

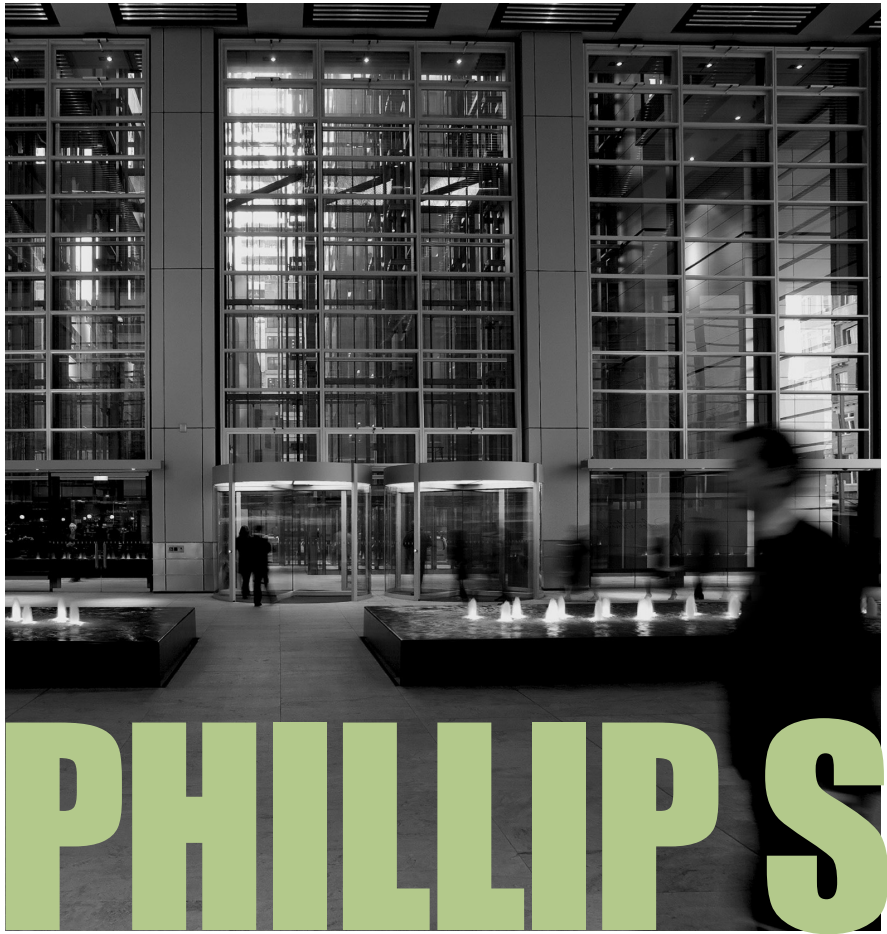
5 star rating



*green building council australia



126 PHILLIP ST



GREEN BUILDING COUNCIL AUSTRALIA OVERVIEW

The Green Building Council of Australia's mission is to define and develop a sustainable property industry in Australia and to drive the adoption of green building practices through market-based solutions.

The Council's objective is to promote sustainable development and the transition of the property industry to implementing green building programs, technologies, design practice and operations. To do this, it advances and promotes the creation of a green building rating tool, economic incentives, government initiatives and programs, new technologies and industry knowledge.

CONTACT US

Address:
Level 15 / 179 Elizabeth St
Sydney NSW 2000
Postal Address:
PO Box Q78, QVB Sydney,
NSW 1230
Telephone: 612 8252 8222
Fax: 612 8252 8223
Email: info@gbca.org.au
Web: www.gbca.org.au

GENERAL PROJECT DESCRIPTION

Investa has a formal commitment agreement in place with the Australian Building Greenhouse Rating (ABGR) to achieve a 5-Star ABGR rating after its first 12 months of operation.

We incorporated the Investa Greenhouse Guarantee and spent an additional \$60,000 on upgrading light fittings and controls that were expected to deliver a \$24,000 p.a saving. We received our first quarterly performance report in July and were told we're doing 30% better than they forecast initially. The "Investa Greenhouse Guarantee" is a unique service offering that Investa makes available to its tenants involving a guaranteed cap on energy bills.

Many of the features described in the following list were undertaken specifically to address Green Star rating requirements which Investa believes will deliver significant though mostly intangible benefits, such as more comfortable and productive conditions for staff and less absenteeism.

Occupancy commenced February 2006.

INVESTA OFFICE LEVEL 6 AND 7/126 PHILLIP ST

Address:
Level 6 and 7 Deutsche Bank Place,
126 Phillip St

Owner:
Investa Property Group

Project Manager:
George Georgiu
PDC Project Management

Design:
Bovis Lend Lease (construction/ project management) Hassell (interior design) Norman Disney & Young (mechanical/ electrical) Energy Conservation Systems (energy efficiency) Ecobalance (materials & ESD) LHO Group (hydraulic/fire) Oriel Technologies (IT/ Comms) Acoustic Logic (acoustic)

Design and Construction:
Leighton Properties Pty Ltd (project manager), Leighton Contractors Pty Ltd (main contractor)

NLA: 2,880m²

MANAGEMENT

- State-of-the-art office waste management system including special compartmentalised rubbish bins
- A member of Investa's staff fulfilled the role of the Green Star Accredited Professional (Investa implemented a Waste Management Plan during tenancy fitout that re-used or recycled over 80% of waste by weight)

INDOOR ENVIRONMENT QUALITY

- Outside air supply volumes increased to 50% more than a typical office to give people fresher air (using the supplementary supply normally dedicated to meeting rooms)
- Less than 5% of the paints emitted harmful fumes – nor will they off-gas harmful VOCs (volatile organic compounds) into the work environment
- There is a specially selected pot plant for every person in the office to help filter the air
- All staff have flat screens to reduce glare

ENERGY

- The fitout achieved a 5 Star Tenancy ABGR rating using the tenancy ABGR protocol. It is currently performing 30% better than this.
- Independently addressable occupancy (CREDIT NOT AWARDED FOR INDIVIDUALLY ADDRESSABLE ENE-4, POINTS AWARDED FOR FIRST PART OF THIS CREDIT) sensors that dim and control the lights – there are no light switches in the tenancy
- Virtually no halogen (dichroic) light fittings
- Submetering installed and linked to Investa's portfolio-wide monitoring system which is updated half-hourly

TRANSPORT

- Deutsche Bank Place is minutes from trains buses and ferries.
- As building owner we incorporated an innovative 'rollover' transport map on the building's website: www.126phillipstreet.com.au

WATER

- All appliances and fittings were selected for their water efficiency. Tap Base building urinals that used 6L per flush were replaced with waterless urinals.

MATERIALS

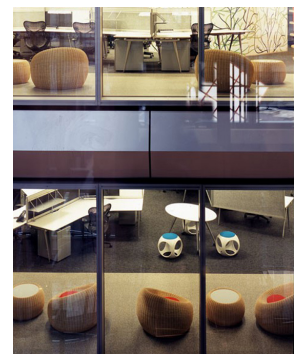
- There are no toxic chemicals in any of the joinery substrates
- 99.98% use of PVC was eliminated from the project. All hydraulic pipe work was made from HDPE and all electrical PVC conduits were eliminated. No PVC edge stripping was used on the workstations.
- The rubber flooring is recycled and stone flooring was manufactured from waste quarry rubble. 60% of the base building carpet tiles were retained. It can be 100% recycled at the end of its life and has a 10 year warranty.
- The work station screens are made from recycled PET bottles
- The office chairs and workstations are highly ergonomic and can all be taken back and dismantled for recycling by their manufacturers at end of life. They also contain 42% recycled content and have a warranty of 10 years.
- All plasterboard partitions are made from 95% recycled by products from coal power plants.
- All storage cabinets were reused from Investas existing office

LAND USE AND ECOLOGY

- The building owner and tenant is committed to energy, waste reduction/recycling and water monitoring.
- 87% of base building ceiling tiles were retained as were 67% of base building carpet. All base building ceiling tiles and carpet tiles removed for the fitout were given back to the building owner for reuse when required by other tenants.

EMISSIONS

- Refrigerants with an Ozone Depletion Potential of zero were used in all supplementary air conditioning units for the meeting rooms – THIS CREDIT WAS NOT CLAIMED



OVERALL GREEN STAR BUILDING PERFORMANCE

