



SUPER PROPERTY

# Sustainability Case Study

In partnership with the Brisbane City Council, ISPT Super Property's Green Square South Tower has been awarded a 5 Star Whole of Building NABERS Energy rating.

Green Square South Tower  
Fortitude Valley QLD

5 star rating



5 star rating



## Overview

Green Square South Tower is a five level commercial office property occupied by Brisbane City Council. Located in Queensland's Fortitude Valley, the property forms part of a wider development known as the 'Green Square Precinct' which is majority owned by the Core Fund.

The property comprises over 17,300m<sup>2</sup> of sustainable office accommodation, showcasing what committed developers, tenants and investors can achieve in promoting a high standard of sustainable development.

## Aspirations and Achievements

Green Square South Tower was one of the first commercial buildings in Queensland to be awarded a 5 Star Green Star rating from the Green Building Council of Australia and set new benchmarks in sustainable commercial construction.

The property demonstrates ISPT Super Property's commitment to environmentally sustainable investment having achieved 5 Star Green Star v2 Design and 5 Star As-Built ratings. Additionally, through the co-operation between the Brisbane City Council and ISPT Super Property, the premises has achieved 5 Star NABERS Energy rating for the combined base building and tenant energy use. This compliments the 4.5 Star NABERS Water ratings making this asset one of Australia's most sustainable office buildings.

## Key Sustainability Features

Green Square South Tower incorporates a number of key sustainability features including:

- Strong passive design features including large floor plates and external shading to reduce heat load;
- High efficiency air cooled chillers to minimise water usage;
- Customised building tuning of the integrated BMCS to maximise efficiency and minimise energy consumption;
- Integrated 5 Star Green Star Interiors tenant fit out;
- Low VOC products and materials and CO<sub>2</sub> monitoring and control;
- High efficiency T5 fluorescent lighting with integrated controls;
- Centralised web/3G based utilities monitoring system "Hydroshare" that includes automated leak detection and maintenance request alarms;
- Reduced potable water consumption through highly efficient fixtures and fittings, rainwater harvesting and fire test water recovery; and
- Secure bicycle racks and change rooms.

## Proudly in partnership with:

The Brisbane City Council as anchor tenant consistent with their "Clean and Green" vision for the future of the city – Vision 2026 and Leighton Holdings.

