



Sustainability (MATES)

Mirvac and Tenants Environmental

## LEADERS IN SUSTAINABILITY

The Mirvac Group is committed to industry leadership in sustainable development through innovative design and construction of residential and non-residential buildings and in improving the overall efficiency of its existing property investment portfolio.

Mirvac has been a partner with the Department of Energy, Utilities and Sustainability (DEUS), formerly SEDA, since November 1998 and commenced a five year action plan to implement energy efficient projects and improve operational practices in its portfolio of investment properties.

Mirvac was awarded Gold Compliant status for Stage 1 of its program in 2002, Stage 2 of its program reached Silver Compliant status in November 2004 and Gold in 2005.

Mirvac was also awarded the Energy Smart Green Globe Leadership and Champions Award in 2001, and Achievement Awards in 2005 in the categories of Using best practice to achieve water and energy efficiency; Demonstrating leadership in using ABGR and for Championing energy efficiency in commercial buildings.

To year end, 2005, Mirvac has made CO<sub>2</sub> savings in excess of 14,681 tonnes, energy savings of more than 14,094 MWh and gas savings of 8250GJ.

This represents annual cost savings of \$686,656 which is a 54% return on completed projects. These initiatives have been, and continue to be, rolled out across our investment portfolio nationally.

Mirvac has several existing commercial properties rated under the Australian Building Greenhouse Rating (ABGR) and all properties have been rated at 3 stars or better. In 2002 The Optus Tower in North Sydney (101 Miller Street) was evaluated as 3 stars which is "Current Market Best Practice". The property was re-evaluated in 2005 and has been officially re-rated as 4 stars which is a significant improvement, given the size and age of the asset and is testimony to our action plans and commitment to continuous improvement.



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As part of our initiatives nationally, all commercial assets will undertake ABGR's in 2006.

In 2005 Mirvac became a partner in the 3CBD's Greenhouse Initiative, which continues the initiatives Mirvac has introduced, to further reduce greenhouse emissions through its own tenancy design and staff education.

Mirvac has also been involved in the piloting of the National Australian Built Environment Rating System (NABERS) program for commercial buildings and is committed to assisting DEUS in the development of an ABGR tool for retail. Mirvac had also agreed to a Memorandum of Understanding with Sydney Water Corporation 'Every Drop Counts' business program.

Significantly, Mirvac has also committed to developing Orion Greater Springfield as a World Best Practice sustainable retail project.

Orion Greater Springfield is a Greenfield town centre development in the master planned Springfield community situated in the south western corridor of Brisbane.

Currently, Australia does not have a sustainable retail benchmarking assessment tool that is widely accepted by the industry. The environmental design performance of the proposed centre has been assessed as World Best Practice using the Green Star office sustainable assessment tool.

Also, Mirvac is a Platinum Sponsor of the retail tool currently under development by the Green Building Council of Australia Technical Working Group and against which Orion will ultimately be benchmarked.





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## MATES : DELIVERING ENVIRONMENTAL SAVINGS WITH ENERGY CONSERVATION SYSTEMS

At Mirvac we have taken the challenge to make our properties more sustainable seriously. It's a necessary part of our business as we, along with many of our stakeholders, recognise the role that can be played by all businesses in reducing the environmental impact of day to day activities. If you are a Mirvac tenant the MATES program provides the means for you, together with Mirvac, to deliver great environmental outcomes that make sound business sense.

Probably the most significant environmental challenge facing the world community today is global warming brought about in large by our use of fossil fuels to meet our growing energy needs. In Australia our reliance on coal fired power stations for most of our electricity makes us, on a per capita basis, amongst the very worst greenhouse polluters in the world. MATES is designed to help you reduce your greenhouse contribution now.

Mirvac has partnered with Energy Conservation Systems Pty Ltd (ECS) to establish MATES. The program will provide a simple, tailored solution that will cut your energy use, related energy bills and deliver subsequent reductions in energy related greenhouse emissions.

A typical scenario of how the MATES program can impact savings within your office space:

	5 year energy spend (\$)	5 year greenhouse emissions (tonnes)
Without MATES	\$ 185,090	1740
With MATES	\$ 91,840	863

(Based on a 2,000 sqm tenancy on an average 10c/kWh electricity tariff improved from low - average efficiency to high efficiency)





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ECS is a leader in the conservation of resources, especially energy and water. For over 20 years ECS has provided superior energy saving lighting and lighting control systems to many hundreds of office tenancies around Australia.

In an office, one of the quickest ways to save energy is to simply turn off things that don't need to be on, lights at night, air conditioning in empty meeting rooms. Sounds simple, but making it work all the time, over the long term can be challenging, unless you apply straight forward automation technology that helps you control energy use the way you want. That's where ECS's expertise comes in, applying proven techniques that can significantly cut the energy used in your tenancy.

*Please call Tony Ceapa from Energy Conservation Systems or your Mirvac Property Manager to discuss how to get started with the MATES Program and make a difference to the future of sustainability.*

Reporting your success in cutting your energy bills and reducing your greenhouse impact is a rewarding way to communicate your commitment and business savvy to your important stakeholders, your employees, customers and the community. The MATES program is designed to make this reporting easy, accurate and interesting.

Importantly, MATES is backed with the ECS energy saving guarantee.

MATES can be applied to your existing tenancy and can certainly make a big difference to your new tenancy. To participate as a Mirvac MATE simply contact your Mirvac Property Manager or Tony Ceapa from ECS to discuss your needs and to learn more about how MATES can benefit your business.



energy  
conservation  
systems

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