

## **A window on energy disclosure**

From 1 November 2010 most sellers or lessors of office space of 2,000m<sup>2</sup> or more will be required to obtain and disclose a current energy efficiency rating. This requirement forms the basis of the Building Energy Disclosure Bill 2010, passed in Federal Parliament in June this year<sup>1</sup>.

Glazing plays a pivotal role in the energy assessment of a building. The last decade has seen a dramatic increase in the use of architectural glass, which has exacerbated the problems of heat gain and wasted energy. Window film can address these issues while improving the energy rating of a building, and as such will become a vital consideration once the Commercial Building Disclosure (CBD) program takes effect.

Rob Hamilton, President of the Window Film Association of Australia and New Zealand (WFAANZ), comments, "As a retrofit window treatment option, window film has long been recognised as a major player in the push for environmentally friendly building practise. Its commercial applications are compelling, especially in light of the new energy disclosure requirements."

Advances in solar control window film mean that some films have better solar protection properties than glass. The carbon cost of solar control window film is less than one kilogram per square metre, while one square metre of a low-e wood window, for example, has a carbon cost of 253 kilograms.<sup>2</sup> This takes into account the life cycle of the product, from its extraction and manufacture through to its application.

Rob comments, "Case studies show that air conditioning usage has been reduced by as much as 30% after the application of window film. This creates energy savings and less pressure on the conditioner unit."

Windows without film can account for up to 87% heat gain inside a room. Window film can reduce up to 99% UV radiation, 79% total solar energy and 90% glare<sup>3</sup>, while letting in natural light. So views can be enjoyed without the need for curtains, blinds or awnings, which can save the building owner or developer even more money.

Rob concludes "The existing need for superior energy efficiency measures will only be compounded by the introduction of the Building Energy Disclosure Bill. The window film industry will contribute to the program by providing a cost effective solution for those seeking to improve their building's energy rating."

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<sup>1</sup> The CBD program was designed to encourage the construction of new energy efficient commercial space, and the introduction of advanced energy efficient measures in existing buildings

<sup>2</sup> 2009 Building Energy Data Book, published by the U.S. Department of Energy

<sup>3</sup> Different films have different benefits, these figures may vary depending on the product in question

### About the Building Energy Disclosure Bill 2010

Commercial Building Disclosure (CBD) is a national program designed to improve the energy efficiency of Australia's large office buildings.

There is a transition period for the first year of the program where a valid National Australian Built Environment Rating System (NABERS) Energy base or whole building rating can be disclosed.

From 1 November 2011 a full Building Energy Efficiency Certificate (BEEC) will need to be disclosed. BEECs are valid for 12 months, must be publicly accessible on the online Building Energy Efficiency Register, and include:

- 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.

The CBD program has been developed by the Australian, state and territory governments, as part of a broad package of measures to encourage building energy efficiency. The program is managed by the Australian Government Department of Climate Change and Energy Efficiency.

The above information was directly sourced from [www.cbd.gov.au](http://www.cbd.gov.au)

### About window film

Window film, or window tint, has come a long way since its introduction in 1961. Advanced technologies mean window films now offer greater variety of shades, colours and performance levels; the best products are guaranteed to survive the harsh Australian climate with scratch resistant coatings for protection and metallic layers for colour stability.

### About WFAANZ

A non-profit organisation, WFAANZ is dedicated to improving the standard of product and installation of window film in Australia and New Zealand, while promoting the performance, values and cost effectiveness of window film. The association sets out performance guidelines for its members and is a reliable voice for window film manufacturers, suppliers and applicators at all regulatory levels. For more information please visit [www.wfaanz.org.au](http://www.wfaanz.org.au).

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For further media information, images or an interview please contact:

Ally Cronan

WFAANZ PR Manager

0413 626 365 • [allypr3@bigpond.com](mailto:allypr3@bigpond.com) • 02 9401 0222