



Industry Superannuation Property Trust

Sustainability Covenant

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This voluntary SUSTAINABILITY COVENANT is a statutory agreement under section 49AA of the *Environment Protection Act 1970* ('the Act') made on the 11th day of December 2007

between:

Environment Protection Authority ('EPA Victoria' or 'EPA'), of 40 City Road, Southbank in the State of Victoria;

-and-

Sustainability Victoria a body corporate incorporated pursuant to the Sustainability Victoria Act 2005 (Victoria) or Level 28, Urban Workshop, 50 Lonsdale Street, Melbourne, in the State of Victoria;

-and-

ISPT Pty Ltd (ISPT) of Level 13, 114 William Street, Melbourne, in the State of Victoria

in which the parties agree to:

- collaborate to reduce the ecological impact of ISPT's Victorian assets and operations and improve the environmental performance of its property portfolio..

EPA Victoria believes this sustainability covenant is likely to be effective in increasing the resource use efficiency and reducing the ecological impact of ISPT's property portfolio and accordingly is a signatory to this sustainability covenant.

Background

EPA has a vision of the Victorian community living sustainably.

The most recent estimate of Victoria's Ecological Footprint indicates that if everyone in the world lived the way Victorians currently do, we would need four planets to sustain the global community.

This is clearly a long way from living sustainably.

EPA is collaborating with various segments of the Victorian community, including business, other government agencies, NGOs and the general public, to work towards a more sustainable community for everyone. It is therefore partnering with organisations that are committed to this same aim.

ISPT and Sustainability Victoria share the common objective of integrating innovative sustainability design, technologies and management practices into the wider commercial property sector. It is acknowledged by all parties that building a strategic alliance will facilitate sustainable outcomes through the implementation of property related projects that promote sustainability, be it through technical solutions and/or innovative management practices.

Sustainability Victoria and EPA are partnering with ISPT as a notably significant owner of commercial office property in Victoria. Both government authorities recognise that ISPT has significant potential and influence to deliver carbon reductions and other environmental benefits for Victorians.

Therefore, the purpose of this Covenant is to support Sustainability Victoria's *Commercial Building Partnership Program* and its work to improve the environmental performance of ISPT's property portfolio.

Parties to the Covenant

Industry Superannuation Property Trust

ISPT manages special purpose vehicles for certain industry funds to invest in direct property on a low cost basis. Its aim is to maximise returns, grow the superannuation savings and improve the lives of Australian families. ISPT has a strong sense of social and community service and invests the savings of over 40% of the Australian workforce and their families in property.

EPA Victoria

EPA Victoria is a statutory body that was established under an Act of the Victorian Parliament in 1970 in response to community concern about pollution.

EPA's vision is *The Victorian community living sustainably.*

A community living sustainably knows the impacts of the decisions it makes and the actions it takes on the environment and:

- **efficiently** uses and renews resources.
- **understands** how what is good for the environment is good for the economy and society.
- **lives in a healthy environment** that provides clean air, water and land.
- **meets the needs of today** without compromising the ability of future generations to meet their needs.

EPA's purpose is to protect, care for and improve our environment.

EPA's values are collaboration, innovation, integrity and respect.

EPA's objectives are to increase resource efficiency, reduce emissions impact, enhance our reputation and benefit the economy.

Sustainability Victoria

Sustainability Victoria is the Victorian Government Agency charged with helping Victorians to act now on climate change. Sustainability Victoria's aim is to build a more resource efficient future for all Victorians, working in the areas of energy, materials and water to achieve sustainable and lasting change. Together with a wide range of partners, Sustainability Victoria helps Victorians to live and work in more sustainable ways in order to mitigate the effects of climate change on our environment and to secure a growing economy for all Victorians now and in the future.

Sustainability Victoria's Commercial Building Partnership Program aims to improve the environmental performance of existing commercial building stock. Through the program, Sustainability Victoria will partner with the ten largest owners of commercial property located in Victoria (over 75,000m² of net lettable area), to undertake:

- projects that deliver large and measurable greenhouse gas and water reductions, and
- strategic initiatives that integrate environmental sustainability into their respective business operations, thereby improving the environmental performance of their property portfolio in the longer term.

Commitments of the Covenant

The following commitments are intended to achieve the aims of this Covenant. They are designed to ensure that the delivery of the AuSSI in Australia can be achieved with maximum operational flexibility. The Specific Commitments provide an illustration of the types of activities that will be undertaken and are not intended to be fixed actions for each year. It is expected that these will evolve over the life of the Covenant. Specific actions undertaken will be reported as per Section 6, 'Management of the Covenant'.

General Commitments	Specific Commitments
Office Portfolio Benchmarking and Environmental Improvements	Benchmarking of the environmental performance of ISPT's commercial office portfolio and the exploration of large, commercially viable energy and water efficiency opportunities across a selected number of buildings in this portfolio.
Green Building Refurbishments	Explore opportunities to integrate sustainability outcomes into major refurbishments of office buildings in ISPT's portfolio. This will establish these projects as leading green building refurbishments in Victoria. The projects will be used as a point of demonstration to the sector on what can be achieved through a large refurbishment process. Case studies will form the main mechanism for disseminating information on the projects.
Retail Centre Benchmarking and Environmental Improvements	Establish a commercially viable benchmarking framework, and explore large, commercially viable energy and water efficiency opportunities across a selected number of buildings in ISPT's retail centre portfolio.

Sustainability Victoria will coordinate the development of annual action plans that outline the specific actions of the parties. These plans will be made publicly available on the websites of both EPA Victoria and Sustainability Victoria.

Life of the Covenant

This Sustainability Covenant will be in place for a period of three (3) years. This period may be extended if agreed by all parties.

Management of the Covenant

The parties to the covenant will be jointly responsible for the covenant's management. The parties will liaise as needed to agree on actions relevant to the achievement of the commitments.

The parties will meet annually to review the progress and direction of the covenant and the implementation of its commitments. This review should include, if necessary, the identification of additional and/or replacement actions.

A public report will be compiled on the outcomes of each review including details on achievements, challenges and future directions of the covenant. These reports will be made available to all stakeholders via the websites of the parties

More information

In accordance with section 49AC(b) of the Act, the parties will ensure that this Covenant is readily accessible to the public and that it is published on the internet.

In accordance with section 49AC(c) of the Act, the parties authorise the copying of all or any part of the Covenant by any person who wishes to do so. The parties also authorise the use by such a person of any copies made by the person.

Contact Information



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