

Green Star

Credit Cover Sheet

Round 2

Green Star - Office Interiors v1.1

Eco-4 Commitment to Building Performance

Points available: 3 Points claimed: 3 CIR or TC Used: N

Round 1 Assessment Comments

In order for the points to be awarded, please amend the agreement to more formally commit the GBCA to these initiatives. The Certified Assessors note that the agreement letter between JLL and the GBCA only states that they "understand" that the GBCA is committed to these initiatives.

Compliance with Credit Criteria

The agreement provided states the exact terms to which the GBCA as tenant is committing to with JLL, Building Manager for 179 Elizabeth St. These terms are the environmental initiatives as required by the Technical Manual.

Documents Provided

- [1] Response to query on Eco-4 from GBCA
- [5] The commitment agreement between the GBCA and JLL
- [7] Round 1 Submission is provided in its entirety

Discussion

The Certified Assessors note that the agreement letter between JLL and the GBCA only states that they 'understand' that the GBCA is committed to these initiatives. However, the final paragraph of the commitment agreement (signed by both parties) states, "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."

This paragraph was neither boxed nor highlighted in the Round 1 submission. So we include the agreement again, highlighting the relevant paragraph this time. We trust that the Certified Assessors will agree that this is a contractually binding agreement to which both parties have signed and committed.

Joe Karten

From: Briana Thompson
Sent: Wednesday, 29 April 2009 6:03 PM
To: Joe Karten
Subject: RE: GS-412I Round 1 Assessment Queries

Importance: High

Dear Joe,

Please see below the **responses** to your queries:

Man-6 'Waste Management During Tenancy Fitout'

Although the weekly reports included within the Round 1 submission identify a number of materials (cardboard, timber, insulation, carpet, metal, plastic, plaster and cement, ceiling tiles, polystyrene, bricks, glass, fabric etc.) that were removed from site, the WMP provided (page 5 of 16) only identifies: duct work, bulk head, general rubbish, ceilings and raised floor. The Certified Assessors have highlighted that the WMP needs to include a list of ALL materials to be removed from site, describing the process for achieving waste diversion and allocating responsibility. Given that the works have already been undertaken, the project team may provide a short report describing the process for achieving the waste diversion of ALL materials identified, instead of an updated WMP.

Regarding the Certified Assessors specific reference to concrete; the project team identified concrete in the discussion section of the Round 1 credit cover sheet as follows "*Actual recycled construction waste = metal, plastic, bricks & concrete, and cardboard*".

Mat-7 'Joinery'

Although it has been demonstrated that some items (e.g. mobile units) are modular, many of the other joinery items such as *J05 - Reception/ café front*, *J06 - Reception/ café back bench* and *J08 - Boardroom Bench unit* do not appear to have either standardised dimensions OR to have been designed to enable the item to be arranged, fitted or stacked together in various configurations.

Eco-4 'Commitment to Building Performance'

If the project team believes that the section quoted below demonstrates a firm commitment, please highlight within the Round 2 Submission.

Kind regards,

Briana



Briana Thompson

Technical Coordinator

Green Building Council Australia

Briana.Thompson@gbca.org.au

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For a faster response, please use the direct line.

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From: Joe Karten
Sent: Thursday, 23 April 2009 1:47 PM
To: Briana Thompson
Subject: GS-4121 Round 1 Assessment Queries

Hi Briana,

Thank you for sending through the Round 1 results for this project. I have a few queries on the Assessors comments which I hope you can clarify for me.

Man-6 – Certified Assessors' comment:

In order for the points to be awarded please provide a waste management plan in accordance with the Technical Manual identifying the types of waste which have been recycled.

The Certified Assessors note that the plan does not appear to address plastic, bricks, concrete and cardboard. The plan also does not identify the process and responsibilities for achieving the waste diversion. The Certified Assessors also note that although minor, the waste total on the cover sheet is different from that in the waste reports.

Clarification sought:

There was no need to have the WMP cover removal of concrete as no concrete was removed from site. In addition, it is *not a material listed in the TM*. The waste management plan provided, clearly indicated both process for achieving waste diversion, as evidenced by page 5 of the pdf credit, and it identified the responsible party on the far right column of the table. Bins were provided for each type of waste listed in the Technical Manual. Soft plastic, cardboard and bricks were all listed in the Waste Management Plan Weekly Reports and bins were provided for the measurement of all of these types of waste. Please clarify the Certified Assessors' request as we feel that all requirements of the Technical Manual have been addressed.

Mat-7 – Certified Assessors' comment:

In order for the point to be awarded please demonstrate that the units are modular. The Certified Assessors note that joinery units do not appear to have standardised dimensions and it has not been demonstrated that the design enables the items to be arranged, fitted or stacked together in various configurations in accordance with the Technical Manual.

Clarification sought:

We understand that we must only comply with one of the requirements as the Technical Manual clearly states with regards to Modularity:

Nominate 'Yes' if the joinery has been manufactured with standardised dimensions **or** design that enables the item to be arranged, fitted or stacked together in various configurations; **or**

Nominate 'No' for non-modular joinery

The use of the word 'or' in the Technical Manual leads us to understand that any one of these conditions needs to be satisfied in order to demonstrate modularity. In fact, we believe that we have demonstrated that the joinery provided is manufactured to standard dimensions **AND** the design enables the items to be arranged, fitted or stacked together in various configurations. We also understand that the second use of the word "or" between the "Yes" and the "No" cases, means that we do not need to disprove the "No" case to demonstrate compliance with the "Yes". It is only within this optional "No" case where the requirement for joinery to be able to be reconfigured without alteration arises. The use of the word "or" between the "Yes" and the "No" cases, means that we need to demonstrate one or the other. We have complied with the requirement by demonstrating that the "Yes" case has been met and we believe that the assessors are going beyond the requirement of the Technical Manual by requiring us to comply with the "Yes" case **AND**

the opposite of the "No" case. It is perhaps the case that the Technical Manual is not very clear on this issue, but in this case, we believe we have complied with the letter of the Technical Manual and the Certified Assessors are going beyond the written requirements and introducing an unjustified interpretation of the requirements.

Clearly, as per the above criterion, joinery that is manufactured with standardised dimensions meets the criteria for Modularity. Elevation drawings of all joinery units were provided detailing their construction to standardised dimensions. Please clarify what further information is required.

Eco-4 – Certified Assessors' comment:

In order for the points to be awarded, please amend the agreement to more formally commit the GBCA to these initiatives. The Certified Assessors note that the agreement letter between JLL and the GBCA only states that they "understand" that the GBCA is committed to these initiatives.

Clarification sought:

We note that the last paragraph of the commitment letter between GPT, Jones Lang LaSalle and the GBCA includes the words '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.'

The above paragraph clearly identifies this document to be a commitment by both parties. Please advise what further information is required.

Many thanks for your clarification on these issues.

Kind regards,
Joe



Joe Karten

Technical Coordinator

Green Building Council Australia

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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:



Contract signed by both parties.

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

✓	<p>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:</p> <ul style="list-style-type: none"> - 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:
 - Energy monitoring
 - Water monitoring
 - Waste management program
 - Cleaning Program using environmentally friendly products
 - Procuring environmentally friendly building consumables

Wednesday, 23 January 2008

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

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Duly Authorised Officer of GBCA:

Duly Authorised Officer of JLL:

