



Australia Indonesia Commercial Building Collaboration

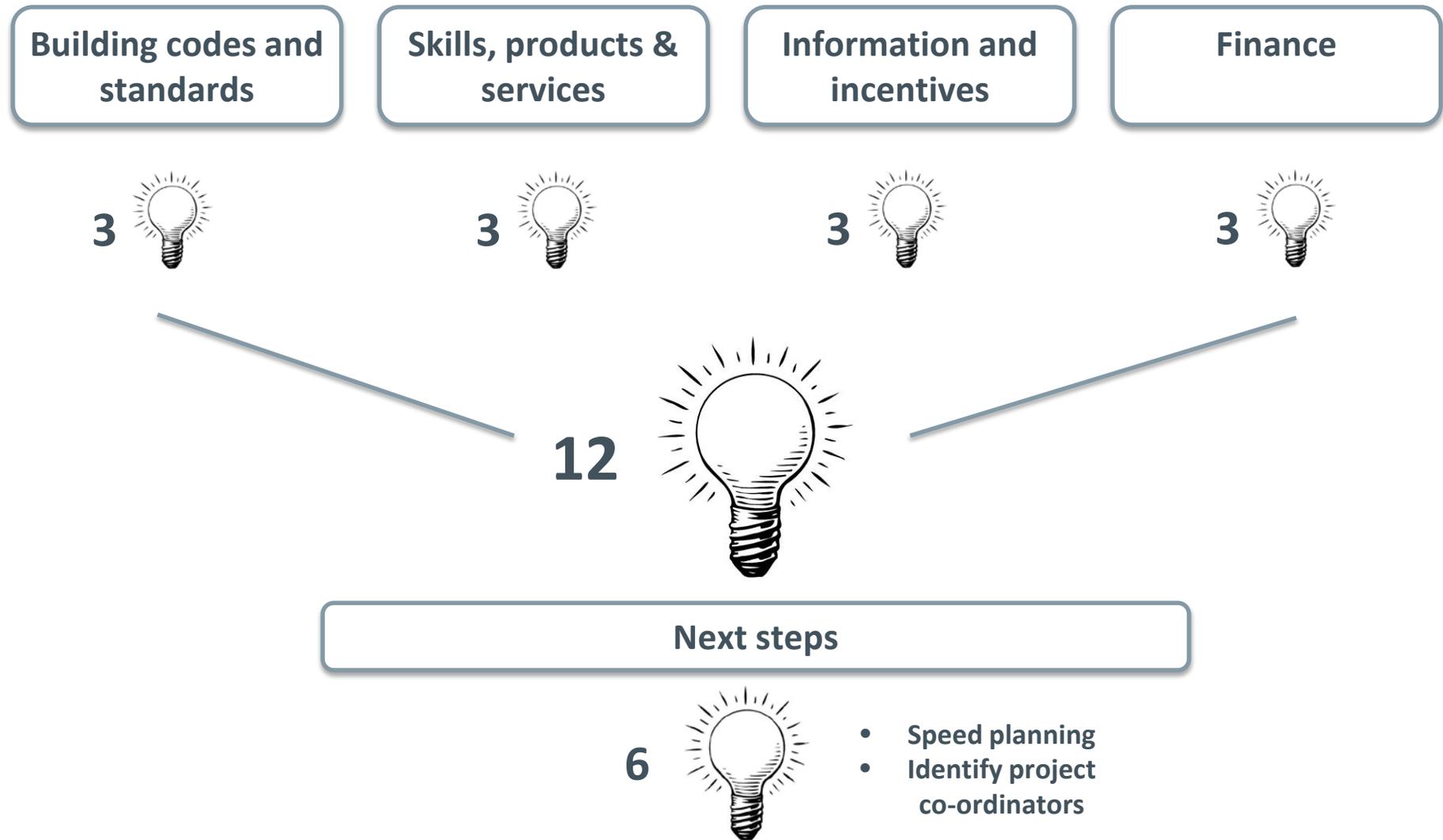
Event Outputs

The Indonesia Australia Commercial Building Collaboration was held in Jakarta on 6 October 2015

- The event was attended by around 50 representatives from the property sector, government, energy efficiency services and universities and other experts
- Most of the participants were from Indonesia, with around 15 from Australia, Singapore and elsewhere
- The event was a full day workshop with presentations on four topics of relevance to commercial building energy efficiency, followed by workshop sessions with the goals of:
 - Developing ideas for projects and programs that could improve commercial building energy efficiency in Indonesia
 - Prioritising 6 of these ideas to be project planned on the day
 - Identifying co-ordinators for these projects



The workshop structure is outlined below



TOP PROJECT/PROGRAM IDEAS FROM THE SESSIONS



Top ideas from the building codes session

1. Forum for cross-sector ongoing input to local code development and implementation
2. Communication campaign for the business case for green buildings for each actor, including not just energy efficiency but also energy supply and storage
3. Mapping of code enforcement status
4. International council for sharing best practice code development and implementation (starting with Indonesia and Australia)

Note, some of these ideas were added by participants during the report back session



Top ideas from Skills, Products and Services session

1. Development of an energy efficiency performance benchmark for Indonesia, e.g. NABERS
2. Improve national data in Indonesia e.g. online, aggregated
3. Periodic retro-commissioning and reporting of energy performance data
4. Standard competence for building professionals e.g. CIBSE, Energy Efficiency Council



Top ideas from Information and Incentives session

1. Promotions and prestigious awards, including both government and industry, a 'shame and fame' showcase
2. Identify key metrics and develop a data pathway, including for example mandatory disclosure and/or a library of case studies
3. Develop a strategy to engage tenants, e.g. green leases and incentive programs
4. Governments providing leadership by acting on their own buildings, including specifying a standard

Note that this session began with the multiple ideas relating to information and incentives from the original 'Building Codes and Standards' session, and prioritised from that list down to these top 3 ideas.





Top ideas from Finance session

1. Knowledge sharing workshop on project risks from Australian and NZ entities to Indonesian governments
2. Create a forum or mechanism for ESCOs to aggregate and therefore upscale their project value and thereby attract more finance, including potential to use government building upgrades as a showcase
3. Government energy efficiency financing scheme, including identifying suitable finance mechanisms that could be delivered by an existing government agency e.g. loan program, EUA, bank guarantee



VOTING TO PRIORITISE TOP 6 IDEAS



Participants voted on the 15 top ideas from each session, with each participant having 3 votes - the room discussed and agreed the top 6 based on these results

Session	Project/program Idea	Votes
Building codes and standards	Forum for cross-sector ongoing input to local code development and implementation	0
	Communication campaign for the business case for green buildings for each actor	6
	Mapping of code enforcement status	2
	International council for sharing best practice code development and implementation	15
Skills, products and services	Development of an energy efficiency performance benchmark for Indonesia, e.g. NABERS	18
	Improve national data in Indonesia e.g. online, aggregated	5
	Periodic retro-commissioning and reporting of energy performance data	11
	Standard competence for building professionals e.g. CIBSE, Energy Efficiency Council	6
Information and incentives	Promotions and prestigious awards	5
	Identify key metrics and develop a data pathway	14
	Develop a strategy to engage tenants, e.g. green leases and incentive programs	2
	Governments providing leadership by acting on their own buildings	6
Finance	Knowledge sharing workshop on project risks	1
	Create a forum or mechanism for ESCOs to aggregate and upscale project value	1
	Identify suitable finance mechanisms that could be delivered by an existing government agency	13



PROJECT PLANNING FOR TOP 6 IDEAS





Each of the 6 ideas was placed at a table, and participants chose which table to join. A short project plan for each idea was developed by answering the following questions – a project co-ordinator self-nominated for each

1. Actions

What needs to be done to deliver this project?

2. Who?

Who could take the lead, and who else should be involved?

3. Funding

What are the potential funding sources?

4. Challenges and criteria for success

What will be the challenges?

5. Next steps

What are the next steps after this workshop?



Project Idea #1 – Analyse options for finance mechanisms

Project Co-ordinator:
Melany Tedja, Ministry
of Finance

Question		Answer
1	Actions	1. Identify what institutions/mechanisms currently exist 2. Start discussion for design
2	Who could lead?	Task force for new and renewable energy acceleration, President Office / MEMR
	Who can support?	Demand side (private banks, lenders, tech providers, developers) Ministry of Finance and MEMR
3	Funding	Green bonds, about to be launched State budget Private financing
4	Challenges	Determine the mechanism that is suitable for demand side actors Time for crowd funding – long
	Criteria for success	ID source of funding that all stakeholders agree on Find mechanism (convertible debt etc) National instruments that can deliver that mechanism
5	Next steps	UK low carbon support: FGD (focus group discussion) to discuss which source of funding Knowledge exchange (CEFC and PTSMI) on products and mechanisms Finalise financing design and mechanism



Project Idea #2 – New energy efficiency benchmark for Indonesia

Project Co-ordinator:
 Idris Sulaiman, Econoler, UI

Question		Answer
1	Actions	Are there any existing datasets? Collect existing data ... and conventions, look at market from property sectors ID stakeholders, and with them ID risks Collect data and analyse Develop the tool and the management processes, including cost model for how it can be run as a business model The benchmark should be on a whole building basis
2	Who could lead?	Idris on GBCI technical committee could do this, with support from GBCI
	Who can support?	Important to involve property sector
3	Funding	World Bank ADB multilaterals, Japanese (GICA), USAID, Danida, GIZ, ICED (USAID)
4	Challenges	<i>Pilots already tried, never been turned into upscaled program</i> <i>Usually no metering</i>
	Criteria for success	Government commitment to use it, and ask for its use as tenant Create market demand (banks, GRESB, international orgs) Very good, robust scheme that can be trusted rather than to build something too quickly
5	Next steps	GBCI build consensus by proposing government to build IT infrastructure to collect data on performance, that it will already be collecting with 5 year review scheme, can be immediately used to create tool Utility (PLN) share data to create dataset for this tool



Project Idea #3 – Standard competence for building professionals in EE

Project Co-ordinator:
Imas Agustina, USAID

Question		Answer
1	Actions	<ul style="list-style-type: none"> Certification for professionals Training and capacity building for professionals Step-by-step requirements – could have government regulations or run by industry Pilot city Roll out nation wide Building curriculum for universities, polytechnic, professional training ‘crash course’
2	Who could lead?	<ul style="list-style-type: none"> Associations of professionals (e.g. HAKE, BEA, IABHI, IAI) Lead: USAID
	Who can support?	<ul style="list-style-type: none"> Relevant government agencies
3	Funding	<ul style="list-style-type: none"> National & local government – they have budget, but don’t have the idea, they need to be inspired Not just for EE, for standard building professionals (don’t currently have the basic construction training), incorporating energy Tax incentive Development partners, private foundations (Packard, ford) Loans
4	Challenges	<ul style="list-style-type: none"> Transition from old to new paradigm Costly to deliver standards Lack of awareness, capacity, resources
	Criteria for success	
5	Next steps	<ul style="list-style-type: none"> Needs assessment, invite us to next workshop



Project Idea #4 – Periodic retro-commissioning and reporting of performance of existing buildings

Project Co-ordinator:
Rana Yusuf Nasir, GBCI

Question		Answer
1	Actions	<ol style="list-style-type: none"> 1. What is the meaning of retro-commissioning and EE performance? 2. FGD to identify barriers, problems, and what stakeholders should be invited 3. Standard competency for people/person who will do retro-commissioning
2	Who could lead?	HAKE, GBCI, IABHI
	Who can support?	JPI, Local government (already has mechanism for reporting energy consumption for existing building)
3	Funding	ClimateWorks to assist getting overseas donor funding USAID, World Bank IFC
4	Challenges	<p>Lack of professionals in this area, need training, no official education institute in Indonesia that provides study for building engineers beyond graduate studies/technical high school, only learning by doing</p> <p>Awareness of building owners and developers on how to do retro-commissioning, what is the benefit</p> <p>Retro-commissioning is low cost EE</p>
	Criteria for success	<p>Training for building professionals</p> <p>Development of business case (pilot demo, case studies, starting with government buildings)</p>
5	Next steps	<p>FGD</p> <p>Build awareness amongst building owners/developers about benefits</p> <p>Look for project that can be a demo</p> <p>Then do training</p>



Project Idea #5 – International forum for sharing best practice in code development, implementation and enforcement

Project Co-ordinator:
Autif Mohammed Sayyed,
World Bank IFC

Question		Answer
1	Actions	<ol style="list-style-type: none"> 1. Narrow the scope of the idea, focus on energy efficiency and water, not the whole code, and on Asia not the whole world 2. Map what governments in the region are doing and planning to do in code development, implementation, enforcement 3. Business plan to ID what is the benefit of having this forum for the governments in the region 4. ID key players in Indo (MPW/PU, Dir Gen Energy Conservation MEMR, 6 local governments incl Jakarta, Bandung, Surabaya, Medan, Denpasar, Makassar) and in Australia (ABCB, DOI, DFAT) and in other Asian countries 5. Online portal which is interactive, where countries can submit what is working and what is not, and everyone can see without having to meet 6. Consider competition between different countries and cities
2	Who could lead?	IFC, given experience leading code development in Indo, Vietnam etc
	Who can support?	Australian Building Codes Board in Aust
3	Funding	<i>International donor agencies (USAID, IFC, DFAT etc)</i>
4	Challenges	<i>So many players, both national and local government, trying to co-ordinate all of them will be difficult Sustaining the involvement of the players</i>
	Criteria for success	
5	Next steps	See if IFC is prepared to take this on Talk to relevant government bodies identified

Project Idea #6 – Communication campaign on the business case for high performing buildings for each actor

Project Co-ordinator:
Ruben Langbroek, GRESB

Question		Answer
1	Actions	<ol style="list-style-type: none"> 1. ID different actors or stakeholders, in particular owners, developers, tenants, but also financiers, investors, architects, developers, designers, governments 2. Social research: What are the barriers and how to overcome, what are the drivers, key success factors for positive business case for each actor, including collating relevant case studies
2	Who could lead?	Industry associations (REI, JPI, GBCI, KADIN) in Indo International associations (APREI, WGBC, building on existing business case report)
	Who can support?	Knowledge institution, universities, consultants, government agencies of relevance to green buildings IEA, APREI, ANREV
3	Funding	Investors, developers, owners – in particular the leaders, who would receive exposure and demonstrate their leadership ESCOs experienced in providing business case Local and international consultants Government or bank funding partners
4	Challenges & solutions	Commitment and engagement from key players, especially between competitors, on transparency of financing and costs/benefits of successful projects Too much focus on barriers, not on improvements Getting the language right, avoiding greenwash, 'green', talking about 'high performance buildings' Are there enough positive case studies to analyse? Lack of data
5	Next steps	Write and negotiate project brief, including providing prospectus to prospective project partners/supporters Get one core funder, who is able to appoint responsible people to begin action Set up steering committee Seek consultants etc to execute research Once outcomes there, important in Indo to have high profile industry reps per stakeholder to communicate outcomes to increase public awareness





ClimateWorks Australia committed to...

- Circulate event outputs, presentations and a contact list
- Co-ordinate the project co-ordinators through follow-ups in the weeks following the workshop
- Provide support to project co-ordinators by helping in the development of project ideas and assisting in the sourcing of funding



APPENDIX - FULL LIST OF IDEAS FROM EACH SESSION



Ideas from Building Codes and Standards session

- Implement green leases including a monitoring system for building energy data, with a regulatory component, and an incentive component (e.g. via a green building certificate)
- Develop and disseminate a business case for green buildings, tailored to particular audiences (investor, purchaser, developer, government etc)
- Develop a library of case studies, both from Indonesia and internationally, demonstrating the benefits of green buildings
- Establish incentives for high achievers and disincentives for poor performers, e.g. 'fame and shame' certificates
- Develop a calculation methodology that is uniform, building on Jakarta work
- Implement mandatory disclosure of building energy performance
- Develop training modules for government staff to help address high rate of staff turnover
- Address local enforcement capacity, including considering 3rd party options
- Map the status of code enforcement and implementation across Indonesia (fame & shame)
- Develop a university/vocational training curriculum for architects and engineers on green buildings
- Establish a national codes board with a national consistent code
- Undertake stakeholder discussions/national summit to improve stakeholder engagement with the existing national code and involvement in ongoing development of the code
- Establish a national online platform for the collection of data
- Certification of and capacity building for professionals (e.g. engineers)
- Run developer seminars focused on 'what's in it for me?'
- Tax relief
- Establish a performance target linked to the data

A number of these ideas were transferred for discussion in the other parallel sessions, particularly in the 'Information and Incentives' session.



Ideas from Skills, Products and Services session

- Improving national data for the national and provision building stock, building on DKI Jakarta's recently commenced process – especially for government buildings so that they can lead, noting that the Presidential instruction for efficiency in government buildings is very unclear
- Monitoring performance through energy efficiency performance standards (e.g. NABERS in Australia), and through proper commissioning of new buildings, and periodic retro-commissioning of existing buildings
- Education through the development of a standard competence for building professionals (note: a definition of 'green building' is needed, can use GP and GA by GBCI), education for green teams, building managers, chief engineers, and audit and commissioning training (e.g. EE council in Australia)
- Financing and incentives – government buildings should lead the way including through mainstreaming green buildings in government procurement, there needs to be a financing scheme (e.g. loan program), note that there is an interest subsidy being developed, and there should be regulatory support for ESCOs, EPCs and savings guarantees





Ideas from Information and Incentives session

- *See previous slide 'Ideas from Building Codes and Standards session'*





Ideas from Finance session

- *The participants in the Finance session very quickly grouped their ideas into the three top ideas presented above.*

