

# Smart Commercial Energy partnership

Canonical: <https://northmoregordon.com/smart-commercial-energy/>

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### # Smart Commercial Energy partnership

Smart Commercial Energy installs project solutions while Northmore Gordon supports the energy, carbon and certificate business case. The partnership connects site assessment, funding options, delivery evidence and verified outcomes.

### ## Transform Energy Complexity into Financial Returns

Our engineering-led team brings technical rigor to every energy project, delivering AS/NZS-standard assessments and detailed modeling that identify real, measurable savings opportunities.

Secure government support through expert grant alignment and application support. Maximise cost recovery and unlock faster ROI.

## Smart Commercial installs the solution, Northmore Gordon maximises the return.

### Energy Audits

REC Supply & Retirement - End-to-end REC and carbon offset purchase, transfer and retirement, managed for compliance and confidence

Engineering-led electrification feasibility

Strategic funding support (rebates, grants, emissions programs)

Certificate Monetisation - Identify, secure and monetise VEECs, LGCs, ACCUs, STCs, ESCs and REGOs to unlock hidden project funding.

Regulatory Compliance without headaches - NGERS and ASRS reporting done right, no penalties, full compliance, and hidden opportunities unlocked

## What we deliver for Smart Commercial Energy clients.

Our AS/NZS-standard energy assessments identify measurable savings opportunities and establish clear baselines for tracking project performance.

Our detailed technical and financial modelling validates solar, battery and electrification projects with real-world data to secure stakeholder approval.

We unlock hidden funding from energy certificates including VEECs, LGCs, ACCUs, STCs, ESCs and REGOs to enhance project returns and accelerate approval.

We navigate the complex certificate market, providing strategic advice on buying VEECs, LGCs, STCs, ESCs and other RECs with market-leading intelligence.

Our specialists align your projects with government funding opportunities, providing expert grant application support to maximise financial returns.

## Read How Energy Audits Transform Businesses:

## Victorian Water Corporation

## Energy Audit Takes Nomad Coffee To Next Level

## Let's Maximise Your Energy Investment

Begin your journey toward success with Northmore Gordon. Unlock funding to be used on a range of energy efficiency projects!

## Related pages

Energy optimisation

Certificates

Contact

### What is Northmore Gordon's six-stage delivery approach and how does it connect technical work to commercial outcomes?

Our six-stage approach—Assess, Build the Case, Capture Value, Deliver, Procure and Perform—organises engagements from initial opportunity identification through ongoing performance. Assess identifies opportunities and evidence gaps through audits and metering. Build the Case evaluates technical and commercial viability through strategy and investment cases. Capture Value identifies grants, certificates and financing. Deliver manages project implementation and verification. Procure handles energy and environmental attribute purchasing. Perform ensures sustained outcomes through reporting and energy management. Each stage supports specific decisions, allowing clients to start at the appropriate entry point based on their current project status and information availability.

### How does Northmore Gordon help commercial buildings navigate split-incentive problems between owners, tenants and facility managers?

We address the common challenge where building owners, tenants and facility managers each control different building services and cost responsibilities. The company starts by establishing who controls services, pays energy bills and approves capital works, then defines assessment boundaries clearly—whether covering a tenancy, base-building services or the whole building. By documenting scope, identifying decision-makers and separating investigation from operational adjustment and capital replacement, we help align control, performance and investment across stakeholders, enabling coordinated improvement programmes that multiple parties can implement.

### What project timing and evidence issues does Northmore Gordon help commercial energy projects navigate?

We raise funding and measurement questions while projects are still being scoped, preserving evidence and eligibility options. We help clients document precise project stages—distinguishing feasibility approval, investment decisions, purchase commitments, installation, commissioning and operational start—because funding schemes have different timing requirements. For ACCU projects, early commitments can affect newness eligibility. By capturing a dated chronology of studies, applications, quotes and physical work, we ensure projects meet scheme prerequisites. We also separate project merit from funding eligibility, allowing management to understand decisions with or without conditional support.

### What does Northmore Gordon's measurement and verification service establish for certificate schemes and investment decisions?

Our measurement and verification services establish credible evidence that energy savings actually occurred by defining project boundaries, selecting baselines, measuring post-implementation performance and calculating verified outcomes. We help clients understand that two utility bills are

insufficient—factors like production changes, weather variation and operating-hour differences must be separated from equipment improvements. We work within scheme-specific requirements: NSW ESS uses PIAM&V; methodology requiring pre-implementation baseline approval; Victorian Energy Upgrades has distinct measurement and verification specifications. This verification creates evidence needed both for certificate claims and for assessing return on investment.

### How does Northmore Gordon help commercial building owners develop investment cases that compare alternatives fairly?

Our investment case approach requires common comparison bases across alternatives: same operating requirements, analysis periods, price assumptions and treatment of financing. The company separates benefit lines—energy reduction, tariff effects, maintenance savings and certificate proceeds—preventing overlapping estimates. Distinguishing replacement expenditure that would occur anyway from additional improvement costs ensures transparency. By showing results with and without conditional support, we allow management to see what happens if grants delay, certificates fail to sell or financing changes. Unresolved assumptions are assigned to owners with clear dates, making early-stage cases useful rather than replacing honest uncertainty with invented precision.

### What does Northmore Gordon's energy audit service deliver and how do Type 1, 2 and 3 variants support different decisions?

Our energy audits follow AS/NZS 3598 standards in three variants matched to decision needs. Type 1 provides a basic overview useful for screening where to investigate first. Type 2 includes detailed operating evidence and financial evaluation, ranking investments. Type 3 precision-assesses major subsystems with additional measurement before replacement. Each audit produces an opportunity register documenting each measure's boundary, estimated energy effect, assumptions, dependencies and evidence quality—keeping energy savings, maintenance benefits and certificate revenue separate. By matching audit depth to the actual decision required—not defaulting to the largest report—commercial buildings can prioritise investigations proportionately and assign clear next steps.

### How does Northmore Gordon support commercial buildings navigating NGER and ASRS reporting obligations?

We manage National Greenhouse and Energy Reporting compliance, avoiding penalties and ensuring accurate corporate and facility threshold assessment. NGER facility thresholds are 25,000 tonnes CO<sub>2</sub>-e or 100 TJ; corporate thresholds are 50,000 tonnes or 200 TJ. ASRS reporting began 1 January 2025, phased across three reporting groups based on entity size. We help determine whether organisations must report under NGER, ASRS, Safeguard Mechanism or all three—each with separate threshold criteria. We also support NSW Climate Change Mitigation and Adaptation Plans and National Pollutant Inventory reporting, connecting emissions information with engineering and investment decisions while meeting each framework's specific requirements.

### What certificate pathways does Northmore Gordon assess for commercial buildings and what determines eligibility?

We identify Victorian Energy Efficiency Certificates, Large-scale Generation Certificates, Australian Carbon Credit Units, Small-scale Technology Certificates, Energy Savings Certificates and Renewable Electricity Guarantee of Origin certificates. Eligibility depends on specific activity, premises, equipment and scheme conditions—not simply the technology installed. For VEECs, prescribed activities use standard requirements; complex sites warrant measurement and verification or benchmark rating investigation. For renewable attributes, the company clarifies ownership rights and retirement consequences. By assessing each project against our applicable pathway before commercial commitment, we prevent situations where technically sound upgrades fail scheme requirements or where certificate assumptions contradict actual evidence collected.