



Australian Government  
Clean Energy Regulator

EMISSIONS  
REDUCTION  
FUND

# Participating in the Emissions Reduction Fund

A guide to the commercial  
buildings method 2015

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# The Emissions Reduction Fund

The Emissions Reduction Fund is a voluntary scheme that aims to reduce Australia's greenhouse gas emissions by providing incentives for a range of organisations and individuals to adopt new practices and technologies to reduce their emissions.

Emissions Reduction Fund projects must be conducted according to an approved method. A number of activities are eligible under the scheme and individuals and organisations taking part may be able to earn Australian carbon credit units (ACCUs). One ACCU is earned for each tonne of carbon dioxide equivalent (tCO<sub>2</sub>-e) stored or avoided by a project. ACCUs may be sold to generate additional income, either to the government through a Carbon Abatement Contract, or in the secondary market.

## Why participate?

As well as contributing to Australia's efforts to reduce the amount of greenhouse gas entering the atmosphere and the opportunity to earn ACCUs, running an Emissions Reduction Fund project may offer a range of other benefits for scheme participants. A commercial buildings project may help reduce the carbon footprint of an organisation by reducing the amount of energy used by equipment in buildings such as offices, shopping centres or hotels. This saves money on energy bills, as well as reducing greenhouse gas emissions.

## Using this guide

This guide provides an introduction to conduct a commercial buildings project using the *Carbon Credits (Carbon Farming Initiative— Commercial Buildings) Methodology Determination 2015* (referred to as the method), and provides a summary to assist you read this method. Methodology Determinations set out the rules for conducting activities under the Emissions Reduction Fund to earn ACCUs.

The guide is complementary to the [Carbon Credits \(Carbon Farming Initiative\) Act 2011<sup>1</sup>](#) (the Act), the associated legislative rules, approved method and explanatory statement, but does not replace them. It has been prepared by the Clean Energy Regulator, an independent Australian statutory authority responsible for administering legislation to reduce carbon emissions and increase the use of clean energy.

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<sup>1</sup> <https://www.comlaw.gov.au/Series/C2011A00101>

# Overview of a commercial buildings project

A commercial buildings project involves improving the energy performance of offices, shopping centres or hotels rateable under the National Australian Built Environment Rating System (NABERS). In doing so, the project reduces emissions associated with the electricity consumed within the building, as well as any direct fuel combustion (e.g. in boilers and gas heaters). The net reduction in greenhouse gas emissions as a result of a project is called ‘abatement’.

The emissions avoided by a commercial buildings project are calculated using [NABERS](#)<sup>2</sup> energy ratings and tools. NABERS is a national star rating system that measures the environmental performance of Australian buildings and tenancies, from zero stars (very poor performance) to six stars (market-leading performance). NABERS rates the energy performance of commercial buildings using measured and verified operational performance information, such as utility bills. The information is adjusted depending on the size and use of the building and converted into a star rating.

The energy performance of a commercial building is rated under NABERS before the project starts. It is then rated regularly for the duration of the project to measure reductions in emissions due to building energy-efficiency upgrades, compared with a business-as-usual baseline. An increase of one star in the NABERS rating for each building must be achieved before ACCUs can be credited to the project.

To conduct a commercial buildings project and earn ACCUs, make sure you read and understand the method and other legislative requirements. You will need to:

- Download and read the [Carbon Credits \(Carbon Farming Initiative – Commercial Buildings\) Methodology Determination 2015](#)<sup>3</sup> and [explanatory statement](#)<sup>4</sup>.
- Download and understand how the [Carbon Credits \(Carbon Farming Initiative\) Act 2011 \(the CFI Act\)](#)<sup>5</sup>, the [Carbon Credits \(Carbon Farming Initiative\) Regulations 2011](#)<sup>6</sup> and the [Carbon Credits \(Carbon Farming Initiative\) Rule 2015](#)<sup>7</sup> apply to your project.
- Download and use the NABERS star rating tools ([rating calculator](#)<sup>8</sup> and [energy reverse calculators](#)<sup>9</sup>).
- Ensure your project meets the eligibility requirements of the method and requirements of the CFI Act.

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<sup>2</sup> <http://www.nabers.gov.au/public/WebPages/Home.aspx>

<sup>3</sup> <http://www.comlaw.gov.au/Details/F2015L00058>

<sup>4</sup> <http://www.comlaw.gov.au/Details/F2015L00058/Explanatory%20Statement/Text>

<sup>5</sup> <http://www.comlaw.gov.au/Series/C2011A00101>

<sup>6</sup> <http://www.comlaw.gov.au/Series/F2011L02583>

<sup>7</sup> <http://www.comlaw.gov.au/Details/F2015L00156>

<sup>8</sup> <http://www.nabers.gov.au/public/WebPages/RatingCalculator.aspx?module=40>

<sup>9</sup> <http://www.nabers.gov.au/public/WebPages/ContentStandard.aspx?module=40&template=3&include=Reverse.htm&side=CommitmentAgrTertiary.htm>

- Ensure you have the [legal right](#)<sup>10</sup> to conduct your project as well as the consent of anyone with a legal interest in the site or assets included in the project.
- Apply to register as a scheme participant, to open an account in the Australian National Registry of Emissions Units (ANREU) and to conduct a commercial buildings project. See Section 9 of the method for the information that you must include in your application. Guidance is available on the [Clean Energy Regulator website](#)<sup>11</sup> to assist you to complete your application form.
- Set up your project according to the instructions in Parts 2 and 3 of the method. Set up record keeping and monitoring systems for your project as required by Part 5 of the method.
- Estimate the abatement of your project over the crediting period, obtain an audit schedule for your project from the Clean Energy Regulator and engage a Category 2 Greenhouse and Energy Auditor early on in your project. Submit audits of your project according to your audit schedule.
- Determine the amount of carbon dioxide equivalent emissions that your project avoids using the calculations in Part 4 of the method.
- Submit your project report and application for ACCUs to the Clean Energy Regulator for assessment.

Remember to download a copy of the [explanatory statement](#)<sup>12</sup> to read along with the commercial buildings method. The explanatory statement provides further detail and is an important document for interpreting and understanding the method.

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<sup>10</sup> <http://www.cleanenergyregulator.gov.au/ERF/Want-to-participate-in-the-Emissions-Reduction-Fund/Planning-a-project/Legal-right>

<sup>11</sup> <http://www.cleanenergyregulator.gov.au/ERF/Choosing-a-project-type/Opportunities-for-industry/energy-efficiency-methods/Commercial-buildings>

<sup>12</sup> <http://www.comlaw.gov.au/Details/F2015L00058/Explanatory%20Statement/Text>

# What does a commercial buildings project look like?

Commercial buildings projects apply only to existing buildings. A project can involve a single building or a group of buildings.

To be included in a project, buildings must be rateable under NABERS, as one of the following building types:

- offices
- hotels, or
- shopping centres.

## Double counting

Participants are reminded that a 'no double counting' test applies to all projects (see section 15A). This means that you should be aware of any other Emissions Reduction Fund projects operating within the commercial buildings in your project, and check whether they would affect the amount of emissions reductions you can claim under your project.

Mixed use buildings may be included in the project, as long as they can be rated by NABERS as one of the three eligible types of commercial building. Multiple buildings rated together and ratings covering part of an office building (base building or tenancy ratings) may also be used.

The commercial buildings method does not specify any particular activities that you must undertake. Rather, it allows for a broad range of actions to improve a building's energy performance (see Section 7 in the method). Some examples of suitable activities are provided below.

- Upgrade equipment that uses energy. For example replace old computers in an office building with new energy efficient models.
- Change how energy use equipment is controlled or operated. For example install lighting control systems that dim lights in response to daylight levels.
- Change to lower emission fuels. For example switch from electric to gas water heating.
- Change the building shell. For example install energy efficient window glazing.
- Promote energy conservation to occupants. For example encourage people to turn off lights and computers at night.

Each activity that is included in a commercial buildings project must be reasonably expected to reduce emissions from the building. Together, the sum of activities in each building must be reasonably expected to improve the NABERS rating of that building by at least one star. Buildings do not have to have the same NABERS rating to be grouped together in a project.

A commercial buildings project can be conducted by owners, tenants or property managers of office buildings, shopping centres or hotels, or other aggregators of these types of buildings. An accredited NABERS assessor will have to be engaged.

Different activities can be undertaken in different buildings, and buildings within the same project do not need to be the same type.

### **Legal right**

To register an Emissions Reduction Fund project you must be able to demonstrate that you have the legal right to carry out the project on, or for, all specified sites or assets listed in your application and the exclusive legal right to any ACCUs arising from the project. This must be demonstrated to the satisfaction of the Clean Energy Regulator when you apply to have the project registered. Legal right for the entire project (for all sites) will be audited in the initial audit report and subsequent audit reports will also check legal right for buildings added since the last audit.

Obtaining legal right may require you to consult with and make arrangements with a number of different stakeholders. These may include building owners, lessees and service providers (companies providing maintenance and repair etc.) who may have an interest in, or be affected by the project.

You are encouraged to review legal right information available on the Clean Energy Regulator website and consider seeking legal advice to ensure you have the legal right to carry out the project.

Full details of what is required for a commercial buildings project to be considered an eligible offsets project by the Clean Energy Regulator are in Parts 2 and 3 of the method and explanatory statement. Criteria regarding other government programmes, regulatory additionally and renewable energy are detailed below.

## **Renewable electricity in the Emissions Reduction Fund**

Renewable electricity generation systems may be eligible under either the Emissions Reduction Fund or the Renewable Energy Target, but a single system cannot receive an incentive under both schemes.

The commercial buildings method allows you to choose whether to include renewable electricity generation systems as an activity in your project, or exclude them and instead receive a financial incentive under the Renewable Energy Target.

More information about the requirements for renewable electricity generation systems and Emissions Reduction Fund projects can be found in Section 21 of the Carbon Credits (Carbon Farming Initiative) Rule 2015.

## **Government programmes**

There is a list of government programmes that you cannot receive support from and be eligible under the Emissions Reduction Fund. These programmes are set out in Section 21 of the legislative rule and include the following programs:

- The Renewable Energy Target (RET) including the Small-scale Renewable Energy Scheme
- The NSW Energy Savings Scheme
- The Victorian Energy Efficiency Target
- The South Australian Retailer Energy Efficiency Scheme
- The ACT Energy Efficiency Improvement Scheme

## **Is this activity required by law?**

You cannot apply to run a project under the commercial buildings method if your project is required by law. Legal requirements differ between states, territories and local government areas.

Some local government areas have minimum NABERS rating requirements linked to development approval. In these instances, an application may be made to run a project under the Emissions Reduction Fund however the minimum abatement amount required to earn credits will be applied above the minimum improvement required by the local government area. For example, if the local government area requires a four star NABERS rating, your project will need to result in a minimum abatement amount that is equivalent to a one star increase on the four star requirement.

If you are seeking to recruit buildings in an area where you do not normally conduct business activities, it is your responsibility to ensure that you have a good understanding of your legal obligations.

# Setting up and running a commercial buildings project

How a commercial buildings project is set up and run is critical for determining the amount of abatement that has occurred and how many ACCUs may be issued. Parts 3 and 4 of the method and explanatory statement describe in detail how to set up a project, and how to calculate the abatement that has occurred.

Setting up and running a commercial buildings project can be divided into the following parts. In each part, the relevant sections of the method and explanatory statement are referred to and explain the project in more detail.

## Conduct a NABERS energy rating for each building

The first step in your commercial buildings project is to identify a building or set of buildings that can be upgraded to be more energy efficient. You can arrange an accredited NABERS assessor to conduct a NABERS energy rating for each building, or use an existing NABERS energy rating for each building, as long as either option meets the requirements for a 'previous NABERS energy rating' as defined in Part 1 and Section 16 in the method.

For example, a previous NABERS energy rating must:

- have ended before you begin any activities to upgrade the building, but not more than 18 months before the start of crediting period
- be for the same type of commercial building as the building used in the measurement period (e.g. a building rated as a hotel in its previous NABERS energy rating cannot later be rated as an office), and
- be for a building of about the same area, changes of up to 10 per cent in area are permitted, to accommodate minor alterations to layout.

## Calculate the baseline NABERS energy rating for each building

The baseline NABERS energy rating is an estimate of what a building's star rating would be if your project did not occur. It is used later on in a project when you estimate baseline emissions.

The baseline NABERS energy rating is increased by an annual adjustment factor of 0.15 stars to account for increases in energy efficiency that occur as part of business-as-usual practice (see Section 22 in the method).

The adjustment is intended to capture changes in energy performance on two scales:

- incremental changes over time, for example by replacing small appliances with more efficient models as they reach their end of life

- larger changes that would be expected to occur even if your project did not occur, for example by replacing or removing a large piece of energy consuming equipment.

Each year, the star rating improvement is added to the previous NABERS energy rating to determine the baseline NABERS energy rating for a building. This is done using Equation 4 (see Figure 2).

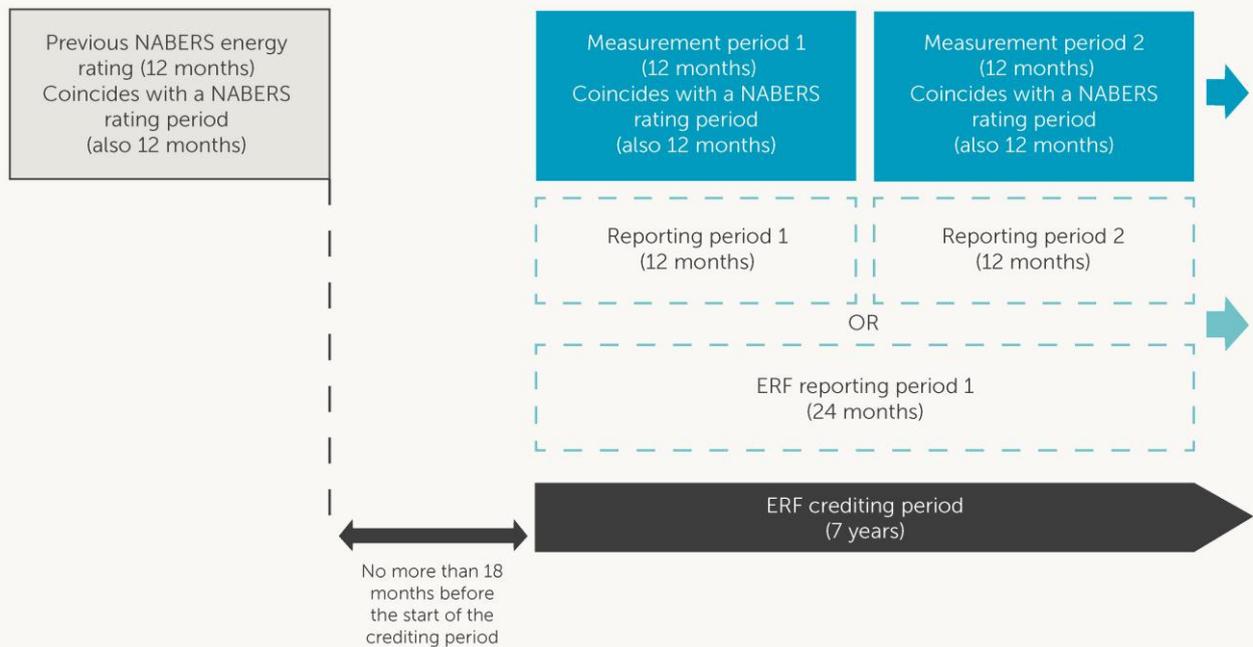
### Measurement and reporting periods in a commercial buildings project

Under the commercial buildings method, a measurement period is a 12 month period over which a building's energy consumption must be measured, in addition to any renewable electricity generated and consumed onsite.

You may choose when your measurement periods start, but they must coincide with a 12 month NABERS rating period for that building (see Figure 1: Measurement and reporting periods in a commercial buildings project).

To be issued with ACCUs, a participant must submit regular reports to the Clean Energy Regulator. A reporting period for a commercial buildings project can be either 12 or 24 months. Therefore, there can be either one or two 12 month measurement periods in a reporting period.

**Figure 1: Measurement and reporting periods in a commercial buildings project**



### Calculate the baseline emissions for each building

Like the baseline NABERS energy rating, baseline emissions represent the emissions that would have been attributable to the building if your project did not occur. The baseline provides a point against which any reductions in the emissions generated by your project's buildings are measured.

For commercial buildings projects, the baseline emissions are calculated using Equation 3 (see Figure 2: Determining net abatement for a commercial buildings project).

Equation 3 estimates the baseline emissions using the baseline NABERS energy rating and the relevant [NABERS energy rating reverse calculator](#)<sup>13</sup>. The energy rating reverse calculators estimate a building's energy consumption and greenhouse gas emissions based on the type of building and its NABERS energy rating.

For a detailed explanation of the inputs to Equation 3, refer to Section 21 of the method and explanatory statement.

## Implement the project activities in your buildings

The combination of activities, and their potential to save energy in each building, must reduce energy consumption sufficiently to increase the NABERS energy rating by one star compared with the baseline NABERS energy rating of that building (see Section 7 in the method, and calculate abatement and the minimum abatement amount section later in this guide). If your proposed activities will not substantially reduce abatement, or if abatement cannot be predicted accurately, then your project is unlikely to be viable.

### Removing inefficient equipment

If you remove equipment from the building as part of a project, you must either dispose of it properly or recycle it as per Section 10 in the method.

For example, you could either dispose of old fluorescent lights from an office building, or sell them to a specialty recycler. You may not reuse them or sell them for use elsewhere, because this would not reduce their overall emissions.

## Calculate emissions from the project

Every project needs to take into account emissions that arise from running it (see Division 4 in the method). This is to ensure these emissions are included in calculations that determine net CO<sub>2</sub>-e abatement for a reporting period and crediting period.

Project emissions for a building are calculated using Equation 5 (see Section 24 in the method and Figure 2). This equation multiplies electricity and fuel consumption, as reported in the NABERS energy rating report, by the relevant emissions factors for different fuels and greenhouse gases.

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<sup>13</sup>

<http://www.nabers.gov.au/public/WebPages/ContentStandard.aspx?module=40&template=3&include=Reverse.htm&side=CommitmentAgrTertiary.htm>



The method also includes an adjustment for buildings that generate and consume renewable electricity onsite (Section 25 in the method). The adjustment takes into account any emissions that would have occurred if the renewable electricity had instead been purchased from the electricity grid. These theoretical emissions are calculated using Equation 6 (Figure 2: Determining net abatement for a commercial buildings project).

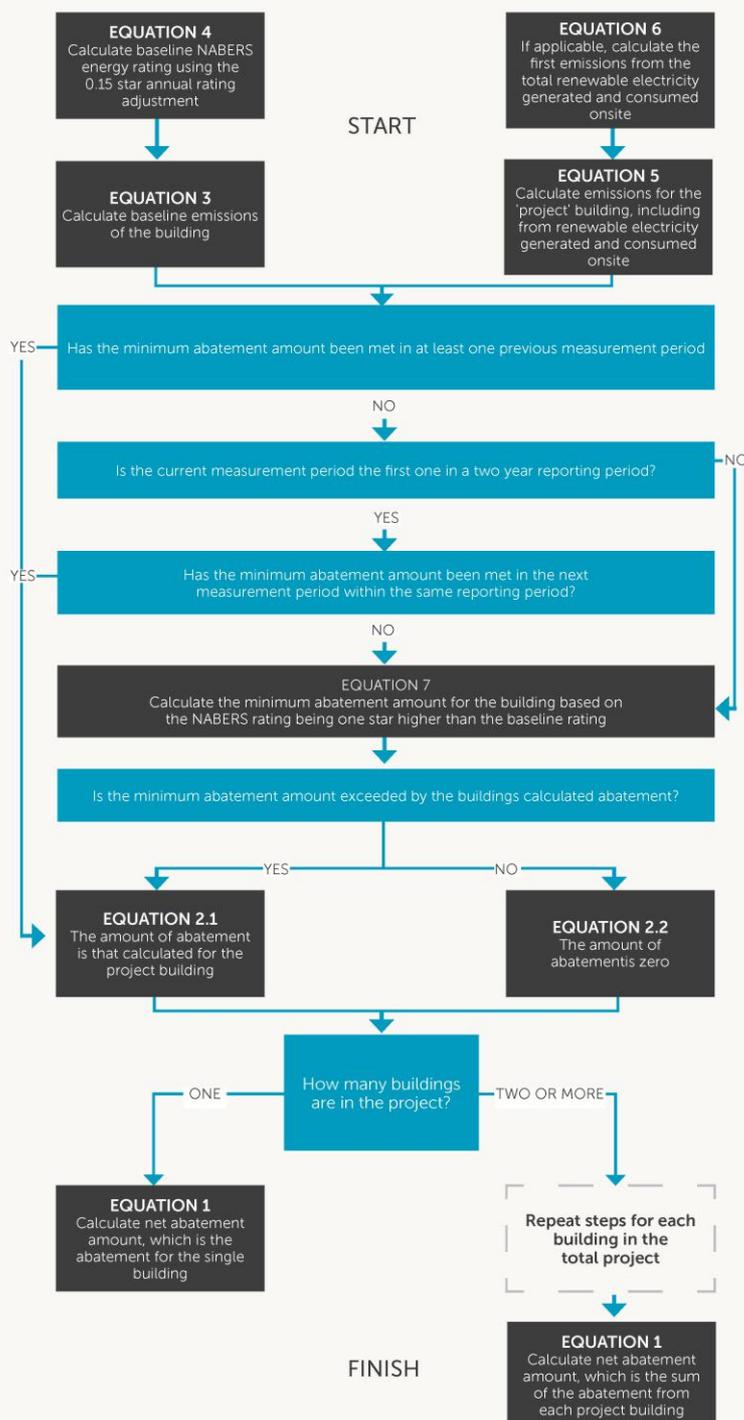
### **What's CO<sub>2</sub>-e?**

CO<sub>2</sub>-e (carbon dioxide equivalent) is a measure of the warming effect of different greenhouse gases that allows them to be compared to the equivalent amount of carbon dioxide. It refers to the amount of carbon dioxide that would give the same warming effect as each greenhouse gas that is emitted by an activity.

**Figure 2: Determining net abatement for a commercial buildings project**

Figure 2 outlines the process used to determine the net abatement amount for a commercial buildings project.

Data needed to complete the sequence of equations are drawn from a number of sources. Most data comes from NABERS energy rating reports and tools such as the energy reverse calculators. Some parameters will also be drawn from the National Greenhouse and Energy Reporting (NGER) Regulations and National Greenhouse Accounts Factors document. The method and explanatory statement explain which parameters are used in each equation.



The adjustment is only relevant in certain cases, as defined under ‘renewable electricity generated and consumed onsite’ Section 5 in Part 1 of the method. It applies if the renewable energy system used in the building is already receiving support under another government programme (see below). An example is electricity from a solar photovoltaic system that has received small-scale technology certificates under the Renewable Energy Target, if electricity generated by the system is fed directly into the building rather than immediately being exported to the grid.

The adjustment allows you to install renewable electricity generation equipment that has received certificates under the Renewable Energy Target without affecting your project’s eligibility. This is because emissions reductions caused by renewable generation do not count towards the net abatement of emissions in these projects.

### **Calculate abatement and the minimum abatement amount**

To reduce emissions to a level required to earn ACCUs, each building in the project must meet a minimum threshold for abatement for at least one measurement period. This is called the minimum abatement amount, and is the reduction in emissions that corresponds to a one star improvement in a building’s baseline NABERS energy rating. Using the minimum abatement amount helps to ensure that ACCUs are only earned when a building’s energy performance has significantly improved.

The minimum abatement amount is worked out using Equation 7 (Section 27 in the method and Figure 2). The emissions for each energy type are added to find the total emissions that would be attributable to the building if its rating was one star higher than the baseline NABERS rating. This value is then subtracted from the baseline emissions that you previously calculated using Equation 3.

Once you have determined a building’s minimum abatement amount, you can work out the total abatement for each building in the measurement period. Abatement is calculated by subtracting the project emissions from the baseline emissions using either Equation 2.1 or Equation 2.2 (Section 19 in the method and Figure 2).

Equation 2.1 is used when the reductions in emissions from a building are equal to or greater than the minimum abatement amount in either:

- a previous measurement period
- the current measurement period, or
- the subsequent measurement period, if it is the second measurement period in a two-year reporting period.

Equation 2.2 is used if emissions reductions from a building are less than the minimum abatement amount in the same three circumstances described above. In these cases, the abatement for the building for the measurement period is zero. Buildings with zero abatement do not count towards the project’s net abatement, as described in the next section.

## Undertaking abatement calculations

To ensure that you plan sufficient activities to reach the minimum abatement amount, and that your estimates of abatement and calculations are reliable, it is important to involve qualified professionals in the process.

For commercial buildings projects, this includes accredited NABERS assessors. It may also include accredited engineers or auditors for schemes such as the National Greenhouse and Energy Reporting scheme or the NSW Energy Savings Scheme.

## Calculate the net amount of abatement and number of ACCUs

The final step in determining the number of ACCUs that may be issued for a reporting period involves working out your project's net greenhouse gas abatement in tonnes CO<sub>2</sub>-e.

The net abatement for your project is determined using Equation 1 (Section 18 in the method and Figure 2). This equation adds together the abatement from all buildings in each measurement period in the reporting period.

As described in the previous section, each building included in the net abatement calculation must meet the threshold for the minimum abatement amount.

The commercial buildings method allows you to voluntarily exclude a building for a measurement period. For example, you can exclude a building if it did not have a NABERS rating conducted during that measurement period. Under certain conditions, buildings must be excluded from the calculation of net abatement. For example, you must exclude a building if renovations have added a new wing, and the previous NABERS energy rating for the building no longer meets the conditions set out in Section 16 of the method.

## Monitoring and record keeping

The Clean Energy Regulator recommends that you draw up a plan for the monitoring, data collecting and record keeping required for an offsets report as specified in Part 5 of the method. The means of collecting and recording data will need to be in place from the start of the project. Should a project report and associated audit show that data collecting and record keeping has not been in place for the entire reporting period, ACCUs may not be issued for some or all of that reporting period.

When developing your plan, make sure you have the right controls and processes around your data. Are you collecting your data efficiently? Will you be able to maintain your data in the event of an emergency such as a fire?

Commercial buildings projects have specific monitoring requirements related to renewable electricity generation (Section 33 of the method). The requirements state that any renewable electricity generated and consumed onsite that is not accounted for in the building's NABERS energy rating must be monitored using a meter or inverter.

The different types of records that must be kept for a commercial buildings project are described in Section 31 of the method. These include:

- relevant NABERS energy rating reports
- abatement calculations
- information about the location of buildings in the project, and
- disposal records for energy consuming or generating equipment, and for building components.

Minor or trivial changes do not need to be recorded. For example, you would not need to record the replacement of a broken microwave oven in an office building with a new model that happens to be more energy efficient. However, you would need to record the deliberate replacement of microwaves in each room of a hotel with more energy efficient models.

## Project and audit reports

You need to report on your project to the Clean Energy Regulator and may report every 12 or 24 months. As a NABERS rating period lasts 12 months, reporting periods of less than one year are not possible. Sections 76(1)(e) and 76(2)(e) of the CFI Act limit the maximum length of a reporting period to two years.

The Act allows a participant, by giving written notice to the Clean Energy Regulator, to divide the project into two or more specified parts and report separately on those parts – this is called partial reporting. Minimum reporting periods, eligibility criteria, record keeping requirements and all other requirements of the Act and method apply equally to all parts of a project. This means that every building in the project will need to be reported on at least once every two years and all years for all buildings must have been reported on either in the final report or in earlier reports.

Audits are required where indicated in your project's audit schedule. The Clean Energy Regulator will provide you with an audit schedule following your project registration.

Section 29 of the method lists the information that must be included in your project reports. Applications for ACCUs can be made at the same time as you submit your project reports using the *Certificate of entitlement including offsets report form*. Full reporting, record keeping and monitoring requirements are set out in regulations and rules made under the Act. You should familiarise yourself with these requirements.

The Clean Energy Regulator will not issue ACCUs automatically on receipt of a project report.

Emissions Reduction Fund projects are able to generate credits throughout their crediting period. Crediting periods for each type of project are set out in Part 5 of the Act. The crediting period for a commercial buildings project is seven years.

## The role of audit

Audits assess whether a project complies with the project registration, the relevant method and legislative requirements. Audit reports must be prepared by a registered Category 2 Greenhouse and Energy Auditor. A [list of auditors](#)<sup>14</sup> is available on the Clean Energy Regulator website under [National Greenhouse and Energy Reporting](#)<sup>15</sup>.

The Clean Energy Regulator recommends you engage an auditor early when developing your project to ensure the project is auditable and to assist the auditor to plan activities throughout the reporting and post-reporting periods. The costs of any audit are your responsibility or the responsibility of your organisation. You must make available to the auditor all necessary documents and information, including data records, reports, receipts and other supporting documentation, and calculation spread sheets and calculators.

## Making changes to your project

You must notify the Clean Energy Regulator of any changes to your circumstances or your project's circumstances or operations that may affect project ownership, the project's eligibility or the amount of abatement reported and the number of ACCUs claimed. You must seek approval from the Clean Energy Regulator if you intend to make a significant change from the project as outlined in the application.

## Resources

- For more information on participating in the Emissions Reduction Fund – [www.cleanenergyregulator.gov.au](http://www.cleanenergyregulator.gov.au)
- For more information regarding method development – [www.environment.gov.au](http://www.environment.gov.au)
- Refer to [www.comlaw.gov.au](http://www.comlaw.gov.au) for all legislative instruments, including the:
  - » [Carbon credits \(Carbon Farming Initiative\) Act 2011 \(current version\)](#)<sup>16</sup>
  - » [Carbon credits \(Carbon Farming Initiative\) Regulations 2011](#)<sup>17</sup>
  - » [Carbon Credits \(Carbon Farming Initiative\) Rule 2015](#)<sup>18</sup>

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<sup>14</sup> <http://www.cleanenergyregulator.gov.au/NGER/For-auditors/Register-of-auditors>

<sup>15</sup> <http://www.cleanenergyregulator.gov.au/NGER/Pages/default.aspx>

<sup>16</sup> <http://www.comlaw.gov.au/Series/C2011A00101>

<sup>17</sup> <http://www.comlaw.gov.au/Series/F2011L02583>

<sup>18</sup> <http://www.comlaw.gov.au/Details/F2015L00156>

- » [Carbon Credits \(Carbon Farming Initiative – Commercial Buildings\) Methodology Determination 2015](#)<sup>19</sup>
- » [Explanatory Statement](#)<sup>20</sup>
- Enquiries on participating in the Emissions Reduction Fund – call 1300 553 542 or email [enquiries@cleanenergyregulator.gov.au](mailto:enquiries@cleanenergyregulator.gov.au)
- Information on [legal right](#)<sup>21</sup> in the Emissions Reduction Fund
- Information on [aggregation](#)<sup>22</sup> in the Emissions Reduction Fund
- [Guidance on completing an application to register a project for Commercial Buildings projects](#)<sup>23</sup>

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<sup>19</sup> <https://www.comlaw.gov.au/Details/F2015L00058>

<sup>20</sup> <https://www.comlaw.gov.au/Details/F2015L00058/Explanatory%20Statement/Text>

<sup>21</sup> <http://www.cleanenergyregulator.gov.au/ERF/Want-to-participate-in-the-Emissions-Reduction-Fund/Planning-a-project/Legal-right>

<sup>22</sup> <http://www.cleanenergyregulator.gov.au/ERF/Want-to-participate-in-the-Emissions-Reduction-Fund/Planning-a-project/Aggregation-under-the-Emissions-Reduction-Fund>

<sup>23</sup> <http://www.cleanenergyregulator.gov.au/ERF/Choosing-a-project-type/Opportunities-for-industry/energy-efficiency-methods/Commercial-buildings>