

Building Management Committee Meeting

DOCKLANDS



Welcome

- Bruce Precious, Richard Assef – GPT
- Kym Chambers – General Manager
- Michael Foord & Nicoleta Davidson – PSM & TSM
- Kim Host – National Sustainability Team
- Ellen Regos – Metropolitan National Waste Management Group
- Glennice Swallow – KS Environmental
- General Introduction – All attendees

Environmental Performance 2009

- Energy
- Water
- Waste / Recycling

Energy Results – 800-808 Bourke St

2007 energy target:

- 375 MJ/m2

2007 actual

- 365 MJ/m2

2008 energy target:

- 303 MJ/m2

2008 actual

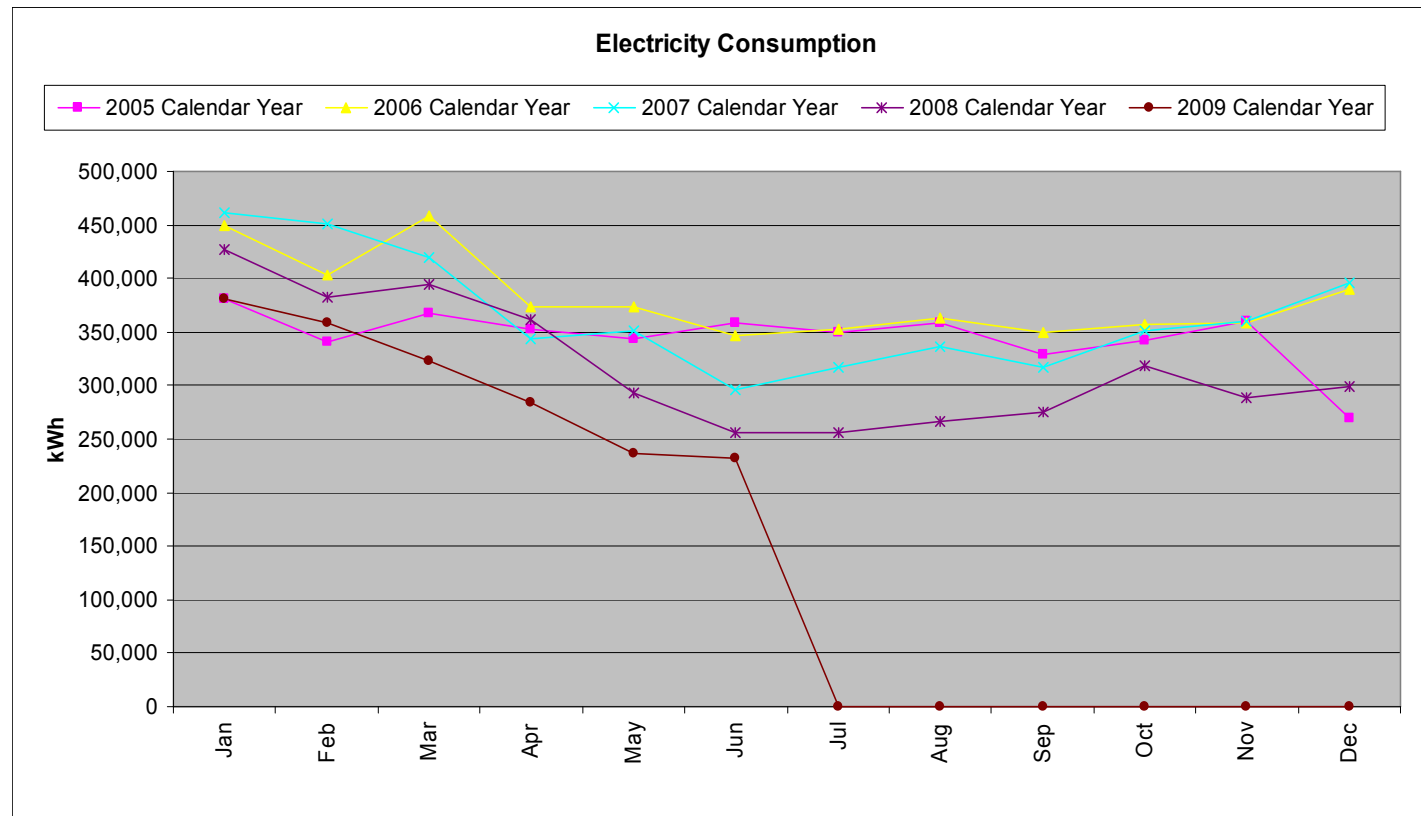
- 311 MJ/m2 YTD

2009 Energy Target

- 271 MJ/m2

2009 Actual (MAT)

- 296 MJ/m2



Savings 2006-2009-YTD:

- 125MJ/m2 (21.1 % reduction)
- Estimated Savings of \$129,794

Energy Results – 818 Bourke St

2008 Actual
(50% Occupied)

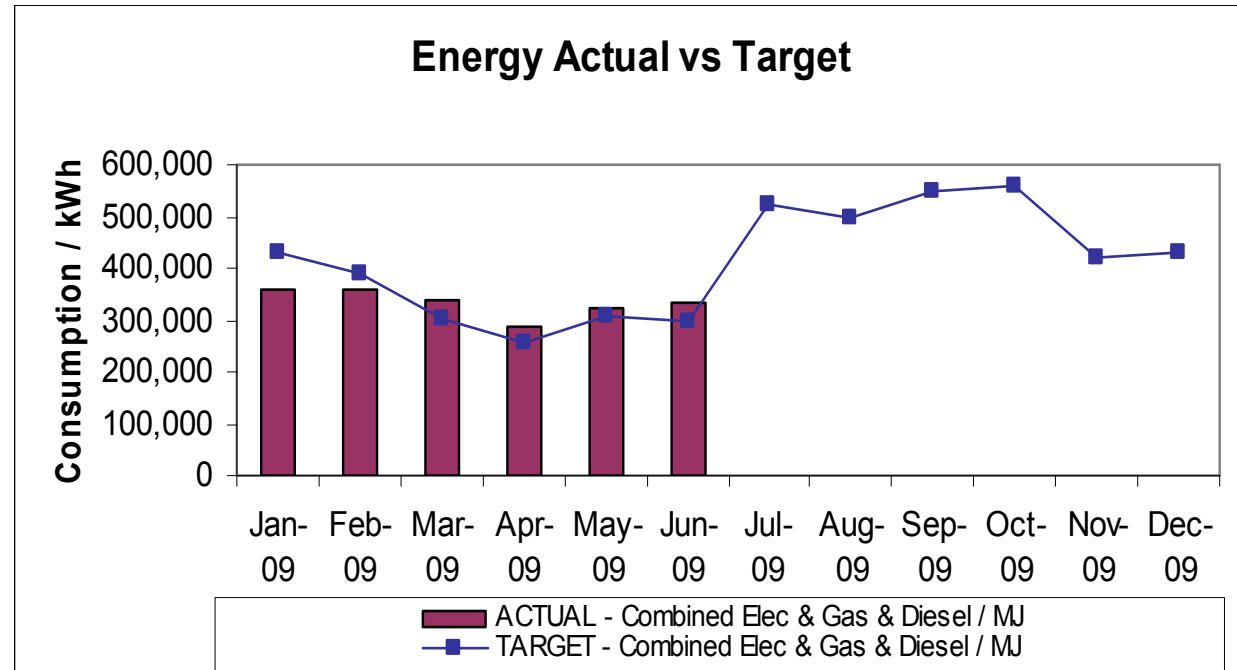
- 249 MJ/m²

2009 Energy Target
(Fully Occupied)

- 227 MJ/m²

2009 Actual (MAT)

- 259 MJ/m²



Energy Saving Initiatives – 800-808 Bourke St

- Close off Unused Tenant Condenser Water Valves – Saving = 15,300 KWh
- Reduce Run Time on Retail Condenser Water – Saving = 45,000 KWh
- Remove Chilled Water Cooling units (August) – Saving = 82,600+ KWh
- Remove Tenant Escalators from Base Build – Saving = 48,000 KWh
- Shut Down Chiller Plant at 5:00 pm – Saving Chiller Power = 48,000KWh
- Shut down main AHU Plant at 5:30pm – Saving = 24,000 KWh
- Total Savings = 260,000 KWh per annum

Energy Saving Initiatives – 818 Bourke St

- Replace Lift Lights with LED types
- Reduce Run Time on Retail Condenser Water System
- Refine Chiller Control Strategies
- Fine Tune AHU Static Air Pressure Control
- Light & Power Audits

Water Consumption – 800-808 Bourke St

2008 target:

- 0.62 KL/m²

2008 actual:

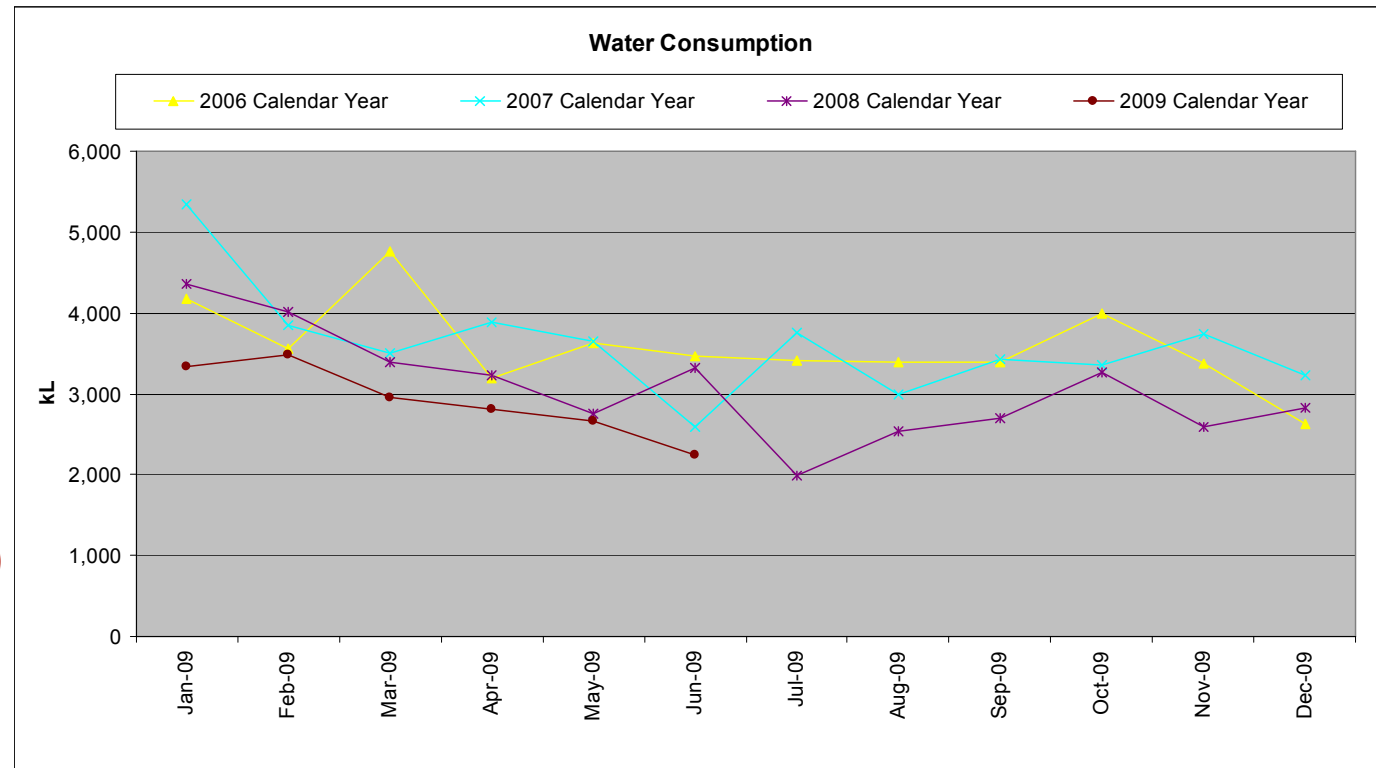
- 0.63 KL/m²

2009 target

- 0.55 KL/m²

2009 actual (MAT)

- 0.56 KL/m²



■ Savings 2007-2009-YTD:

- 9,164KL (16 % reduction)

Water Initiatives – 800-808 Bourke St

Cooling Tower Evaporation

- Close off Unused Tenant Condenser Water Valves – Reduced Tower Usage
- Reduce Run Time on Retail Condenser Water – Reduced Tower Usage
- Remove Chilled Water Cooling units (August) – Reduced Tower Usage
- Shut Down Chiller Plant at 5:00 pm – Reduced Tower Usage
- Shut down main AHU Plant at 5:30pm – Reduced Tower Usage
- Reclaim Bleed and Drain Down Water -

Water Consumption – 818 Bourke St

2008 actual:

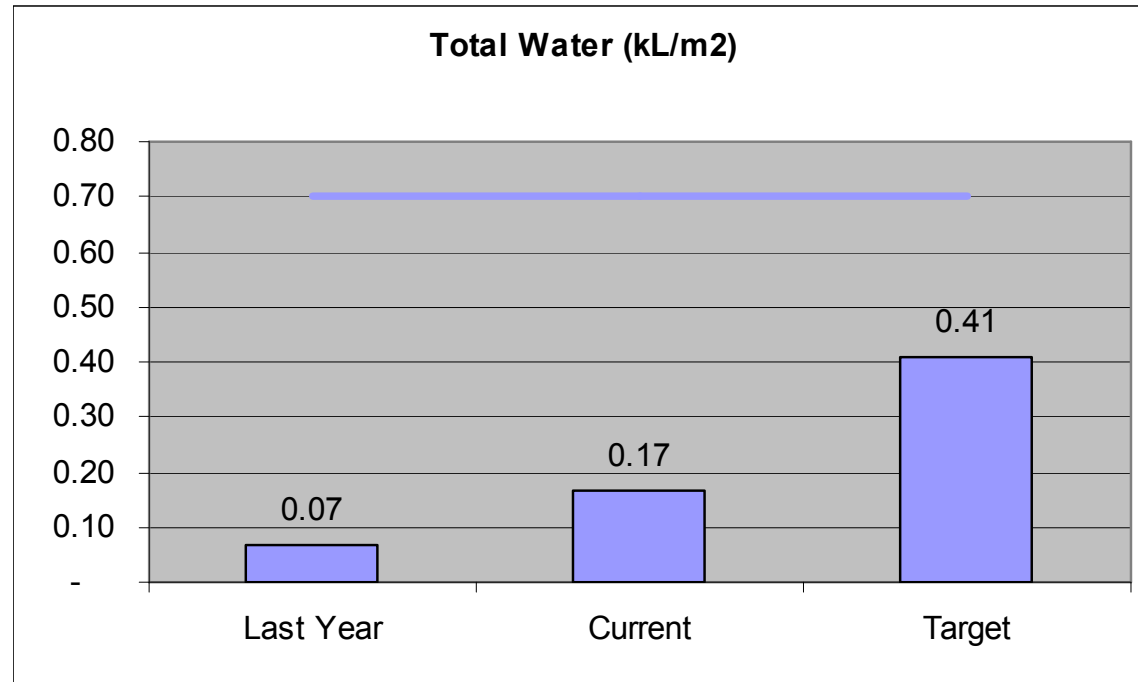
■ 0.63 KL/m²

2009 target

■ 0.41 KL/m²

2009 actual (YTD)

■ 0.17 KL/m²



Note – Building fully occupied as of September 2008

Water Initiatives – 818 Bourke St

Cooling Tower Evaporation

- Reduce Run Time on Retail Condenser Water – Reduced Tower Usage
- Refine Chiller Control Strategies – Reduced Cooling Tower Usage
- Reclaim Bleed and Drain Down Water -

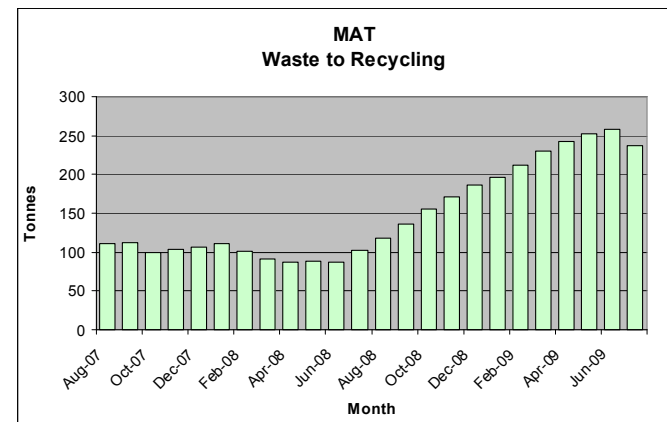
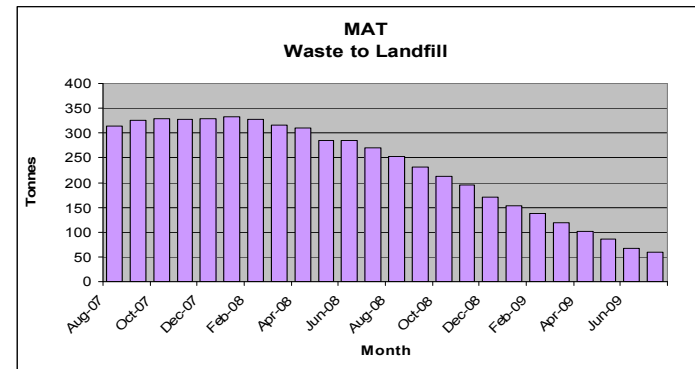
Waste / Recycling 800 Bourke St

Owner Actions:

- New retail contract – focus on recycling
- Independent audits
- Newsletters, posters, signage
- Methods to be checked against NABERS Waste

Tenant opportunities:

- Participation
- Executive support
- Education of staff
- Reduce contamination
- Understand your recycling streams
- Recycle demolition and fit out waste



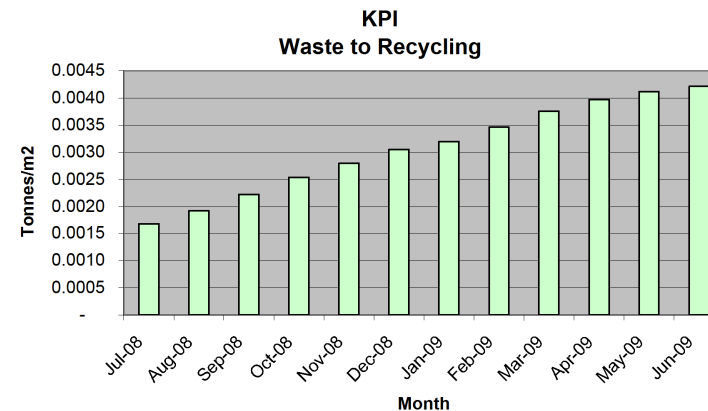
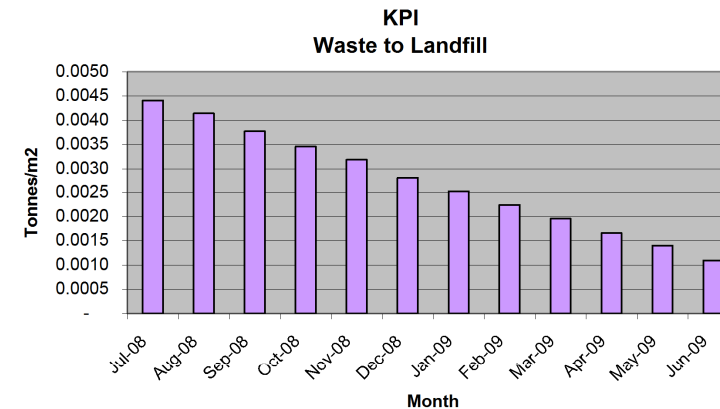
Waste / Recycling 818 Bourke St

Owner Actions:

- New contract – focus on recycling
- Independent audit
- Newsletters, posters, signage
- Methods to be checked against NABERS Waste

Tenant opportunities:

- Participation
- Executive support
- Education of employees
- Reduce contamination
- Know your recycling streams
- Implementation of 1 bin system



Waste Management & Recycling – Kim Host

■ Objectives –

- To increase the recycling rates of waste generated
- To lower costs – waste and recycling is increasing by approx 10% per annum
- To deliver improved outcomes for our environment
- To support tenants in their efforts to improve effectiveness of recycling systems

■ Today's Goals –

- To understand our Waste and Bin Systems
- To improve our knowledge on where our waste ends up
- To be aware of how we can support local and government initiatives
- To explain the next steps and how we can support you

■ Introduction to Presentations

Presentations

- Local Strategies & Initiatives- Ellen Regos (Metropolitan Waste Management Group)
- KS Environmental Facilities- Glennice Swallow (KS Environmental)

Current Systems & Single Bin Systems

- What are our current systems?
- Where is the waste and recycling materials going?
- What is a Single Bin System?
 - One bin under each desk for “paper only” emptied daily by cleaners
 - Support Bin Systems
 - Includes bins in common areas, kitchens and print/mail areas

Benefits of a Single Bin

- Decrease Waste Costs – by diverting waste from landfill
- Capture Paper only (up to 70% of office waste is from paper)
- Reduce plastic bin liners required for general & commingled waste bins
- Increase Primary Source segregation – by “getting it right the first time”
- Decrease contamination in the recycling stream
- Reduce costs
- Reduce waste going to landfill – reduce GHG – a greener environment
- Benefits from Cleaning staff responsibilities

World Environment Day to Recycling Week

- Expanded Waste Recycling
 - Mobile Collection Boxes
 - Rechargeable Battery Collection boxes
 - Other – ask TSM for advise or options eg E Waste, fluoros

- Recycling Week 9th to 15th November
 - Local Initiatives & Activities
 - More information will be made available through next Sustainability Communication

- Next Steps
 - Single Bin System Implementation –TSM will contact you to advise the how and when?

Q & A Opportunity



Building Management Committee Meeting

Thank you

