Building Management Committee Meeting
August 2011
Australia Square
Welcome

- **Anne-Maree Mitford** – General Manager
- **Patrick Smith** – Tenant Relationship Manager
- **Cliff Jones** – State Engineering Manager (NSW)
- **Melissa Houghton** – Sustainability at Work
- **Stacey Jenson** – SWAN Services
- **Fred Itaoui** – SWAN Services
- **Kim Host** – National Sustainability Manager
- **General Introduction**
Environmental Performance 2011

- Energy
- Water
- Waste / Recycling
Plaza - Source Breakdown

CO2 Emitted by Source

This graph depicts where CO2e emissions are sourced from:

- Electricity 98.6%
- Natural Gas MJ 1.38%
- Fuel Diesel Stationary 0.0218%
Tower - Source Breakdown

CO2 Emitted by Source

This graph depicts where CO2e emissions are sourced from:

- Electricity 93.5%
- Natural Gas 3.27%
- Waste General (tonnes) 2.63%
- CO2e Other 0.604%
- Fuel Diesel Stationary 0.0129%
Plaza Electricity

Usage Year on Year Comparison

Report the breakdown of Usage month by month

- Previous Year
- Current Year

<table>
<thead>
<tr>
<th>Month</th>
<th>Jul</th>
<th>Aug</th>
<th>Sep</th>
<th>Oct</th>
<th>Nov</th>
<th>Dec</th>
<th>Jan</th>
<th>Feb</th>
<th>Mar</th>
<th>Apr</th>
<th>May</th>
<th>Jun</th>
</tr>
</thead>
<tbody>
<tr>
<td>Value</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Tower Electricity

Usage Year on Year Comparison

Report the breakdown of Usage month by month

- Previous Year
- Current Year

<table>
<thead>
<tr>
<th></th>
<th>Jul</th>
<th>Aug</th>
<th>Sep</th>
<th>Oct</th>
<th>Nov</th>
<th>Dec</th>
<th>Jan</th>
<th>Feb</th>
<th>Mar</th>
<th>Apr</th>
<th>May</th>
<th>Jun</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

0 100000 200000 300000 400000 500000 600000 700000

Australia Square
The GPT Group
DEXUS Property Group
Plaza Gas

Usage Year on Year Comparison

Report the breakdown of usage month by month

- Previous Year
- Current Year

Bar chart showing usage comparison by month from July to June, with details for each month.
Tower Gas

**Usage Year on Year Comparison**

Report the breakdown of Usage month by month

- **Previous Year**
- **Current Year**

![Bar Chart](chart.png)
Usage Year on Year Comparison

Report the breakdown of Usage month by month

- Previous Year
- Current Year

<table>
<thead>
<tr>
<th>Month</th>
<th>Jul</th>
<th>Aug</th>
<th>Sep</th>
<th>Oct</th>
<th>Nov</th>
<th>Dec</th>
<th>Jan</th>
<th>Feb</th>
<th>Mar</th>
<th>Apr</th>
<th>May</th>
<th>Jun</th>
</tr>
</thead>
<tbody>
<tr>
<td>Usage</td>
<td>500</td>
<td>400</td>
<td>500</td>
<td>600</td>
<td>500</td>
<td>500</td>
<td>500</td>
<td>600</td>
<td>800</td>
<td>400</td>
<td>500</td>
<td>500</td>
</tr>
</tbody>
</table>

Plaza Water
Tower Water

Usage Year on Year Comparison

Report the breakdown of Usage month by month

- Previous Year
- Current Year

<table>
<thead>
<tr>
<th>Month</th>
<th>Jul</th>
<th>Aug</th>
<th>Sep</th>
<th>Oct</th>
<th>Nov</th>
<th>Dec</th>
<th>Jan</th>
<th>Feb</th>
<th>Mar</th>
<th>Apr</th>
<th>May</th>
<th>Jun</th>
</tr>
</thead>
<tbody>
<tr>
<td>Usage</td>
<td>40</td>
<td>45</td>
<td>40</td>
<td>45</td>
<td>50</td>
<td>60</td>
<td>45</td>
<td>50</td>
<td>45</td>
<td>65</td>
<td>50</td>
<td>55</td>
</tr>
</tbody>
</table>
## Netzero Forecasts

### Tower

<table>
<thead>
<tr>
<th>Results as at 31/05/2011</th>
<th>Star Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Energy</td>
<td>4.0 (without GreenPower)</td>
</tr>
<tr>
<td>Energy Fractional (hypothetical)</td>
<td>4.2 (without GreenPower)</td>
</tr>
<tr>
<td>Benchmark factor improvement required to next Star</td>
<td>7</td>
</tr>
<tr>
<td>Water</td>
<td>3.5 Stars</td>
</tr>
</tbody>
</table>

### Plaza

<table>
<thead>
<tr>
<th>Results as at 31/05/2011</th>
<th>Star Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Energy</td>
<td>4.5 (without GreenPower)</td>
</tr>
<tr>
<td>Energy Fractional (hypothetical)</td>
<td>4.9 (without GreenPower)</td>
</tr>
<tr>
<td>Benchmark factor improvement required to next Star</td>
<td>1</td>
</tr>
<tr>
<td>Water</td>
<td>4</td>
</tr>
</tbody>
</table>
Waste / Recycling Streams

Australia Square Tower (weight)

- Secondary Recovery
- Liquid Waste
- Green Waste
- Polystyrene
- Fluorescent Tubes
- Toner Cartridges
- E-waste
- Cooking Oil
- Uncompacted Paper Towel
- Other recycled
- Cardboard
- Office Co-mingled
- Paper
- Glass
- Co-mingled
- Organic
- General

July to June 10/11 | 758 Tonnes
July to June 09/10 | 766 Tonnes
Waste / Recycling vs Landfill

<table>
<thead>
<tr>
<th>Month</th>
<th>Landfilled</th>
<th>Secondary Recovery</th>
<th>Recycled</th>
<th>Target</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jul-10</td>
<td>28%</td>
<td>17%</td>
<td>54%</td>
<td></td>
</tr>
<tr>
<td>Aug-10</td>
<td>29%</td>
<td>18%</td>
<td>54%</td>
<td></td>
</tr>
<tr>
<td>Sep-10</td>
<td>26%</td>
<td>17%</td>
<td>59%</td>
<td></td>
</tr>
<tr>
<td>Oct-10</td>
<td>25%</td>
<td>15%</td>
<td>62%</td>
<td></td>
</tr>
<tr>
<td>Nov-10</td>
<td>23%</td>
<td>14%</td>
<td>58%</td>
<td></td>
</tr>
<tr>
<td>Dec-10</td>
<td>26%</td>
<td>16%</td>
<td>60%</td>
<td></td>
</tr>
<tr>
<td>Jan-11</td>
<td>25%</td>
<td>15%</td>
<td>60%</td>
<td></td>
</tr>
<tr>
<td>Feb-11</td>
<td>22%</td>
<td>14%</td>
<td>64%</td>
<td></td>
</tr>
<tr>
<td>Mar-11</td>
<td>22%</td>
<td>14%</td>
<td>64%</td>
<td></td>
</tr>
<tr>
<td>Apr-11</td>
<td>24%</td>
<td>16%</td>
<td>60%</td>
<td></td>
</tr>
<tr>
<td>May-11</td>
<td>24%</td>
<td>15%</td>
<td>61%</td>
<td></td>
</tr>
<tr>
<td>Jun-11</td>
<td>24%</td>
<td>15%</td>
<td>61%</td>
<td></td>
</tr>
</tbody>
</table>

Avg. Recycling July to June 10/11: 60%
Avg. Recycling July to June 09/10: 58%
Waste / Recycling June 2011

[Bar chart showing waste and recycling percentages for various locations such as Australia Square Tower, Citigroup Centre, MLC Centre, HSBC Centre, Darling Park Tower 1, Darling Park Tower 2, Darling Park Tower 3, Riverside, 545 Queen St, 819 Bourke St, 800-808 Bourke St Retail, 800-808 Bourke St Base Building, 28 Freshwater Place, MLC Centre, Translum Central - Office, Quad 2, Quad 3, Quad 4, and Total.]
Presentation by Melissa Houghton

Director

Sustainability at Work
Presentation by Stacey Jenson

General Manager

SWAN Services
Mandatory Disclosure – Lighting Assessments

NettZero our BEEC Consultants will be undertaking lighting assessments over the next few months.

Access to your tenancy may be required – maximum 1 hour to:

• Visually inspect lighting fittings
• Photograph the lighting fittings, lighting equipment and lighting control system/light switches
• Turn off some or all lights for a very short period, approximately 60 seconds
• Measuring an area within the open plan office space using a laser measurer.

Notice will be given as far as possible in advance
Sustainability Tour - Wednesday 28th September

North Head Sewage Treatment Plant.

North Head Wastewater Treatment Plant is the second largest ocean Treatment Plant in Sydney. It provides high rate primary treatment of sewage to a catchment of approximately 416 square kilometers that extends west to Seven Hills, south to Bankstown and north to Ku-ring-gai and Collaroy.

Sydney Water has recently completed $150 million improvement work at the Plant to ensure reliable plant performance, ongoing protection of water quality and a safer work environment. This includes the first hydro-electric plant in Australia to generate power from treated wastewater.
Sustainability Tour - Wednesday 28th September

Greening Australia – Oxley park Nursery

A tour by Greening Australia of a hub of environmental engagement in Western Sydney including a visit to a restoration site, a moving presentation on the processes involved in growing and producing plants for conservation and getting hands-on by learning how to grow plants for conservation and backyards.
Wednesday 28th September

Tallawarra Lands Project

The 565 hectare site known as Tallawarra Lands is located on the western foreshore of Lake Illawarra, 13 kms south of Wollongong and is now owned by TRUenergy.

In previous years, the site housed the 320MW Tallawarra coal-fired power station but was sold to TRUenergy and has been replaced by a 400 megawatt natural gas-fired power station.

Our tour will show us how the surrounding area has been planned to take into account the ecological values and the significance of existing vegetation communities, habitat, biodiversity protection and water resources management.
CAPEX Update
Major Lift Upgrade – Tower

Benefits
- Reduced energy consumption
- Improved NABERS Energy rating
- Utilises leading technologies
- DDA Compliance
  - OH&S improvement for servicing
  - New Inlink screens with Intellicams
  - Lighting upgrade throughout each passenger lift
- Segregation of use for Summit Restaurant night trade

Status

Low Rise
L5 completed, L4 in progress - due back approx. 6th September, L3 upgrade commencing same or following day.

Mid Rise
H7 completed, M5 in progress - due back approx. 17th October, M4 upgrade commencing same or following day.

High Rise
H6 completed, H5 in progress - due back approx. 23rd September, H4 commencing same or following day

**Dates subject to change**
Major Lift Upgrade – Plaza

Benefits

• Reduced energy consumption

• Improved NABERS Energy rating

• Utilises leading technologies

• OH&S improvement for servicing

Status

P1 completed, P2 completed (one week ahead of schedule), P3 in progress and due back approx. 15th December, P4 to commence same or following day.

**Dates subject to change**
Diesel Generator Project

Benefits

• Back up power supply for base building services

• Opportunity for power supply to selected tenant services

Current Status

- Generator has been delivered
- Electrical Infrastructure installed
- Diesel lines have been installed
- Final commissioning and testing underway
Main Cooling Towers

New Stainless Steel Towers with a 25-30 year life expectancy

Benefits
- Reduced energy and water
- Assist NABERS Energy
- Assist NABERS Water
- Improved reliability

Current Status
- 90% complete
- Expected Completion
  - 3rd Week September 2011
Discussion & Thank You