**Introduction**

The Green Lease Schedule is a formal commitment between tenants and building owners which sets a minimum ongoing operational building energy performance standard. The Australian Government has led the way in the use of green leases and in 2006 introduced Green Lease Schedule requirements for new office lease as a key component to the Energy Efficiency in Government Operations (EEGO) policy. Green Lease Schedules are designed to provide an effective legal and management mechanism for building tenants and owners to maximise the energy efficiency of the office buildings they occupy.[[1]](#footnote-1)

The building located at 50 Marcus Clark Street in Canberra has been leased and occupied by the Department of Education, Employment and Workplace Relations (DEEWR) since mid-2010. The lease included a Green Lease Schedule which has proven to be a practical and effective way of managing energy efficiency and sustainability at the site. The case study includes an assessment of building documentation, performance reports and detailed consultation with the building owner and tenant representatives.

The 50 Marcus Clark Street building is approximately 40,000 square meters in size and was designed to achieve a 5 Star NABERS Energy rating (with 4.5 star NABERS being the minimum requirement under a Green Lease Schedule). This NABERS rating was for both the based building (relating mainly to plant and equipment) and tenancy (mainly internal lighting, computer equipment and office equipment). NABERS Energy assesses the actual energy use of a building over a 12-month period, including associated greenhouse gas emissions. In addition to the NABERS Energy rating, the site achieved a 6 GreenStar Office Design rating. There are currently no GreenStar requirements under the Green Lease Schedule requirements in the EEGO policy but GreenStar does offer additional environmental benefits over what NABERS measures and some elements can be effectively managed through a green lease.

The Department of Climate Change and Energy Efficiency (DCCEE) would like to thank DEEWR and Walker Corporation for their cooperation in preparing this case study, as well as Dr Steve Burroughs for conducting interviews and writing up this work on DCCEE’s behalf.

1. Australian Government, Department of Climate Change and Energy Efficiency, Green Lease Schedule, http://www.climatechange.gov.au/en/government/initiatives/eego/green-lease-schedule.aspx [↑](#footnote-ref-1)