

Green Star – Office Interiors v1.1

Land Use & Ecology

Eco-4 Commitment to Building Performance

Points Available	Points Claimed	CIR Submitted
3	3	N

Credit Criteria

Up to three points are awarded where the tenancy lease agreement requires the tenant to participate in the following environmental initiatives:

- Energy monitoring (minimum quarterly) and energy consumption reduction targets;
- Waste reduction/recycling monitoring (minimum quarterly) and landfill disposal reduction targets;
- Water monitoring (minimum quarterly) and water consumption reduction targets;
- The use of cleaning products that have a low environmental impact; and/or
- The procurement of consumables (i.e. paints, light fittings, ceiling tiles, flooring etc) that have a low environmental impact.

One point is awarded for two, two points are awarded for four, and three points are awarded for five of the above initiatives that are incorporated in the tenancy lease agreement.

Documents Provided

✓	An extract from the tenancy lease agreement that demonstrates that the tenant is required to comply with two or more of the building owner / manager's environmental initiatives as detailed below: - Energy Monitoring (minimum quarterly) and energy consumption reduction targets - Waste reduction/recycling monitoring (minimum quarterly) and landfill disposal reduction targets - Water monitoring (minimum quarterly) and water consumption reduction targets - The use of cleaning products that have a low environmental impact - The future procurement of consumables (i.e. paints, light fittings, ceiling tiles, flooring, etc) that have a low environmental impact.
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Discussion

- GBCA, as tenant, has agreed to the following initiatives within the letter provided:
 - o Energy monitoring
 - o Water monitoring
 - o Waste management program
 - o Cleaning Program using environmentally friendly products
 - o Procuring environmentally friendly building consumables

Wednesday, 23 January 2008

Suzie Barnett
Executive Director
Green Building Council of Australia
PO Box Q78
QVB NSW 1230

Dear Suzie,

RE: Eco-3 Building Environmental Management and Eco-4 Commitment to Building Performance

I am pleased to report on the environmental initiatives that Jones Lang LaSalle, agent acting on behalf of the owner, GPT, is currently implementing in the building at 179 Elizabeth Street, Sydney. These programs, outlined below, cover waste minimisation, maintenance of base building service equipment, cleaning program, and procurement of environmentally friendly building consumables.

Waste Minimisation

The waste minimisation program in place at 179 Elizabeth Street corresponds to the program in place across all GPT commercial properties. This program seeks to maximise the capture of recyclable waste. A 2008 target of 65% diversion from landfill has been set and will be monitored through a monthly reporting regime.

HVAC&R Maintenance

HVAC&R service equipment is monitored and regularly maintained in accordance with AIRAH's DA19 HVAC&R Maintenance Guideline.

Cleaning Program

Jones Lang LaSalle will be re-tendering and therefore implementing a cleaning program starting in 2008 that uses all cleaning products with low environmental impact. By using cleaning products that are free of toxic chemicals, we offer a healthier work environment for both the cleaners and the tenants of the building.

Building Consumables

Jones Lang LaSalle is committed to procuring environmentally friendly consumables as part of the management of 179 Elizabeth Street. This includes procurement and use of the following:

- Low-VOC paints, adhesives, sealants and carpets as defined in the IEQ-11 credit of Green Star – Office Interiors v1.1
- Using only fluorescent luminaires with high frequency ballasts (upon replacement).
- Using only low formaldehyde emission composite wood products conforming to the E1 or lower standard of formaldehyde emission.

Jones Lang LaSalle agrees to implement and/or maintain these programs for the duration of the GBCA tenancy within 179 Elizabeth Street. Jones Lang LaSalle and GPT also understand that the GBCA is committed to the following building performance initiatives in their capacity as lessee on Level 15, of 179 Elizabeth Street for the duration of their tenancy, which includes:

Energy Monitoring

The GBCA will provide energy consumption monitoring reports on a quarterly basis to Jones Lang LaSalle. This will involve actively pursuing energy use reduction targets complementary to Jones Lang LaSalle base building utility reduction targets.

Water Monitoring

The GBCA will provide water consumption monitoring reports on a quarterly basis to Jones Lang LaSalle. This will involve actively pursuing energy use reduction targets complementary to Jones Lang LaSalle base building utility reduction targets.

Waste Management Program

As rubbish and recycling will be collected by building services nightly, the GBCA will internally monitor waste and recycling rates through the simple method of weighing rubbish and recycling and tracking recycling rates as a portion of the total amount of waste removed each night. This will allow the GBCA to implement internal recycling rate targets independent of base building recycling targets and will act to improve overall building recycling performance.

Cleaning Products within the GBCA Tenancy

All cleaning products procured for use within the GBCA tenancy will be GECA certified for their low environmental impact. Any base building cleaning that takes place within the tenancy will be covered by base building commitment to environmentally friendly cleaning products.

Future Procurement of Consumables

As the GBCA will be fit out with low-VOC paints, adhesives, sealants, and carpet, the GBCA will maintain commitment to continuing use of these products when and where they are required within the office space. Furthermore, any future light fittings will conform to the fluorescent luminaires and high frequency ballasts being installed in the fit out. All consumables will be considered for their environmental performance before their use in the GBCA office is approved.

This agreement made between Jones Lang LaSalle on behalf of GPT and the Green Building Council of Australia is recognised as a commitment by both parties to the above listed initiatives in order to reduce the environmental impact of the building at 179 Elizabeth Street, Sydney.

Duly Authorised Officer of GBCA:

Duly Authorised Officer of JLL:

