

FOR IMMEDIATE RELEASE  
SYDNEY, July 21, 2010

## Solar power upgrade on existing building demonstrates environmental leadership to property sector

- **Local Government Super launches 1,000sqm solar installation on office building**

This morning Local Government Super (LGS) launched the installation of 1,000sqm of solar photovoltaic panels on one of its commercial office buildings in Macquarie Park, New South Wales.

Generating some 15-20% of the required base building energy, the solar panels significantly reduce the grid energy required by the building, reducing emissions and providing a leading demonstration of renewable energy in office buildings.

The solar power installation is just one of a number of initiatives building owner, LGS is undertaking as part of its wider environment investment strategy.

LGS CEO Peter Lambert said the superannuation fund had made a long standing commitment to environmental leadership and in particular, the sustainable upgrade of existing buildings.

"Property owners in the commercial sector have long been aware of the need to move towards sustainable strategies but to date, this has primarily been focused on new buildings, with existing buildings considered too expensive to upgrade or just put into the too hard basket and ignored," Mr Lambert said.

"We are delighted to demonstrate that there are, in fact, cost effective ways in which to upgrade existing buildings through the implementation of leading Australian technologies and a solid tenancy engagement strategy.

"This solar panel project provides, along with strong energy efficiency results, a visible demonstration to the property industry that energy reduction is a reasonable and reachable target for all buildings in Australia."

Over the past 18 months, LGS has upgraded five of its commercial properties with the support of AusIndustry Green Building Fund grants to the value of \$2.2 million.

Upgrade works have included the installation of leading Australian technologies including e1 lighting, the Shaw Method of Air Conditioning, solar panels, and a further exemplar project is looking to implement a tri-generation system powered by the multi fuel capable Bennett Clayton engines.

The results of these upgrades have already exceeded expectations, with the buildings targeted to move to a NABERS energy rating of 5 stars, in line with new building performance.

LGS is making available the information on the upgrades it has undertaken as part of a study for future release. This includes the financial costs for the works which, across the portfolio, have averaged from \$100 to \$200 psm. This figure excludes Green Building Fund Grants which have further improved returns on LGS's investment in these technologies.

In addition, via a strong tenancy engagement strategy, LGS is looking to convert all tenants in these buildings to GreenPower. To date, one of the five upgraded buildings in LGS's direct property portfolio has successfully reached 100% GreenPower and over 50% of its tenants have joined the Fund's commitment to energy supply through 100% GreenPower.

## **ENDS**

**For more information please contact:**

Sally Barwell or Brodie Neader

evolution media for LGS

02 8969 6077

0431 932 198

[sbarwell@evolutionmedia.com.au](mailto:sbarwell@evolutionmedia.com.au) or [bneader@evolutionmedia.com.au](mailto:bneader@evolutionmedia.com.au)

## NOTES TO THE EDITOR

### About Local Government Super:

Local Government Super (LGS) is an industry leader in making socially responsible decisions across its investment portfolio, including equities and direct property. It manages almost \$6 billion in superannuation assets for more than 100,000 members, including 60,000 employees working for local government or related employers throughout NSW and 40,000 former local government employees.

LGS is a signatory to the United Nations Principles of Responsible Investment and a member of the Investor Group on Climate Change.

In June 2007, LGS joined seven other major institutions and Monash University to establish Regnan, which provides engagement and research services for institutional investors, enabling them to assess an organisations performance in environmental, social and governance (ESG) matters.

In August 2009, LGS was awarded the Commercial Property Green Globe Award for sustainable upgrades to its \$500 million direct property portfolio.

In a recent survey conducted by The Climate Institute, LGS was found to be Australia's leading superannuation fund for managing the investment risks posed by climate change (ranking first in six out of the 12 categories).