




## BUILDING ENERGY EFFICIENCY CERTIFICATE


### BUILDING DETAILS

Building name	Australia Square Tower	Certificate no.	B0035-2019/14
Owner's name	DEXUS FUNDS MANAGEMENT LIMITED, GPT RE LIMITED	Current from	22 Mar 2019
Building address	264-278 George Street, Sydney, NSW, 2000	Current to	21 Mar 2020
Net Lettable Area of the building	41,581.4 m <sup>2</sup>	CBD assessor name	Nowell Hong Beng Chua
		CBD assessor no.	CBDA0357

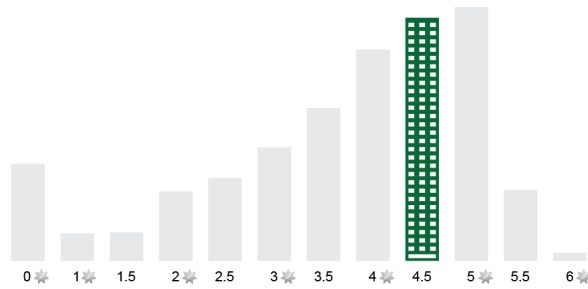
### PART 1 - NABERS ENERGY RATING



This building has achieved



**4.5-Star NABERS Energy rating**  
(excluding GreenPower)



**HOW DOES YOUR BUILDING COMPARE?**  
The highlighted building on the adjacent graph compares the NABERS Star rating of your building to other buildings that were issued a BEEC nationally in 2017.

### PART 2 – TENANCY LIGHTING ENERGY EFFICIENCY ASSESSMENT

The average tenancy lighting efficiency in the assessed spaces of your building is 'Good'.

YOUR LIGHTING	NATIONAL AVERAGE
Excellent	Excellent
<b>Good</b>	<b>Good</b>
Median	Median
Poor	Poor
Very Poor	Very Poor

This table shows how your building compares with other buildings that were issued a BEEC nationally in 2017.

These averages are area-weighted. Individual spaces may perform better or worse than the average.

The worst performing space is Part Level 41 - Suite 1 ('Very Poor'), while the best performing space is Level 6 - Whole Floor ('Excellent'). Details on Page 3.



## PART 1 – NABERS\* ENERGY RATING

### BUILDING DETAILS

Building address	Australia Square Tower, 264-278 George Street, SYDNEY, NSW, 2000	NABERS rating no.	N53770
		Certified date	22 Mar 2019
		Current to	21 Mar 2020

### NABERS ENERGY RATING



Rating scope	Base Building
Rated area	37,716.9 m <sup>2</sup>
Rated hours	52.1

### BUILDING CONSUMPTION & EMISSION DETAILS

Annual emissions	2,681,192 kg CO <sup>2</sup> -e per year
Annual emissions intensity	71.1 kg CO <sup>2</sup> -e/m <sup>2</sup> per year
Annual consumption	14,219,271 MJ per year

#### NABERS ASSESSOR DETAILS

Assessor name	Nowell Chua
Assessor number	90279

#### ABOUT NABERS ENERGY RATINGS

0.....	Very poor
1.....	Poor
2.....	Below average
2.5 to 3....	Average
4.....	Good
5.....	Excellent
6.....	Market leading

\* National Australian Built Environment Rating System is a joint initiative of the Australian, State and Territory governments.

\*\* This rating must be used in all advertising.



## PART 2 – TENANCY LIGHTING

### ENERGY EFFICIENCY ASSESSMENT

#### ASSESSMENT SUMMARY

Building address                    264-278 George Street, Sydney, NSW, 2000

Assessment scope                All Office Space

Assessed NLA                      40,284.5 m<sup>2</sup>

Assessor name	Assessor no.	Assessment no.	Version no.	Space ID	Certified date	Current to
Juan Hinestroza	CBDA0302	LA5308	V.3	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83	13 Dec 2016	13 Dec 2021

Space ID	Functional space name	NLA (m <sup>2</sup> )	NLPD (W/m <sup>2</sup> )	NLPD Performance comparison	Lighting System Existing/Proposed	Control Capacity	Performance comment
1	Part Level 48 - Suite 1	499.7	8.2	Good	Existing	Poor	
2	Part Level 48 - Suite 2	534.8	5.8	Excellent	Existing	Moderate	
3	46th Floor - Whole Floor	1,030.9	11.5	Median	Existing	Moderate	Luminaires delamped
4	45th Floor - Whole Floor	1,032.4	9.1	Good	Existing	Moderate	Luminaires delamped
5	44th Floor - Whole Floor	1,032.3	11.5	Median	Existing	Moderate	Luminaires delamped
6	43rd Floor - Whole Floor	1,032.3	11.5	Median	Existing	Moderate	Luminaires delamped
7	42nd Floor - Whole Floor	1,032.3	6.3	Excellent	Existing	Moderate	
8	Part Level 41 - Suite 1	432.7	20.1	Very Poor	Existing	Poor	
9	Part Level 41 - Suite 2	178.3	n/a	n/a	Existing	n/a	Not assessable
10	Part Level 41 - Suite 3	178.4	n/a	n/a	Existing	n/a	Not assessable
11	Part Level 41 - Suite 4	184.5	5.2	Excellent	Existing	Moderate	
12	Part Level 40 - Suite 1 & 2	466.5	6.0	Excellent	Existing	Moderate	
13	Part Level 40 - Suite 3 & 5	378.1	5.6	Excellent	Existing	Poor	
14	Part Level 40 - Suite 4	110.7	n/a	n/a	Existing	n/a	Not assessable
15	Part Level 39 - Suite 1	321.0	n/a	n/a	Existing	n/a	Not assessable
16	Part Level 39 - Suite 2	276.1	n/a	n/a	Existing	n/a	Not assessable
17	Part Level 39 - Suite 3	179.6	n/a	n/a	Existing	n/a	Not assessable
18	Part Level 39 - Suite 4	133.2	n/a	n/a	Existing	n/a	Not assessable
19	Part Level 39 - Suite 5	44.7	n/a	n/a	Existing	n/a	Not assessable
20	Part Level 38 - Suite 1	339.6	6.5	Excellent	Existing	Moderate	
21	Part Level 38 - Suite 2	485.4	6.2	Excellent	Existing	Moderate	
22	Part Level 38 - Suite 3	134.2	n/a	n/a	Existing	n/a	Not assessable
23	Level 37 - Whole Floor	1,031.7	8.3	Good	Existing	Moderate	
24	Level 36 - Whole Floor	1,031.2	10.7	Median	Existing	Moderate	
25	Level 34 - Whole Floor	1,032.6	7.8	Good	Existing	Moderate	
26	Level 33 - Whole Floor	1,032.6	n/a	n/a	Existing	n/a	Not assessable
27	Part Level 32 - Suite 1	133.5	n/a	n/a	Existing	n/a	Not assessable
28	Part Level 32 - Suite 2	177.7	16.1	Poor	Existing	Moderate	
29	Part Level 32 - Suite 4	133.2	9.6	Good	Existing	Moderate	
30	Part Level 32 - Suite 5	190.4	n/a	n/a	Existing	n/a	Not assessable
31	Part Level 32 - Suite 6	197.7	n/a	n/a	Existing	n/a	Not assessable
32	Part Level 32 - Suite 7	89.2	n/a	n/a	Existing	n/a	Not assessable
33	Part Level 31 - Suite 1	133.5	n/a	n/a	Existing	n/a	Not assessable



Space ID	Functional space name	NLA (m <sup>2</sup> )	NLPD (W/m <sup>2</sup> )	NLPD Performance comparison	Lighting System Existing/Proposed	Control Capacity	Performance comment
34	Part Level 31 - Suite 2	490.6	17.4	Poor	Existing	Moderate	
35	Part Level 31 - Suite 3	89.3	n/a	n/a	Existing	n/a	Not assessable
36	Part Level 31 - Suite 4	222.6	7.5	Good	Existing	Moderate	
37	Level 30 - Whole Floor	1,032.8	5.7	Excellent	Existing	Moderate	
38	Level 29 - Whole Floor	1,062.5	6.0	Excellent	Existing	Moderate	
39	Level 28 - Whole Floor	1,032.7	5.7	Excellent	Existing	Moderate	
40	Part Level 27 - Suite 3	134.1	n/a	n/a	Existing	n/a	Not assessable
41	Part Level 27 - Suite 2	532.7	7.0	Excellent	Existing	Moderate	
42	Part Level 27 - Suite 1	301.4	6.2	Excellent	Existing	Moderate	
43	Level 26 - Whole Floor	1,031.5	11.8	Median	Existing	Moderate	
44	Level 25 - Whole Floor	1,032.0	8.4	Good	Existing	Moderate	
45	Part Level 24 - Suite 2	491.7	10.0	Good	Existing	Moderate	
46	Part Level 24 - Suite 1	525.8	5.6	Excellent	Existing	Moderate	
47	Level 23 - Whole Floor	1,070.3	5.9	Excellent	Existing	Moderate	
48	Part Level 22 - Suite 3	535.2	6.0	Excellent	Existing	Moderate	
49	Part Level 22 - Suite 2	271.1	6.0	Excellent	Existing	Moderate	
50	Part Level 22 - Suite 1	167.0	6.0	Excellent	Existing	Moderate	
51	Level 21 - Whole Floor	1,032.5	8.1	Good	Existing	Poor	
52	Part Level 20 - Suite 7	66.2	n/a	n/a	Existing	n/a	Not assessable
53	Part Level 20 - Suite 5	44.4	n/a	n/a	Existing	n/a	Not assessable
54	Part Level 20 - Suite 4	178.5	5.6	Excellent	Existing	Moderate	
55	Part Level 20 - Suite 3	186.8	5.2	Excellent	Existing	Moderate	
56	Part Level 20 - Suite 2	199.9	n/a	n/a	Existing	n/a	Not assessable
57	Part Level 20 - Suite 1A	44.7	n/a	n/a	Existing	n/a	Not assessable
58	Part Level 18 - Suite 9	81.5	n/a	n/a	Existing	n/a	Not assessable
59	Part Level 18 - Suite 8	133.5	n/a	n/a	Existing	n/a	Not assessable
60	Part Level 18 - Suite 7	133.7	n/a	n/a	Existing	n/a	Not assessable
61	Part Level 18 - Suite 6	89.0	n/a	n/a	Existing	n/a	Not assessable
62	Part Level 18 - Suite 5	44.5	n/a	n/a	Existing	n/a	Not assessable
63	Part Level 18 - Suite 4	47.0	n/a	n/a	Existing	n/a	Not assessable
64	Part Level 18 - Suite 3	175.9	13.4	Median	Existing	Moderate	
65	Part Level 18 - Suite 1 & 2	185.5	8.9	Good	Existing	Moderate	
66	Part Level 17 - Suite 19	177.6	6.4	Excellent	Existing	Moderate	
67	Part Level 17 - Suite 17	62.3	8.2	Good	Existing	Moderate	
68	Part Level 17 - Suite 14	160.0	7.0	Excellent	Existing	Moderate	
69	Part Level 17 - Suite 9	223.6	6.0	Excellent	Existing	Moderate	
70	Part Level 17 - Suite 7	100.5	n/a	n/a	Existing	n/a	Not assessable
71	Part Level 17 - Suite 2	165.0	10.0	Good	Existing	Moderate	
72	Level 16 - Whole Floor	1,032.8	18.5	Very Poor	Existing	Moderate	
73	Level 15 - Whole Floor	1,032.8	6.3	Excellent	Existing	Moderate	
74	Level 14 - Whole Floor	1,031.8	6.9	Excellent	Existing	Moderate	Many cellular offices
75	Level 13 - Whole Floor	1,032.0	6.5	Excellent	Existing	Moderate	Many cellular offices
76	Level 12 - Whole Floor	1,032.0	6.5	Excellent	Existing	Moderate	Many cellular offices
77	Level 11 - Whole Floor	1,032.0	6.1	Excellent	Existing	Moderate	Many cellular offices
78	Level 10 - Whole Floor	1,032.0	6.5	Excellent	Existing	Moderate	Many cellular offices
79	Level 9 - Whole Floor	1,032.7	5.7	Excellent	Existing	Poor	
80	Level 8 - Whole Floor	1,032.3	5.6	Excellent	Existing	Poor	
81	Level 7 - Whole Floor	1,030.0	5.7	Excellent	Existing	Poor	
82	Level 6 - Whole Floor	1,030.5	0.4	Excellent	Existing	Poor	Desktop task lighting used
83	Part Level 20 - Suite 1	156.7	5.5	Excellent	Existing	Moderate	

**Disclaimer:** The Australian/New Zealand Standards 1680 series makes recommendations for the lighting of interiors and workplaces. This assessment makes no judgment about the performance of the installed lighting system against the recommendations of those standards. Prospective tenants or owners should check that the lighting system is fit for their requirements.

# Definitions and other information on how to interpret the lighting assessments are at Attachment A.

# ATTACHMENT A

## ENERGY EFFICIENCY GUIDANCE

Guidance on how building energy efficiency might be improved for building owners and tenants may be found at <http://cbd.gov.au/get-and-use-a-rating/how-to-improve-your-NABERS-rating>.

## DEFINITIONS

Definitions and other information on how to interpret the tenancy lighting energy efficiency assessments are in accordance with the CBD Tenancy Lighting Assessment for Offices Rules, available from the CBD website at [www.cbd.gov.au](http://www.cbd.gov.au).

### Average tenancy lighting efficiency

The average tenancy lighting efficiency, as shown on the front page of the BEEC, is calculated based on an area weighted average of the Nominal Lighting Power Density (NLPD) of all of the functional spaces included on the BEEC. This means that larger functional spaces with a greater floor area will count more towards this calculation than smaller spaces. The calculated area weighted average NLPD for the building is then categorised as per the NLPD performance comparison below. Spaces which are deemed non-assessable are excluded, and where a proposed system has been assessed the proposed system NLPD is used in the calculation. The national average is an area-weighted average of the NLPD of all functional spaces listed on all BEECs issued in 2017. If a space was listed on more than one BEEC issued in 2017, only the most recent instance of that space was included in the calculation.

### Nominal Lighting Power Density (NLPD)

The NLPD is calculated and reported for each assessed functional space. It is based on dividing the total power of the base lighting system in the assessed space by the Net Lettable Area (NLA) of that space.

NLPD performance comparison is divided into the following categories;

Excellent performance is where the NLPD is equal to or less than 7.0 W/m<sup>2</sup>

Good performance is where the NLPD is between 7.1 - 10.0 W/m<sup>2</sup>

Median performance is where the NLPD is between 10.1 - 15.0 W/m<sup>2</sup>

Poor performance is where the NLPD is between 15.1 - 18.0 W/m<sup>2</sup>

Very Poor performance is where the NLPD is greater than or equal to 18.1 W/m<sup>2</sup>

### Existing Lighting System

The existing lighting system, in an owner occupied functional space, refers to the lighting that might reasonably be expected to remain immediately prior to any subsequent lease or sublease. In a leased space, it refers to the lighting that might reasonably be expected to remain at the conclusion of the lease or sublease, disregarding the impact of any make good clause or any negotiations that may occur between the landlord and the tenant. It does not include desk mounted task lighting nor architectural or feature lighting installed by the owner, lessee or sublessee. All other lighting will generally be included. In an unoccupied functional space, it refers to the lighting that exists at the time the assessment is conducted.

### Control capacity

<u>Poor</u>	Most of the lighting within the functional space relies on manual switching to turn the lights on and off where switching zones are greater than 250m <sup>2</sup> .
<u>Moderate</u>	At least 50% by area of the lighting within the functional space is managed by a timer/ supervisory control system that ensures that lights are turned off outside normal working hours.
OR	
	At least 50% by area of the lighting within the functional space is managed by a occupancy control system that ensures that lights only operate when the space is occupied, rooms are individually controlled and a general switching zones are more than 100m <sup>2</sup> .
OR	
	The lighting within the functional space relies on manual switching to turn the lights on and off where the functional space is less than 250m <sup>2</sup> .
<u>Good</u>	At least 50% by area of lighting within the functional space is managed by a occupancy control system that ensures that lights only operate when the space is occupied, rooms are individually controlled and general switching zones are less than 100m <sup>2</sup> .

Fully functioning lighting control systems may reduce the energy consumption of the installed lighting system by reducing the amount of time the lights are on or by reducing the operating power through dimming strategies. This assessment has identified the level of sophistication of the installed lighting controls but has not verified their functionality. Prospective tenants or owners should check the ongoing functionality of the installed lighting control system, its ability to be modified if required and whether it is fit for their requirements.

### Performance comment

The performance comment describes any additional features of the lighting system that may affect its energy or functional performance.

### Proposed lighting system

Proposed lighting refers to the lighting system as it may exist following either an owner/lessor proposed upgrade or resulting from a make good provision in an existing lease/sublease where the relevant work is expected to be completed within three months of the lighting assessment. Prospective buyers, lessees and sublessees should assume that the existing lighting remains in place in the absence of specific assurances from the seller or lessor that the work to install the proposed lighting has in fact been carried out.

### Reason for assessment

Scheduled upgrade - Scheduled upgrade refers to works that, at the time of the assessment, were to be carried out within three months on the lighting system in the relevant functional space by the owner.

Make good - Make good refers to works that, at the time of the assessment, were to be carried out within three months on the lighting system in the relevant functional space by the outgoing lessee or sublessee.

## DISCLAIMER

The Australian and New South Wales governments do not guarantee the accuracy, reliability, or completeness of the materials and assumes no legal liability whatsoever arising from or in connection with the information contained in Part One and Part Two of this certificate. The Australian and NSW governments recommend that users exercise their own skill and care with respect to the use of the information contained in this certificate and that users carefully evaluate the accuracy, reliability, currency, completeness and relevance of the certificate for their purposes, including seeking professional advice, as appropriate.

## ISSUING AUTHORITY

Issued by the Australian Government, under the ***Building Energy Efficiency Disclosure Act 2010***, to disseminate information and encourage energy efficiency in large commercial office building in Australia.