

Green Star – Office Interiors v1.1

Energy

Ene-3 Electrical Sub-metering

Points Available	Points Claimed	CIR Submitted
1	1	N
N/A	N/A	

Credit Criteria

One point is awarded where it is demonstrated that separate sub-metering is provided for tenancy lighting and small power consumption. Where the tenancy is greater than one floor this must be provided separately for each floor.

An additional point is awarded where sub-metering is provided for substantive energy use greater than 25kVA within the tenancy, such as supplementary air conditioning for computer server rooms, meeting rooms or loads associated with server rooms. If there are no substantive energy uses above 25kVA then the additional point is considered to be 'Not Applicable' - type "na" in the 'No. of Points Achieved' column.

Documents Provided

✓	A summary document that demonstrates the breakdown of separately metered equipment and spaces in the tenancy fitout AND A brief description of how the tenant will access the metering information Ene-3: 1
✓	As-installed drawings with the location of all sub-meters clearly marked and the maximum load for each meter detailed; Ene-3: 2
✓	The summary document above (that demonstrates the breakdown of separately metered equipment and spaces in the tenancy fitout) must include a statement from a suitably qualified person that no substantive energy uses above 25kVa have been installed. Ene-3: 1

Discussion

- Evidence for N/A on the additional point is provided in the summary document included in Ene-3: 1.

14th January, 2009

Kathy Willoughby
Green Building Council of Australia
Level 15, 179 Elizabeth St
Sydney, NSW 2000

Dear Kathy,

This letter confirms that KLM Group has installed separate digital metering for Light circuits and Power circuits. The meters can be accessed and measurements taken at any time as the meters are mounted within the tenancy switchboard cupboard on the northern wall of the central core located at grid reference C2 on drawing number E002. The meters can be direct read but do not allow for a pulse output or connection to a BMS or PC as there is no BMS in the building.

All light fixtures installed within the NLA contain high frequency ballasts. The details of each fitting can be found on the lighting schedule and also the corresponding data sheets located in the Operation and Maintenance manual.

There are no substantive energy uses above 25kVa in the tenancy fitout.

The entire installation was carried out and tested to conform with the Australian Standard AS3000:2000

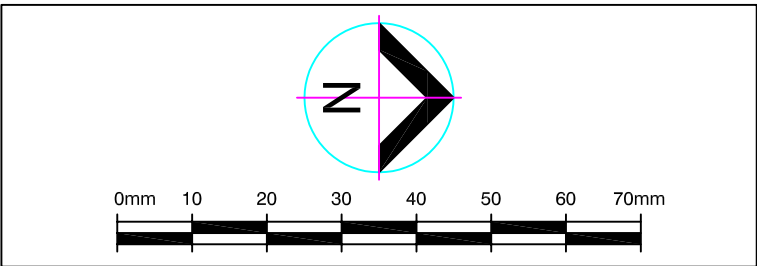
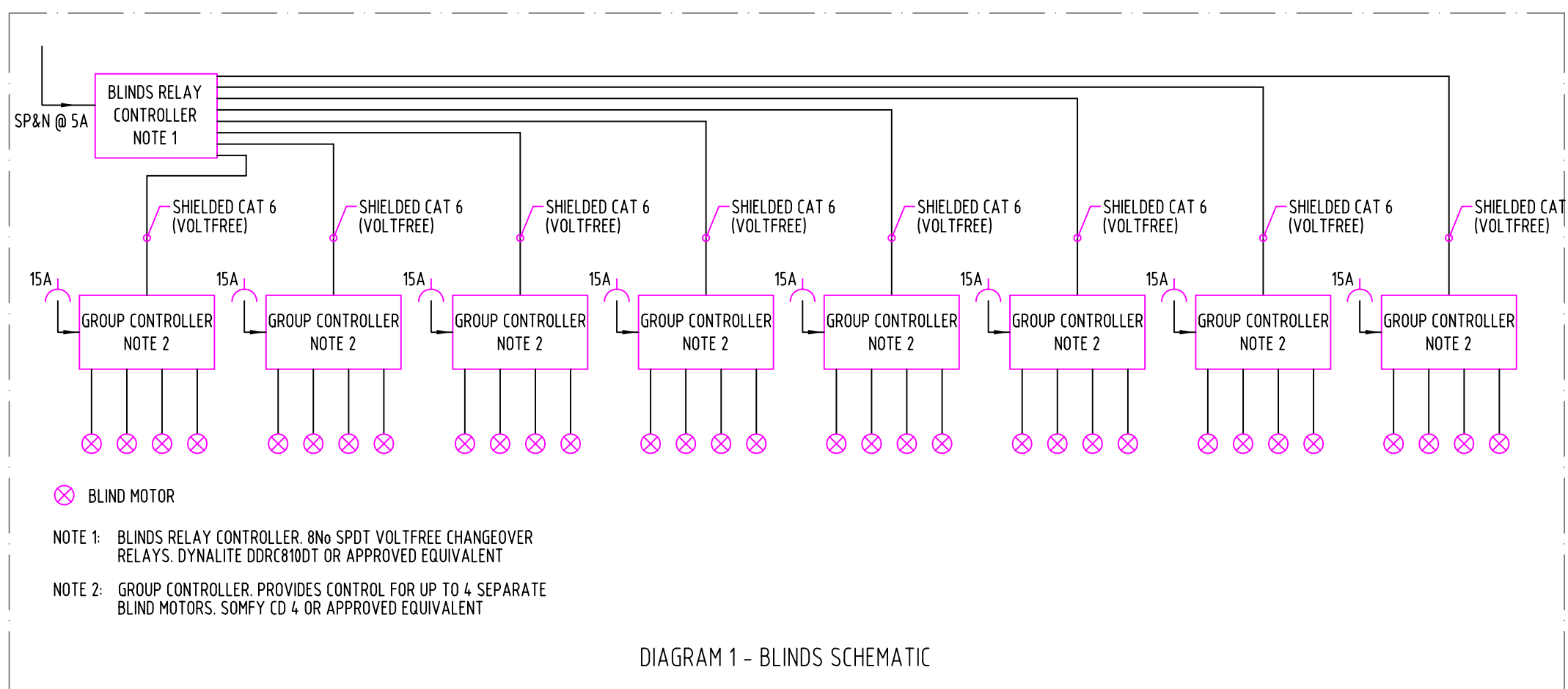
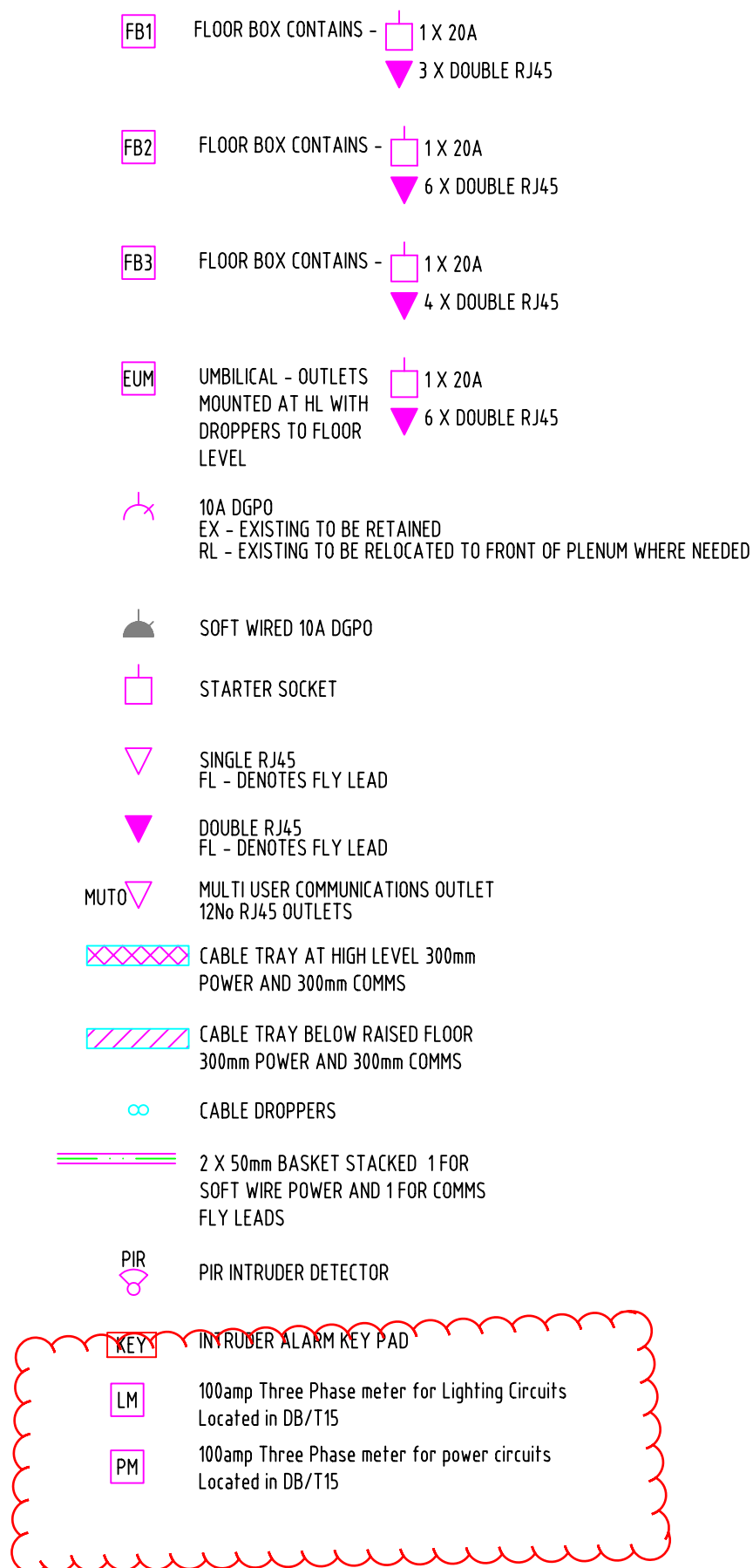
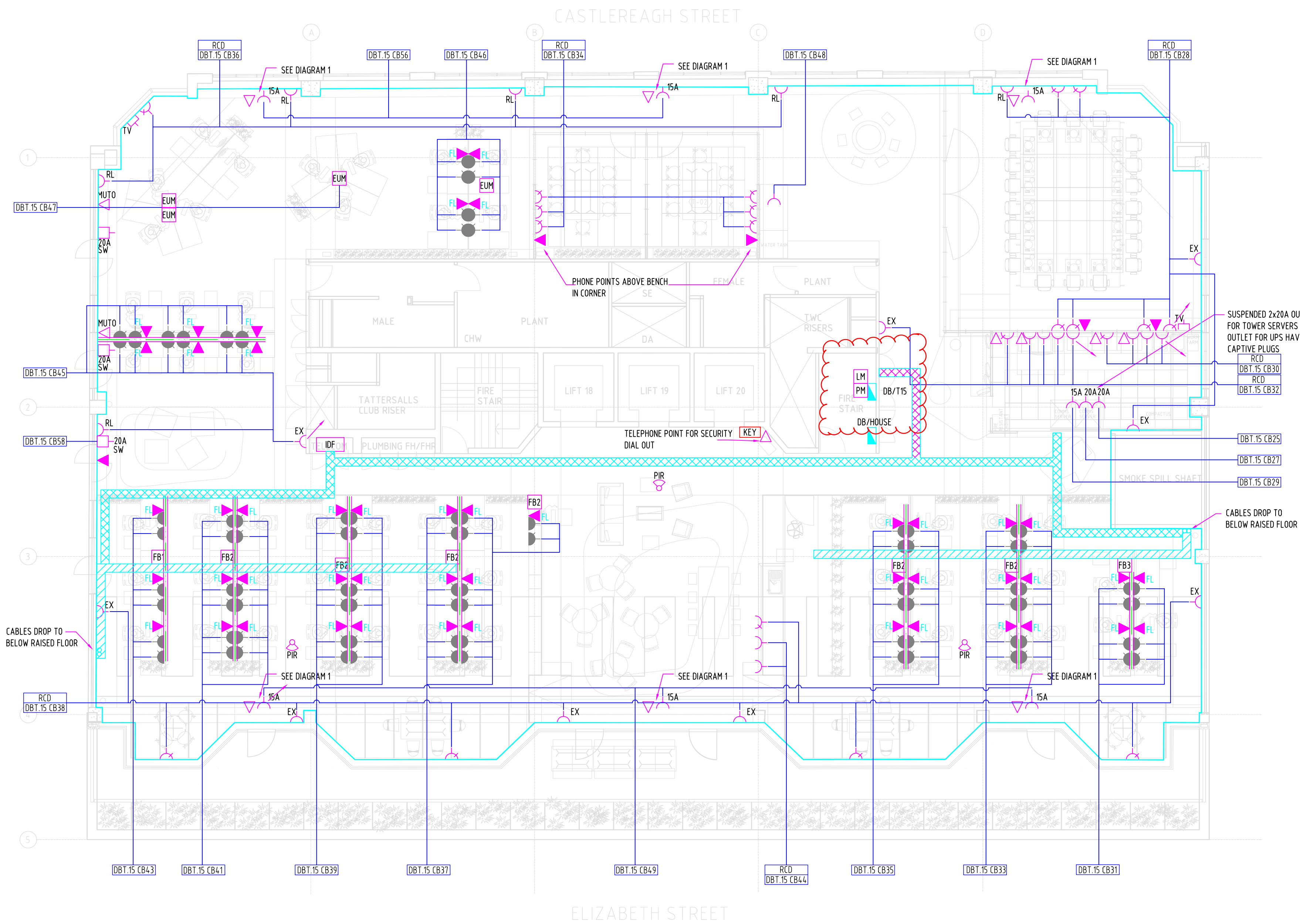
Please contact the undersigned with any further questions regarding the installation.

Kind regards,



Darren Manoliu
Project Manager
KLM Group

DATE	REV	AMENDMENT	BY	CHKD
19.10.07	A	TENDER	MPB	ASD
12.11.07	B	CONSTRUCTION ISSUE	MPB	ASD
21.11.07	C	REVISED CONSTRUCTION ISSUE	MPB	ASD
28.11.07	D	REVISED CONSTRUCTION ISSUE	MPB	ASD
27.02.08	E	AS INSTALLED	TC	






ELECTRICAL DATA COMMUNICATIONS

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Consulting Engineers

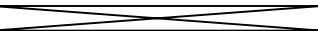
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PROJECT

LEVEL 15
179 ELIZABETH STREET
SYDNEY NSW 2000

CLIENT
GBCA

DATE	15.10.07	DRAWN	MPB
SCALE	1:100	CHECKED	ASD
SHEET SIZE	A1	APPROVED	ASD
CAD FILE			

TITLE
ELECTRICAL SERVICES
POWER LAYOUT

PROJECT NO.
SYD 0703900 E002

DRAWING NO.
E002

REVISION
E

AS INSTALLED