

CONVESSO
8 WATERSIDE
PLACE

Convesso 8 Waterside Place

A new standard in sustainability

VIVAS  Lend Lease

Sustainability and Vivas Lend Lease

Sustainability has been an integral part of Lend Lease's culture for more than 50 years. We believe in creating safe, healthy and sustainable communities throughout the world. Above all else we believe every action adds up.

At the forefront of our sustainability vision is Convesso 8 Waterside Place, Vivas Lend Lease's residential development in Victoria Harbour, Docklands.

Convesso 8 Waterside Place is a luxury apartment building that is designed to meet the functional and aesthetic expectations of residents and visitors whilst minimising its impact on the environment. The development has achieved a 4 Star Green Star¹ - Multi Unit Residential PILOT rating. Convesso 8 Waterside Place is Australia's first luxury high rise residential tower to receive a 4 Star Green Star¹ environmental rating which represents Australian best practice.

There are five underlying principles to Convesso's approach to sustainability:

- 1) Indoor Environment Quality
- 2) Water Recycling and Usage
- 3) Energy Consumption and Management
- 4) Building and Operational Performance
- 5) Facilities and Infrastructure

¹Green Star is a comprehensive, national, voluntary environmental rating scheme that evaluates the sustainable design of a building




Indoor Environment Quality

Most people are unaware that due to the potentially harmful nature of some building and construction products in use today, many homes and offices are in fact toxic environments. Convesso on the other hand, will provide you with a healthy living environment second to none - improving wellbeing, happiness and productivity.

All apartments will have operable windows located to maximise cross ventilation and natural light. Similarly, all kitchen range hoods will mechanically exhaust to the outside of the building to ensure you are breathing the freshest air possible.

Convesso will use low or no volatile organic compound (VOC) materials (for paints, carpets, and adhesives) as well as specifying composite wood with low emission formaldehyde to promote a healthy indoor environment.

Acoustically, the building has been designed with insulation to walls and ceilings in each apartment which will provide a superior level of noise reduction above Building Code of Australia standards. External noise will be reduced through the high performance double glazing system as will noise travelling between apartments, leading to improved acoustic privacy for all.



Water Recycling and Usage

Convesso will implement a number of measures to ensure maximum water efficiency and reuse throughout the building. All apartments will feature water efficient dishwashers, washing machines, tap ware and shower heads (all will achieve a minimum 4 star WELS² rating).

These items will reduce potable water consumption by approximately 25% compared to standard practice - saving you money on your water bill and helping the environment at the same time.

The building design incorporates a rainwater tank for landscape irrigation and the topping up of the swimming pool filtration system.

The reuse of rainwater throughout Convesso will reduce water consumption and assist towards the creation and maintenance of a lush, green living space for you to enjoy.

Energy Consumption and Management

Convesso has been designed to achieve an average 8 Star NatHERS³ rating. This means improved thermal and acoustic performance well beyond a standard building, resulting in increased operational energy efficiency, reduced reliance on air conditioning and improved indoor air quality.

This will be achieved through a high performance double glazing system which keeps your apartment cooler in summer and warmer in winter. This will result in a 65% reduction in your heating and cooling energy compared to the performance requirements of the Building Code of Australia.

Every apartment within Convesso will feature a master switch near the main entry door. The switch will turn off all non-essential services as you depart from your home, reducing energy consumption, running costs and environmental impacts.

Energy efficient appliances will be supplied throughout, equipping you with the tools to minimise day-to-day energy consumption and energy bills.

Common areas have been designed with energy efficient lighting, motion sensors and daylight detectors to ensure minimal energy consumption and therefore a reduction in strata fees.



³ NatHERS – National House Energy Rating System

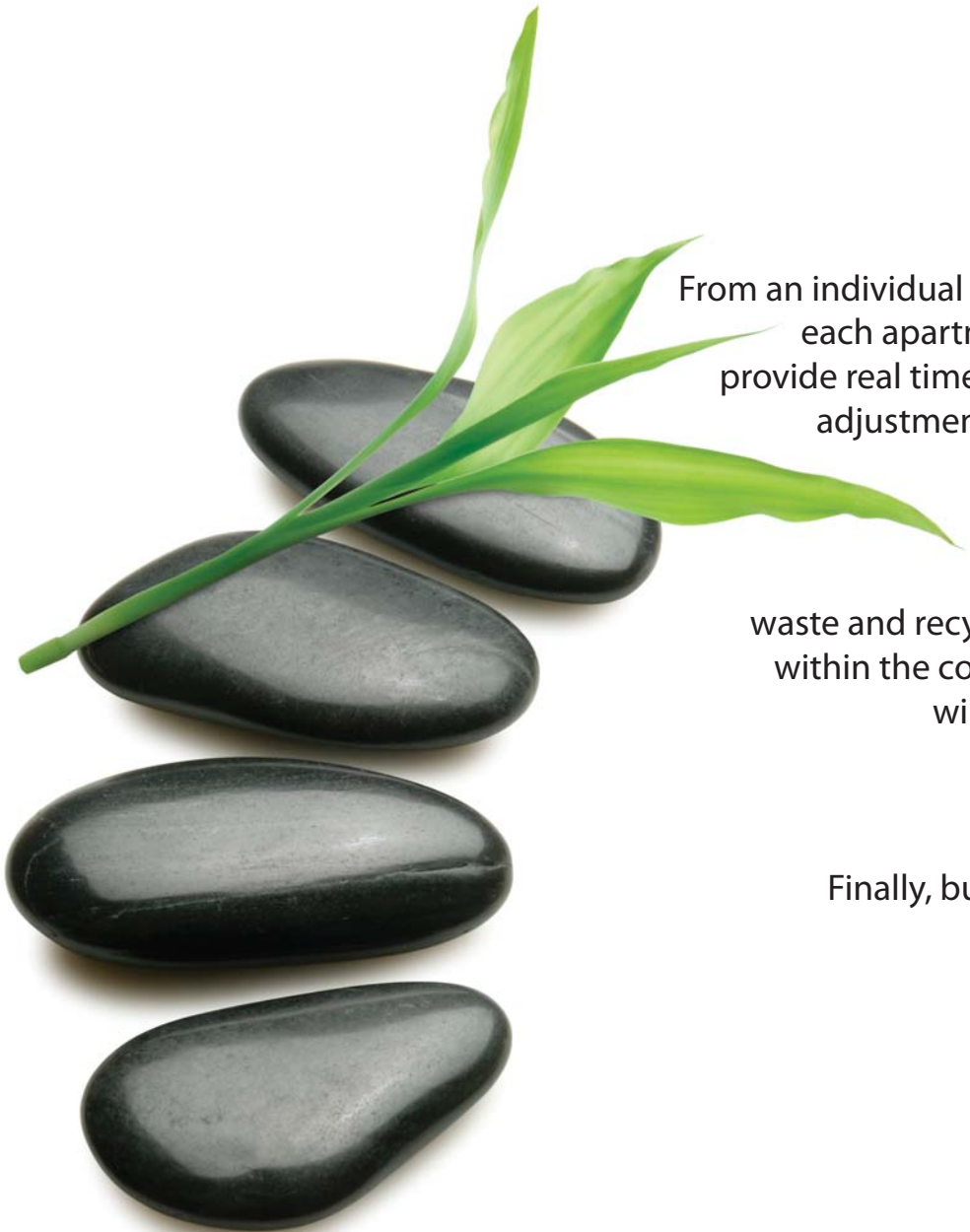
Building and Operational Performance

Convesso will be one of Australia's most sustainable residential buildings
- during construction, upon completion and throughout operation.

From an individual resident perspective, a visual display 'smart meter' will be provided within each apartment to measure water and electricity consumption. The smart meter will provide real time information to you on your energy usage allowing you to make personal adjustments to your daily routine in a bid to save money and help the environment.

Recycling is at the forefront of Convesso's sustainability stance. Separate waste and recycling bins will be supplied in each kitchen as well as a composting facility within the communal garden. The use of recycled steel in the structure of the building will assist towards an overall decrease in materials required for construction.

Finally, building tuning of all building systems will verify all equipment is operating at maximum efficiency (at construction completion and one year after).



Facilities and Infrastructure

Situated near the intersection of Collins and Bourke Streets, Convesso will have all of life's necessities on your doorstep. Victoria Harbour's Merchant Street shopping village provides for your day-to-day conveniences with a full-line supermarket, post office, pharmacy and dry cleaner. A selection of cafes and restaurants border the parklands and the water's edge, catering for all your dining needs.

Victoria Harbour offers you the best of both worlds, linking the harbour to the heart of Melbourne's CBD. The choice is all yours - enjoy everything that comes with a waterfront lifestyle or take a short stroll and you are immersed in one of the world's most livable cities.

When venturing outside Victoria Harbour we believe our alternative transport strategies will reduce or eliminate your need for car usage, helping the environment and saving you money. A car-share service operates two cars within 50 metres of Convesso Concavo – a cost effective, easy and green alternative to car ownership.

A five minute walk brings you to Southern Cross Station or alternatively the Collins Street tram extension which will provide direct access from Victoria Harbour to the city.

Convesso's outdoor spaces have been designed with liveability and wellbeing in mind. The balconies within the building will be inset to create 'outdoor rooms' allowing them to be used more frequently and for longer periods throughout the year. Similarly, the landscaped, north-facing gardens will facilitate for both passive and active recreation where you will be able to engage with the environment at your leisure.



Lend Lease, Our Legacy.

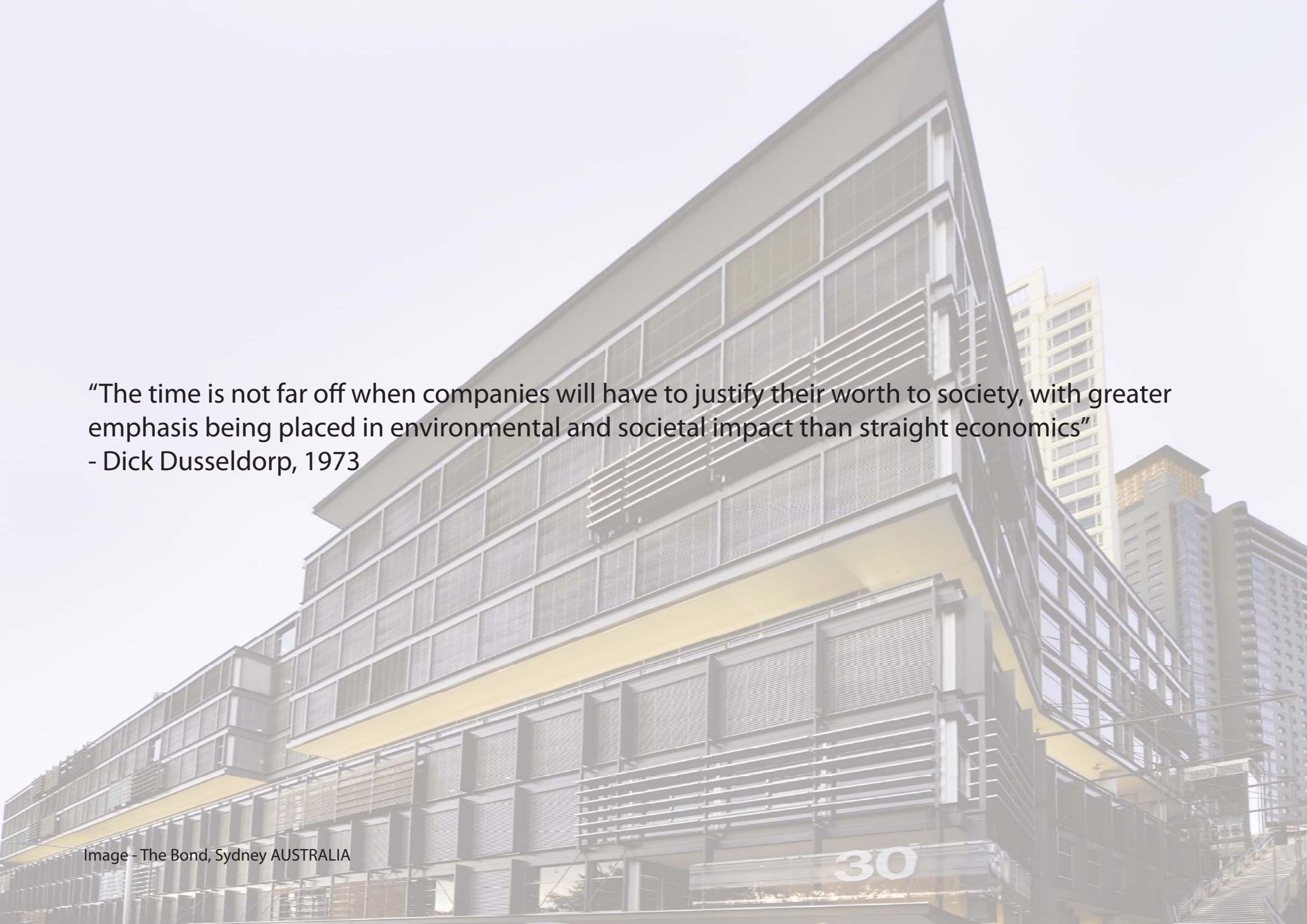
Through the vision of our founder Dick Dusseldorp, Lend Lease has created a history of developing sustainable buildings. Sustainability has always been an integral part of our culture and today it is a central part of the way we do business.

Lend Lease has delivered Australia's first 5 Star Green Star - Office As Built rated building with The Bond in Sydney and recently Australia's first 6 Star Green Star - Office As Built rated building with The Gauge in Victoria Harbour.

Our global commitment to sustainability continues to evolve and, with the latest addition to our portfolio, we are proud to deliver what will be Melbourne's most sustainable high rise development - Convesso 8 Waterside Place.

From smart metering to storm water collection tanks, energy saving features to alternative transport options on your doorstep, Convesso will empower you to create a community that strives to set a new benchmark in sustainable living.

Image - The Gauge, Victoria Harbour Melbourne AUSTRALIA



“The time is not far off when companies will have to justify their worth to society, with greater emphasis being placed in environmental and societal impact than straight economics”
- Dick Dusseldorp, 1973

Image - The Bond, Sydney AUSTRALIA

30



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