Australian Government

COMMERCIAL BUILDING DISCLOSURE
A National Energy Efficiency Program

BUILDING ENERGY EFFICIENCY CERTIFICATE

BUILDING DETAILS

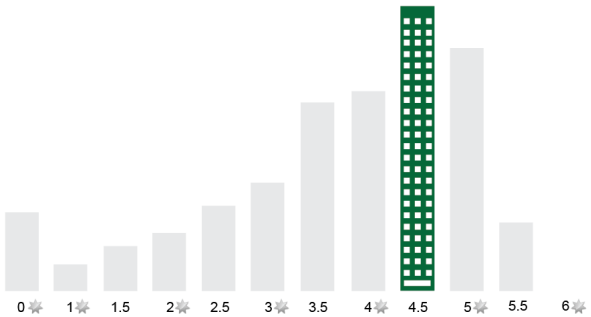
Building name	Angel Place	Certificate no.	B0020-2016/7
Owner's name	AMP CAPITAL INVESTORS LIMITED	Current from	28 Oct 2016
		Current to	28 Oct 2017
Building address	123 Pitt Street, Sydney, NSW, 2000	CBD assessor name	Tim Grigg
Net Lettable Area of the building 46,748.0 m²		CBD assessor no.	CBDA0223

PART 1 - NABERS ENERGY RATING

NABERS

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 2015.

PART 2 – TENANCY LIGHTING ENERGY EFFICIENCY ASSESSMENT

An assessment of the buildings lighting energy efficiency is contained in part 2 of this certificate.

ENERGY EFFICIENCY GUIDANCE

Guidance on how building energy efficiency might be improved for building owners and tenants may be found at www.cbd.gov.au/get-and-use-a-rating/what-is-a-beec

Issued under the *Building Energy Efficiency Disclosure Act 2010* to disseminate information and encourage energy efficiency in large commercial office buildings in Australia.

PART 1 – NABERS* ENERGY RATING

BUILDING DETAILS

Building address	123 Pitt Street, SYDNEY, NSW, 2000	NABERS rating no.	N47499
		Certified date	28 Oct 2016
		Current to	28 Oct 2017

NABERS ENERGY RATING

This building has achieved

4.5 STAR NABERS ENERGY RATING**

(excluding GreenPower)

Rating scope	Base Building
Rated area	41,975.3 m²
Rated hours	52.5

BUILDING CONSUMPTION & EMISSION DETAILS

Annual emissions	3,672,081 kg CO^2-e per year
Annual emissions intensity	87.5 kg CO^2-e/m² per year
Annual consumption	17,293,824 MJ per year

NABERS ASSESSOR DETAILS

Assessor name	Chandana Idamegama
Assessor number	20328

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	123 Pitt Street, Sydney, NSW, 2000
Assessment scope	All Office Space
Assessed NLA	46,605.1 m²

Assessor name	Assessor no.	Assessment no.	Version no.	Space ID	Certified date	Current to
Tim Grigg	CBDA0223	LA5136	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	28 Oct 2016	28 Oct 2021

Space ID	Functional space name	NLA (m²)	NLPD (W/m²)	NLPD Performance comparison	Lighting System Existing/Proposed	Control Capacity	Performance comment
1	Level 3 - Whole Floor	924.0	12.2	Median	Existing	Good	
2	Level 4 - Whole Floor	869.8	12.2	Median	Existing	Poor	
3	Part Level 5 - 5.1	487.0	14.2	Median	Existing	Good	
4	Part Level 5 - 5.2	406.0	11.4	Median	Existing	Poor	
5	Level 6 - Whole Floor	1,935.0	8.1	Good	Existing	Good	
6	Part Level 10 - 10.2	807.0	8.1	Good	Existing	Poor	
7	Part Level 10 - 10.1	506.0	6.8	Excellent	Existing	Poor	
8	Part Level 10 - 10.3	423.0	6.9	Excellent	Existing	Poor	
9	Level 11 - Whole Floor	1,844.0	12.2	Median	Existing	Poor	
10	Level 12 - Whole Floor	1,854.0	5.6	Excellent	Existing	Good	
11	Level 13 - Whole Floor	1,932.0	5.5	Excellent	Existing	Good	
12	Level 14 - Whole Floor	1,913.0	5.5	Excellent	Existing	Good	
13	Part Level 15 - 15.2	723.2	5.5	Excellent	Existing	Good	
14	Part Level 15 - 15.1	1,110.0	12.5	Median	Existing	Good	
15	Level 16 - Whole Floor	1,909.5	11.2	Median	Existing	Good	
16	Level 17 - Whole Floor	1,655.0	14.0	Median	Existing	Good	
17	Level 18 - Whole Floor	1,655.0	n/a	n/a	Existing	n/a	Not assessable
18	Level 19 - Whole Floor	1,571.1	12.6	Median	Existing	Poor	
19	Level 20 - Whole Floor	1,594.0	11.7	Median	Existing	Good	
20	Part Level 21 - 21.4	215.5	11.1	Median	Existing	Moderate	
21	Part Level 21 - 21.5	191.5	13.4	Median	Existing	Moderate	
22	Part Level 21 - 21.1	442.2	12.2	Median	Existing	Good	
23	Level 24 - Whole Floor	1,682.0	n/a	n/a	Existing	n/a	Not assessable
24	Part Level 25 - 25.4	506.8	12.2	Median	Existing	Good	
25	Part Level 25 - 25.3	308.0	10.3	Median	Existing	Good	
26	Part Level 25 - 25.2	410.0	8.3	Good	Existing	Moderate	
27	Part Level 25 - 25.1	389.0	6.4	Excellent	Existing	Good	
28	Level 26 - Whole Floor	1,682.0	7.0	Excellent	Existing	Moderate	
29	Level 27 - Whole Floor	1,682.0	8.4	Good	Existing	Good	
30	Part Level 28 - 28.5	197.0	15.8	Poor	Existing	Good	
31	Part Level 28 - 28.1&2	1,131.0	10.0	Good	Existing	Good	
32	Part Level 28 - 28.3	164.0	6.0	Excellent	Existing	Good	
33	Part Level 29 - 29.1	722.0	6.4	Excellent	Existing	Good	

Space ID	Functional space name	NLA (m²)	NLPD (W/m²)	NLPD Performance comparison	Lighting System Existing/Proposed	Control Capacity	Performance comment
34	Part Level 29 - 29.2	622.0	8.0	Good	Existing	Good	
35	Level 30 - Whole Floor	1,245.0	6.3	Excellent	Existing	Poor	
36	Level 31 - Whole Floor	1,035.0	12.0	Median	Existing	Poor	
37	Level 7 - Whole Floor	1,933.0	12.2	Median	Existing	Moderate	
38	Level 8 - Whole Floor	1,835.0	10.6	Median	Existing	Good	
39	Level 9 - Whole Floor	1,834.0	10.2	Median	Existing	Good	
40	Part Level 21 - 21.2	148.1	n/a	n/a	Existing	n/a	Not assessable
41	Part Level 21 - 21.3	506.4	7.8	Good	Existing	Good	
42	Level 22 - Whole Floor	1,682.0	7.2	Good	Existing	Good	
43	Part Level 23 - 23.1	1,045.0	n/a	n/a	Existing	n/a	Not assessable
44	Part Level 23 - 23.2	598.0	18.3	Very Poor	Existing	Poor	
45	Level 2 - Whole Floor	280.0	n/a	n/a	Existing	n/a	Not assessable

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

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.

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/m²
Good performance is where the NLPD is between 7.1 - 10.0 W/m²
Median performance is where the NLPD is between 10.1 - 15.0 W/m²
Poor performance is where the NLPD is between 15.1 - 18.0 W/m²
Very Poor performance is where the NLPD is greater than 18.1 W/m²

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

Poor	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 250m².
Moderate	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 100m².
OR	
	Most of the lighting within the functional space relies on manual switching to turn the lights on and off where switching zones are less than 250m².
Good	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 100m².

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.***