



Sustainability Case Study

The refurbishment program aims to achieve a 5 Star Green Star Office Design rating and 5 Star NABERS Energy rating for the base building, saving embodied energy and carbon dioxide emissions equivalent to more than 10 years operational use.

2 Constitution Avenue
Canberra ACT



Targeting a 5 Star Green Star Office Design v3 Rating



Overview

In line with ISPT Super Property’s Three Year Investment Strategy, the Core Fund is undertaking a wide range of refurbishments and building upgrades to complete the modernisation of the portfolio.

This property is the subject of a \$35.0 million program to replace all plant and equipment, refurbish the office areas, reduce environmental impact and reposition the asset to meet market expectations for the next 15 to 20 years.

Critical to meeting market expectations of this 20,000m² office building will be a reinvention of the ground floor, roof top spaces and public areas with all new retail, meeting and foyer facilities.

A capital works program to replace the vertical transportation system was completed in early 2011. A variety of base building plant and equipment works costing \$13.0 million commences in Q4 of 2011.

Aspirations and Achievements

2 Constitution Avenue is undergoing a major building upgrade targeting 5 Star Green Star Office Design v3 rating, 4.5 Star NABERS Energy rating (without green power) and 4 Star NABERS Water rating.

After replacement of all central plant, ISPT will purchase renewable Green Power to achieve an immediate and ongoing 5 Star NABERS Energy rating for the base building. Emission reductions are forecast to be progressively achieved following refurbishment of floors as the lease expiry profile allows.

Key Sustainability Features

2 Constitution Avenue will incorporate a number of key sustainability features including:

- Reuse and adaptation of the existing structure and facade saving the embedded energy and emissions;
- Lift system incorporating regenerative braking and energy management system;
- Passive façade shading to minimise cooling load;
- Energy efficient chillers and low temperature VAV air-conditioning system incorporating swirl diffusers;
- Customised building tuning of the integrated BMCS to maximise efficiency and minimise energy consumption;
- Low VOC products and CO₂ monitoring and control;
- High efficiency T5 fluorescent lighting with individual addressable DALI controls and occupancy sensors;
- Centralised web/3G based utilities monitoring system “Hydroshare” which includes automated leak detection and maintenance request alarms;
- Reduced potable water consumption through highly rated fixtures and fittings; and
- Secure bicycle racks and change rooms.