

Green Star

Credit Cover Sheet

Round 2

Green Star - Office Interiors v1.1

Inn-2 Exceeding Green Star Benchmarks

Points available: 5 Points claimed: 1 CIR or TC Used: N

Round 1 Assessment Comments

N/A

Compliance with Credit Criteria

The project has exceeded the benchmark outlined in the Technical Manual and in IEQ-15 CIR#2 regarding the quantity of indoor plants required to achieve 2 points. In the case of this project, the benchmark has been exceeded by 233%. A total of 54 small plants were required to be provided based on the 804m² NLA. This project has provided 125 small plants distributed throughout the tenancy.

Documents Provided

- Round 1 Submission is provided in its entirety.

Discussion

As described in the Green Star - Office Interiors v1.1 Technical Manual, research finds that indoor plants contribute to the health and wellbeing of building occupants. Research findings demonstrate that the ability of plants to metabolise VOCs increases with extended exposure to VOCs, provided the potted plant system is kept in optimum condition.

While VOCs within the tenancy were minimised through careful material selection, VOCs are brought into the space on a daily basis through perfumes, packages, printed material, and other ubiquitous sources. The provision of a 233% increase on the Green Star specified benchmark for Indoor plants of 1 small pot plant per 15m² NLA. While a total of 54 plants were required to be provided, a total of 125 small plants have been provided within the tenancy.

The project team considers this a clear increase in the benchmark set by the IEQ-15 Indoor Plants credit and would like to be considered for 1 point under Inn-2 Exceeding Green Star Benchmarks for this initiative.

Green Star – Office Interiors v1.1

Indoor Environment Quality IEQ-15 Indoor Plants

| Points Available | Points Claimed | CIR Submitted |
|------------------|----------------|---------------|
| 2 | 2 | N |

Credit Criteria

Up to two points are awarded, as follows:

1 point is awarded where it is demonstrated that indoor plants are incorporated in the tenancy fitout and comply with the following requirements:

- The plant species are selected on the basis of their suitability to indoor environments;
- A 'Horticultural Maintenance Plan' is in place (minimum two years) to ensure that the health of the plants is maintained; and
- There is a minimum density of one large plant (300mm pot) or two small plants (200mm pot) per two work settings, distributed over the NLA.

2 points are awarded where the above is demonstrated, but the plant density is increased to a minimum of one large plant or two small plants per work setting.

Documents Provided

| | |
|---|---|
| ✓ | <p>Information from the plant supplier that confirms the quantity and species of all plants supplied.</p> <p>AND</p> <p>A statement from the plant supplier that the plants were selected for their suitability to indoor environments;</p> <p>AND</p> <p>Information from the sub-contractor that confirms that the plants supplied were installed within the tenancy fitout. IEQ-15: 1</p> |
| ✓ | <p>A copy of the Horticultural Maintenance Plan that includes:</p> <ul style="list-style-type: none"> - the location and density of plants - service intervals - soil moisture, pH and nutrient monitoring - watering and cleaning requirements - identification of plant disease or ill health - plant replacement regime (any plant of ill health must be replaced to ensure that the density of plants is maintained over the life of the Horticultural Maintenance plan) IEQ-15: 2 |
| ✓ | <p>An extract from the maintenance contract that demonstrates at least a two year commitment to the Horticultural Maintenance Plan; IEQ-15: 3</p> |
| ✓ | <p>A summary document that includes the total number and sizes of plants installed and the fraction of the NLA covered by the plants. IEQ-15: 4</p> |
| ✓ | <p>A copy of the as-built tenancy plan indicating the location of the plants/planters. IEQ-15: 5</p> |

Green Star – Office Interiors v1.1

Discussion

- Sizes of plants and compliance described on page 51, IEQ-15: 4. Location of all plants called out on as-built plan supplied on page 52, IEQ-15: 5.

Rentokil Initial Pty Ltd ABN 98 000 034 597
554 Somerville Road
Sunshine Vic 3020
T: (03) 9312 1500
F: (03) 9312 1600
M: 0416 193 794
E: rokeefe@rentokilinitial.com.au

14 March 2008

Joe Karten
Green Building Council of Australia
L15, 179 Elizabeth Street
Sydney NSW 2000

Dear Joe,

The following plant species have been supplied and installed to your office on Level 15 at 179 Elizabeth Street in Sydney as per BVN plan:

| Plant Species | Number of plants provided | Plant size | Area of plants (m2) |
|----------------|---------------------------|------------|---------------------|
| Crassula ovata | 16 | 200mm | 3.2 |
| Euphorbia | 16 | 200mm | 3.2 |
| Sansevieria | 16 | 200mm | 3.2 |
| Sansevieria | 60 | 200mm | 12 |
| Cissus | 17 | 200mm | 3.4 |
| TOTAL | 125 | | 25 |

The plants detailed above were selected for their suitability to indoor environments. The plants have been specifically grown for interior use and were considered ideal for this type of office environment.

Hire and maintenance service is undertaken on a regular basis (approximately every 11 working days) and will include hand watering, monitoring soil moisture and pH nutrient levels, fertilisation, dusting and cleaning of leaves, weed litter and dead foliage removal, replacement of unhealthy/ or unsightly indoor plants, replenishment of top dressing, insect and disease treatment and the pruning of foliage. This will ensure that each display is kept at the highest possible standard at all times. This horticultural maintenance plan will be in place for a minimum period of 24 months (2 years) to ensure the on-going health of the plants. Please find attached detailed documentation of servicing and maintenance





Rentokil

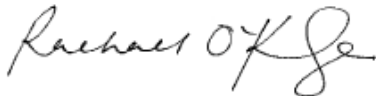
Tropical Plants

Rentokil Initial Pty Ltd ABN 98 000 034 597
554 Somerville Road
Sunshine Vic 3020
T: (03) 9312 1500
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undertaking. Any plant of ill health identified during maintenance service will be replaced to ensure that the density of plants is maintained over the life of the service contract. Rentokil Tropical Plants will provide maintenance to the plants in your office over the next 2 years as per contract.

If you have any further questions, feel free to contact me at 0416 193 794.

Kind regards,



Rachael O'Keefe
National Design Manager
Rentokil Tropical Plants

LEADING EDGE
PLANT HIRE SPECIALISTS



*At the request of Ambius Indoor Plants, the Service Manual provided as part of the submission has been removed due to the intellectual property it contains.

The following documents were provided in order to comply with IEQ-15 Additional Guidance:

- Cleaning of Plants
- Pest Control
- Watering
- Fertilising
- Pruning and Trimming



Rentokil

Tropical Plants

Service Agreement

Agreement No: 09488

Client Details (the "Client")

| | |
|--------------------|-------------------------------|
| Name/Company Name | The Green Building Council |
| ABN | |
| Trading As | "Greenhouse Site" |
| No & Street | Level 15 179 Elizabeth St |
| Suburb & Post Code | Sydney 2000 |
| Business Phone | 02 8252 8222 Fax 02 8252 8223 |
| Business E-mail | joe.karten@gbc.org.au |

| | |
|-----------------------|---|
| Branch Office Address | Rentokil Tropical Plants 557 Somerville Road 2 Brennan St Alexandria 9312 1500 9312 1500 |
| Phone: | 02 9395 0571 Fax: 02 9310 3607 |

It is hereby agreed that:

- The company will install where applicable and maintain the Displays as itemised in the Display Schedule below in accordance with the terms and conditions of this agreement.

| Clients Installation Address | | | |
|------------------------------|--|---------------------|----------------|
| Display Type | No of Displays | Rate/Week | TOTAL PER WEEK |
| Rental and Maintenance: | | | |
| - Rental Plus/Executive | plants supplied as per installation letter | | |
| - Classic Range | | | |
| - Traditional Range | | | |
| Maintenance Only | | | |
| Australiana | | | |
| Silk Options | | | |
| Christmas Plus | | | |
| | | Total Weekly Rental | No charge |
| | | GST | |
| | | Net Weekly Rental | |

- The client agrees to accept the Company's Displays and Service for an initial minimum term of twenty-four (24) months commencing from the Agreement date. At the expiry of the initial minimum term, the rights and obligations of the parties under this Agreement will automatically extend thereafter until this Agreement is determined by either party giving at least three (3) calendar month's written notice of its intention to terminate this Agreement provided that such notice shall not take effect until after the last day of the initial minimum term of 2 years.
- Rental is payable in advance each calendar month at \$ N/A per month.
- The installation fee is a once off fee of \$ N/A (Ex GST) and will be invoiced with the first monthly invoice.
- In addition to all rental charges and fees quoted above the client agrees to pay the gross goods and services tax applicable to this Agreement in accordance with clause 18 overleaf.
- This Agreement is also subject to the term and conditions overleaf.

| | |
|--|-----------------|
| <u>Romilley Madew</u> | |
| Signed on Behalf of mentioned Client | |
| By executing this Agreement, the signatory warrants that the signatory is duly authorised to execute this Agreement on behalf of the Client. | |
| Name in Block Capitals | ROMILLEY MADEW |
| Position | Chief Executive |
| Agreement Date: | 15-1-08 |

| | |
|--|-------------------------|
| Rentokil Initial Pty Ltd ABN 98 000 034 597 | |
| <u>Rachael O'Keefe</u> | |
| Signed on behalf of the Company | |
| Name in Block Capitals | RACHAEL O'KEEFE |
| Position | National Design Manager |
| Date: | 15.1.08 |

IEQ-15 Indoor Plants

A summary document that includes the total number of plants and sizes of plants installed as a fraction of the NLA covered by the plants.

| | Number of plants provided | Plant size | Area of plants (m2) |
|--------------|---------------------------|------------|---------------------|
| | 16 | 200mm | 3.2 |
| | 13 | 200mm | 3.2 |
| | 6 | 200mm | 3.2 |
| | 60 | 200mm | 12 |
| | 17 | 200mm | 3.4 |
| TOTAL | 125 | | 25 |

| | |
|------------------------------|--------------------------------|
| Total area of plants: | 25m2 |
| Total NLA: | 804m2 |
| % of plants to NLA: | = 25/804 x 100 |
| | = 3.11% of NLA contains plants |

As per the CIR ruling on the website that states:

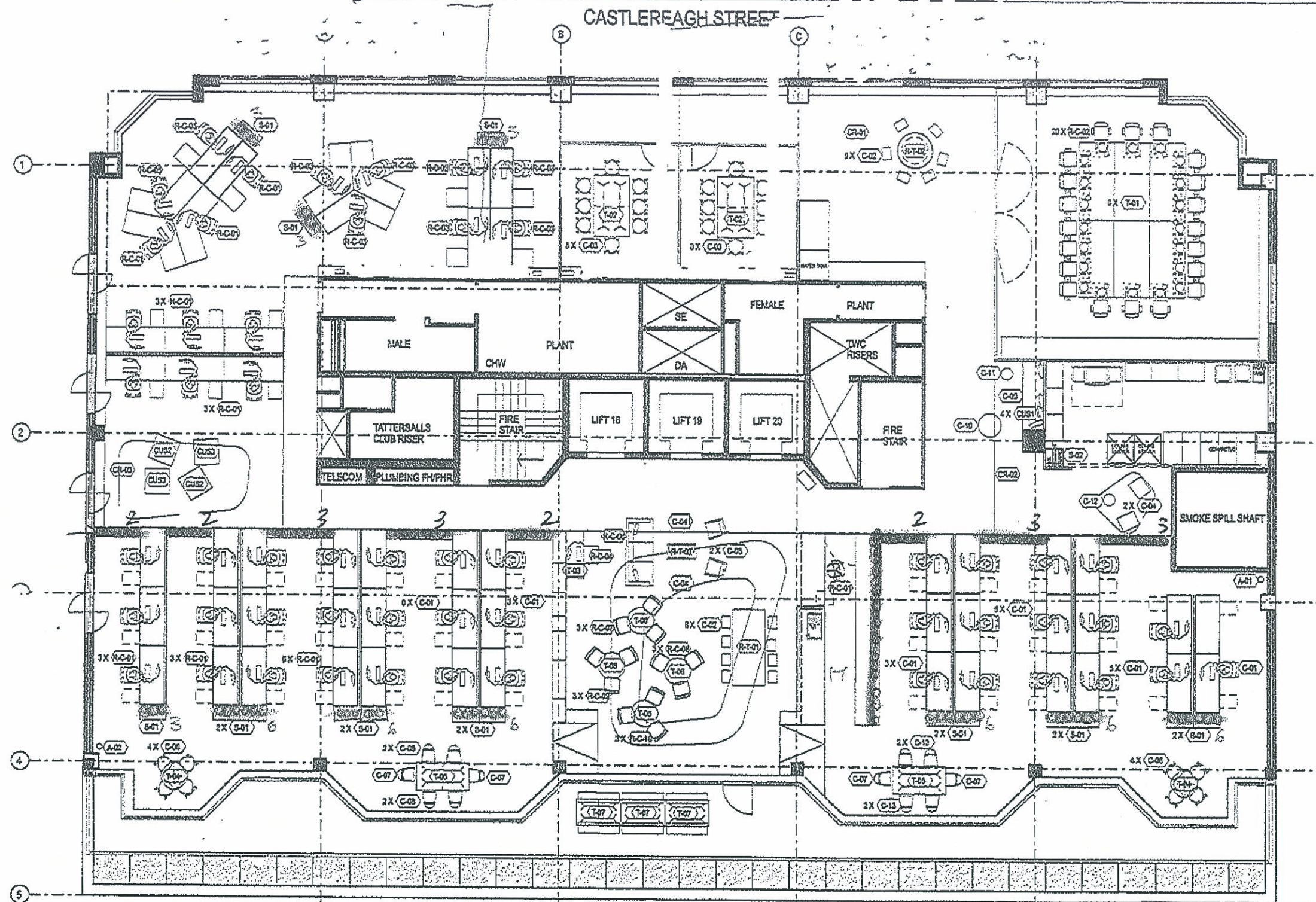
CIR Ruling: The Credit Interpretation Request (CIR) to deem one plant (for one point) or two plants (for two points) per 30m2 NLA as equivalent of the current Criteria is **granted** provided that the plants are distributed across the NLA as per the Technical Manual:

- 1 point = one large or two small plant per 30m2 NLA; and
- 2 points = one large or two small plants per 15m2 NLA.

For Green Star – Office Interiors v1 and Green Star – Office Interiors v1.1, both approaches (the one in the Technical Manual and the one outlined above) are acceptable.

| | |
|--|---|
| Total NLA: | 804m2 |
| Total number of small plants: | 125 small plants |
| Number of plants required (according to min. 2 small plants area of NLA: | = 804m2/30m2 = 26.8 large plants required for 2 points OR = 53.6 small plants required for 2 points |
| Therefore, the GBCA fitout can claim the 2 points as there are 125 small plants, which exceeds the min. 53.6 plants required for 2 points. | |

IEQ-15:7



01 FLOOR PLAN
1:100

ELIZABETH STREET

BVN MELBOURNE
AS BUILT
12 JUN 2008
ATTENTION:
PROJECT: GBCA
FILE: _____

- Floor standing troughs - as marked
- Desktop planters 3 per cabinet - as marked
- plants only (client owned liners) to climb up stainless steel wire



BlighVollerNieldArchitecture

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| IS/REV | DATE | FOR |
|--------|----------|---------------|
| 01 | 03.10.07 | INFORMATION |
| 02 | 02.10.07 | INFORMATION |
| 03 | 11.10.07 | INFORMATION |
| 04 | 17.10.07 | APPROVAL |
| 05 | 22.10.07 | APPROVAL |
| 06 | 22.10.07 | CURTAIN RAILS |

CONSULTANT
DAVIS LANGDON
tel 02 9958 8822 fax 02 9958
CONSULTANT
LINCOLNE SCOTT
tel 02 8907 0900 fax 02 9957
CLIENT

GBCA
L15, 179 ELIZABETH STREET
SYDNEY NSW 2000
CLIENT PROJECT No.

PROJECT

GREEN BUILDING COUNCIL
OF AUSTRALIA
BVN PROJECT NUMBER

M0709010
TRUE NORTH PROJECT N

GRAPHIC SCALE
0 2000
SCALE

1:100 at A2 DO NOT SCALE
STATUS

CONCEPT DEVELOPMENT
DRAWING

GENERAL ARRANGE
FLOOR PLAN
DRAWING NUMBER

A-D-01