



**MEDIA RELEASE**

**5 March 2008**

## **FKP awarded Queensland's first 6 Star Green Star Rating**

The Green Building Council of Australia (GBCA) has awarded a '6 Star Green Star - Office Design v2 rating' to FKP Property Group's commercial office development at 33 Breakfast Creek Rd, Newstead part of FKP Property Group's Gasworks Development at Newstead Riverpark.

FKP Property Group's Project Director for Newstead Riverpark, Peter Rossi, said the 6 Star Green Star rating was a significant achievement for the project and reflects FKP's commitment to deliver sustainable development through the Gasworks community.

"To be awarded this 6 Star Green Star rating means the building design has achieved world-class excellence," said Mr Rossi.

"A 6 Star Green Star rating is not the result of any single component, but a myriad of environmentally sustainable initiatives across the development. The constant mantra of sustainability through all phases of the project is fundamental to achieving this important global benchmark.

Suzie Barnett, Executive Director of the Green Building Council of Australia believes this project highlights how far green building has come in Queensland and across Australia.

"By achieving a 6 Star Green Star certified rating, 33 Breakfast Creek Road showcases leading sustainability design and technology in Australia and worldwide," said Mrs Barnett.

Designed by Cox Rayner and pre-leased by Energex Ltd, the building at 33 Breakfast Creek Road consists of 31,885 sqm, including six storeys of office accommodation and 2200 sqm of ground floor retail.

Compared to the average Brisbane commercial office building, the design of 33 Breakfast Creek Rd should reduce electricity usage by 64%, potable water usage by 55% and greenhouse gas emissions by 64%.

The building's exterior will feature special double glazing and shading materials that reduce the amount of heat entering the building, while active chilled beam air conditioning will efficiently allow clean, fresh air that can be adjusted to suit the needs of individual areas throughout the building.

A 200,000 litre rainwater tank will supply all toilets and landscape irrigation, reducing water consumption by the equivalent of approximately 38 Olympic swimming pools every year.

To achieve a 6 Star Green Star certification, projects are rated against eight environmental categories, including energy, water, material use, emissions, indoor environment quality, land use, transport access and building management practises, as well as innovation.

The criteria are weighted to ensure the most important environmental issues are addressed such as water, energy and indoor environment quality.

"FKP has created a building that sets a new environmental standard in commercial offices in Queensland. I urge all building owners and developers to follow their lead and apply the same principles to all new and refurbished buildings and help in our fight against climate change," continued Mrs Barnett.

In addition to environmental considerations, building design is assessed on the impact it has on the occupants. For workers at 33 Breakfast Creek Road, this will mean improved ventilation that maximises air quality, improved daylight levels and external views for more than 80% of the workforce.

"Producing an environmentally efficient building is one thing, but a Green Star rating requires you to think about how to create an environment for happy, healthy workers as well," said Mr Rossi.

"The delivery of 33 Breakfast Creek Road and the 6 Star Green Star rating sets a high benchmark for the Gasworks development which is proposed to include more than 700 residential apartments, 20,000 sqm of retail including a full-line supermarket and the restoration of the historic Gasholder," Mr Rossi said.

In total, the planned Gasworks development exceeds 6.5ha and will incorporate a wide diversity of residential dwellings, from one bedroom bed-sit apartments to 'Sky Homes'. These will be supported by a comprehensive retail precinct, creating a complete living environment just two kilometres from the Brisbane CBD.

The ethos of sustainable development adopted for the 33 Breakfast Creek Road building will be continued across the entire Gasworks project.

33 Breakfast Creek Road has received Development Approval from Brisbane City Council with initial works intended to commence in the second quarter of 2008 and construction to be expected to be completed by 2010.

FKP has registered the building for the Green Building Council of Australia's 6 Star Green Star – Office As Built certification, which will be monitored throughout construction and assessed upon completion.

FKP's 6 Star Green Star rating expands the company's environmental credentials, which include a 4.5 Star Energy Rating for the 120 Edward Street commercial office building in Brisbane by the Australian Greenhouse Office.

**For further information:**

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**FKP Property Group**

With more than 30 years experience in the Australian property industry, FKP Property Group (FKP) is one of Australia's leading diversified property and investment companies. FKP successfully operates an integrated business model which includes retirement, property investment and funds management, land development, property development (incorporating residential, retail, industrial and commercial) and construction across Australia and New Zealand. FKP is an ASX top 200 company.

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