an effective management tool that ranks the energy reduction recommendations in your energy efficiency report. It orders energy efficiency opportunities from the most cost-effective (cost per kWh) to the least cost-effective (cost per kWh) making it easy for your business to evaluate pay-back periods for any recommendations chosen for implementation.

3. WHY GET AN ENERGY EFFICIENCY AUDIT?

In this time of rising electricity prices, an Energy Efficiency Audit gives companies an opportunity to reduce spending on electricity and make savings.

There are three direct benefits gained:

- **Financial benefits:** accrue from low, medium or high cost investment measures. These can be realised in several ways and are not only dependent on investment. These include reduced expenditure on energy, reduced maintenance costs, savings in other costs, improved employee well-being and more.
- **Operational benefits:** in addition to direct operational costs, further benefits can be achieved from the information being made available to upper management. This is beneficial in asset planning and decision making, all of which can lead to improved workplace efficiency. These can include reduced maintenance or increased productivity, long-term options involving major refurbishment or influencing future policy on design and operation, and planning for a more effective approach to energy management.
- **Environmental benefits:** these arise from using energy more efficiently, therefore reducing greenhouse gas emissions, reduction of environmental impacts related to energy, a reduction of regional and national energy demand, conservation of natural resource, and promotion of your organisation's commitment to the environment.

4. IMPORTANT ENERGY REGULATIONS THAT MAY IMPACT YOUR BUSINESS.

Federal Government Legislation

The Building Energy Efficiency Disclosure Act 2010 commenced on 1 July 2010 and is being implemented through the Commercial Building Disclosure program. The Commercial Building Disclosure program is a national program designed to improve the energy efficiency of Australia's large offices.

From 1 November 2010, any seller or lessor of a commercial office of 2,000 square metres or more will be required to obtain and disclose an up-to-date energy efficiency rating.

From 1 November 2010 to 31 October 2011, a National Australian Built Environment Rating System (NABERS) base or whole building rating can be disclosed instead of a Building Energy Efficiency Certificate (BEEC).

From 1 November 2011, a BEEC will be required. It includes:

- a NABERS Energy star rating for the building
- an assessment of tenancy lighting in the area of the building that is being sold or leased and
- general energy efficiency guidance.

The NABERS Energy star rating must also be included in any advertisement for the sale, lease or sublease of the office space.

<http://www.cbd.gov.au/>

“Ecofund simplified the process providing practical energy efficiency solutions that far exceeded our expectation of cost savings. Their advice has provided fundamental input to our strategic planning and we would highly recommend their services to anyone.”

Kevin Stone, Manager Facilities Services, Department of Justice and Attorney-General

5. WHAT IS NABERS?

NABERS- the National Australian Built Environment Rating System is a performance based rating system for existing buildings (looks at energy, water and waste).

NABERS rates a building on the basis of its measured operational impacts on the environment, and provides a simple indication of how well you are managing these environmental impacts compared with your peers and neighbours.

<http://www.nabers.com.au/>

WHO IS ECOFUND QUEENSLAND?

Ecofund Queensland is an expert environmental service provider committed to making it easy for Queenslanders, business and government to protect our natural state. Ecofund offers a diverse range of cost-effective products and services to help achieve sustainability goals that give Queensland a brighter future.

Ecofund can provide a complete package of carbon and renewable energy advice and services including:

- National Carbon Offset Standard (NCOS) and National Greenhouse and Energy Reporting Scheme (NGER) carbon footprinting (greenhouse gas inventories) and reporting
- Verification & Audits – Ecofund’s specialised team includes an Australian Government approved Registered Greenhouse & Energy Auditor
- Energy Efficiency Assessments (AS/NZS 3598:2000)
- Carbon offset and GreenPower™ brokerage
- Other specialist carbon management advisory services.

Ecofund also specialises in environmental offsets and facilitating the delivery of habitat and native forest carbon projects, capturing greenhouse gas emissions and enhancing biodiversity outcomes.



Contact us today to find out how we can help your business reduce its energy use and save money.

CONTACT US

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At Ecofund, we're dedicated to saving you money.
That's why our Energy Efficiency Audits provide real value,
identifying practical ways to reduce your energy costs.