

17 November 2009

Edition *Seven*

## GOVERNMENT GRANT REVITALISES 18 SMITH ST HELPING CUT EMISSIONS

We're pleased to announce that our building located at 18 Smith Street, Parramatta (18 Smith Street) is set to receive an upgrade to air conditioning thanks to the Rudd Government's Green Building Fund program. The fund is contributing \$450,000 to the \$915,000 overall cost.

Originally completed in 1999, 18 Smith Street will receive new highly efficient air conditioning equipment. When installed the equipment may potentially double the efficiency of the existing equipment. It is estimated that the new air conditioner will save in the region of 279 tonnes of CO<sup>2</sup> emissions per annum which is equivalent to taking 62 cars off the road each year.

## OCCUPANTS AT 18 SMITH STREET THE BIG WINNERS

The new system's life expectancy is 25 years compared to the existing system which has a working life of 13 years. Additionally, energy costs savings from the new system will equate to around \$35,613 per annum in today's dollars which is a direct saving for occupants. This added to the outlay of replacing the system after 13 years contributes to cost savings in the vicinity of \$1.6 million and 6,975 tonnes of CO<sup>2</sup> emissions over 25 years.

Capital Corporation General Manager, Projects, Frank Xuereb said *"Our primary objective in undertaking this project is to lessen our carbon footprint by reducing the buildings energy requirement. As an added bonus our occupants including Telstra and Suncorp will receive a significant reduction in energy costs. We applaud the government's initiative and contribution without which this upgrade would have taken longer to implement."*

But what do the occupants think about the upgrade?

*"Telstra has had an energy management program in place since 2000 to improve the energy efficiency of our workplaces,"* said Allan Gontar, Telstra Property Energy Manager. *"It's great that the Smith Street building is being upgraded as this will enable us to continue to reduce the environmental impact of our operations."*

Existing occupant Suncorp is also optimistic about the reduction in emissions, *"Suncorp is pleased that the Smith Street Parramatta building will be upgraded. Suncorp has targeted a 10% reduction in greenhouse gas emissions for our operations, and the upgrade proposed by Capital Corporation will help us meet this target."* said Amanda Steele, Executive Manager Sustainability.

The project will be rolled out over a 12 month period with the main works carried out in cooler months to provide minimal disruption to occupants and a seamless changeover of equipment.



## A GREENER CLEANER FUTURE AWAITS

Following completion the aim is to achieve a minimum 4 star NABERS Energy Rating on the currently unrated building.

Space is currently available between 274 - 1,605sqm at 18 Smith Street. If you would like to know more about the space or the building upgrade contact Capital Corporation on

**T 8853 5000**

**E [enquiries@capcorp.com.au](mailto:enquiries@capcorp.com.au)**

**W [www.capitalcorporation.com.au](http://www.capitalcorporation.com.au)**

For any further information contact Capital Corporation on (02) 8853 5000

[www.capitalcorporation.com.au](http://www.capitalcorporation.com.au)

2009 Capital Corporation Pty Limited. Whilst all effort has been undertaken to ensure the accuracy of the content of this email, Capital Corporation takes no responsibilities for errors or omissions. The information given in this email is provided in good faith and without any liability for loss or damage suffered as a result of its application and use. To unsubscribe from this mailing list please reply to [nomoreemails@capcorp.com.au](mailto:nomoreemails@capcorp.com.au) with your full name in the body of the email, to be deleted from our database please put subject as delete and you will be taken off this list within 48 hours.