

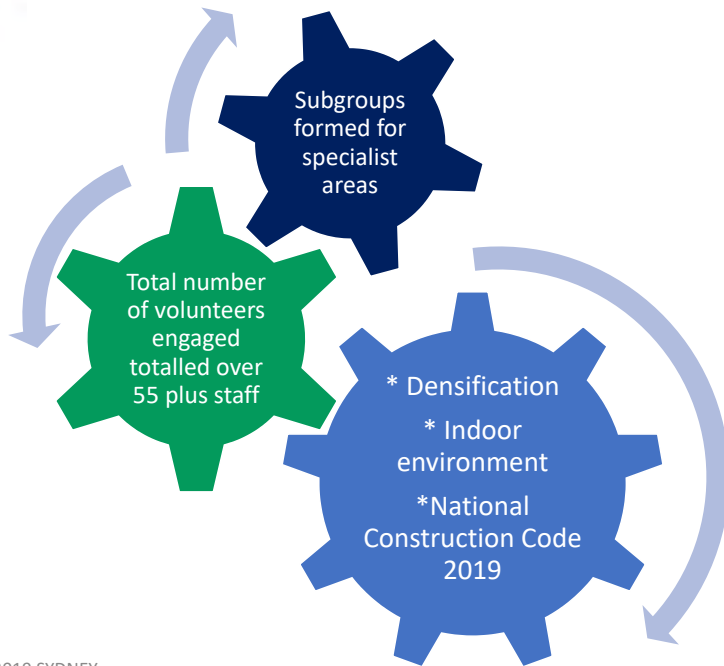
A Guide to Office Building Quality, 3rd Edition Members Briefing

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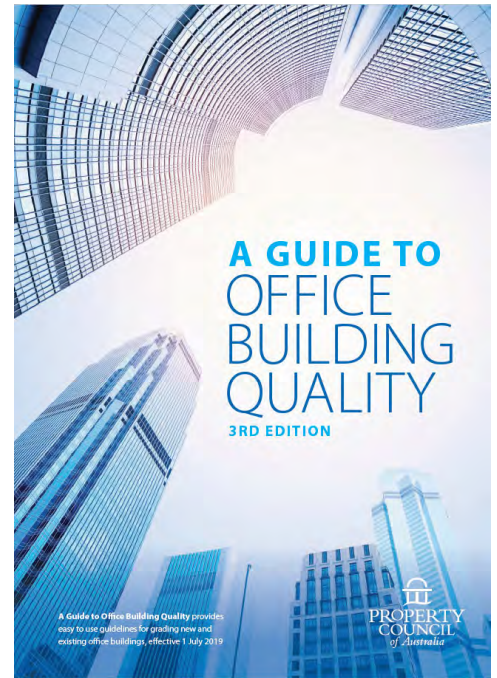
Brief History



Industry Involvement



16/07/2019 SYDNEY
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Australia's property industry
Creating for Generations

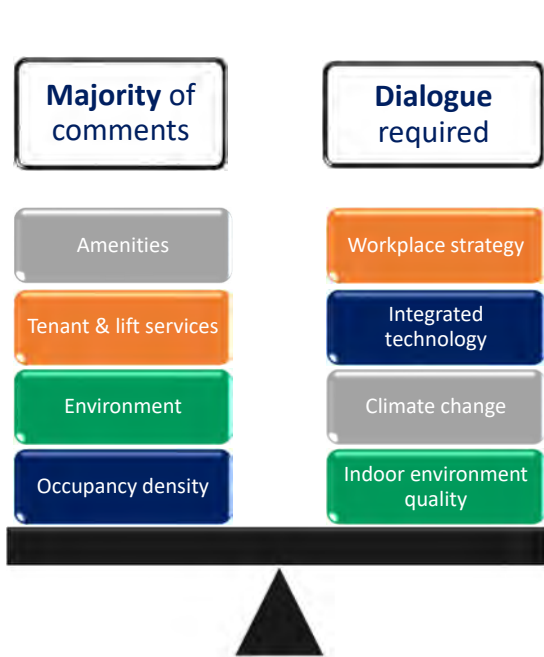
3rd Edition Deliberations, Drafting & Consultation



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3rd Edition Compliance/Challenges/Changes



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3rd Edition Format and Features

New and existing integrated matrix

PROPERTY COUNCIL OF AUSTRALIA OFFICE QUALITY GRADE MATRIX – SECURITY						
New Buildings						
Code	Parameter	Unit	Pre-war Buildings (Pre-war)	Grade A Buildings (Pre-war)	Grade B Buildings (Pre-war)	Grade C Buildings (Pre-war)
K1	Access system / security desk	Type / Location / availability	On-site / 24/7	On-site / 24/7 for buildings with 20000 sqm	On-site / 24/7	On-site / 24/7
K2	CCTV	Extent of coverage	Multi-public areas / lobbies, car parks, loading docks, goods lifts and all points of entry and exit.	Multi-public areas / lobbies, loading docks, goods lifts, and all points of entry and exit.	Multi-public areas / lobbies, loading docks, goods lifts, and all points of entry and exit.	Multi-public areas / lobbies, loading docks, goods lifts, and all points of entry and exit.
K3	CCTV archive storage	Days	30	30	30	30
K4	Inter-floor fire stair access	Yes / No	Yes, minimum of two	Yes, minimum of one with controls for future expansion in other fire walls.	Yes	Yes

Existing Buildings						
Code	Parameter	Unit	Pre-war Buildings (Pre-war)	Grade A Buildings (Pre-war)	Grade B Buildings (Pre-war)	Grade C Buildings (Pre-war)
K1	Access system / security desk	Type / Location / availability	On-site / 24/7	On-site / 24/7 for buildings with 20000 sqm	On-site / 24/7	On-site / 24/7
K2	CCTV	Extent of coverage	Multi-public areas / lobbies, car parks, loading docks, goods lifts and all points of entry and exit.	Multi-public areas / lobbies, loading docks, goods lifts, and all points of entry and exit.	Multi-public areas / lobbies, loading docks, goods lifts, and all points of entry and exit.	Multi-public areas / lobbies, loading docks, goods lifts, and all points of entry and exit.
K3	CCTV archive storage	Days	30	30	30	30
K4	Inter-floor fire stair access	Yes / No	Yes, minimum of two	Yes, minimum of one	Yes	Yes

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PROPERTY COUNCIL OF AUSTRALIA EXPLANATORY NOTES – SECURITY	
K1 ACCESS SYSTEM	Identifies the type of access system incorporated into the building, including keypads, PIN cards, biometric devices and the like (as applicable).
K2 CONTROL ROOM / SECURITY DESK	Identifies the minimum level of security provided by the building. EXAMPLE: A building with an on-site security control room or 24/7 security desk staffed 24 hours a day, when days exceed minimum 10000 sqm.
K3 CCTV	Identifies the minimum level of colour and digital CCTV coverage provided by the building.
K4 CCTV ARCHIVE FOOTAGE STORAGE	Identifies the number of days full archive storage of all CCTV images must be maintained.
K5 INTER-FLOOR FIRE STAIR ACCESS	Identifies the security access system including door locks and card readers that is to be provided to the fire stair corridor for safe access between floors. EXAMPLE: An existing building in which the access system is provided at least one set of fire stairs, to enable access between floors, meets Minimum Grade requirements.

New, Existing and Explanatory notes



3rd Edition Format and Features

Revised explanatory notes and additional insights

EMERGING QUALITY ISSUES

The Guide recognises there will be limitations on the current parameters, definitions and referencing tools used in this publication. This section provides a snapshot of some factors that may be considered when designing or upgrading an office building in the next few years.

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QUALITY INDOOR ENVIRONMENTS AND WELLNESS FACTORS

The provision of quality indoor environments and the overall impact of building design on health and wellness of occupants, while always important, will likely come under more scrutiny in the coming years. These issues include, but are not limited to, air quality, lighting and daylighting levels, thermal performance, and acoustic and water trends that will impact building performance. There is also an increasing need to consider lifestyle issues such as access to amenities, fitness and healthy foods. Building designers should also consider the impacts of external environments such as heat island effects, air quality and air pollution. Tools and rating schemes continue to evolve to provide guidance in relation to these trends and should be considered. These include Green Star Performance, NABERS IE, Wellness, Living Building Challenge and the broader impact of a range of existing and new standards such as the ISO 41000 series.

Considerations for the future



Further Information

a world class voluntary industry Guide to Quality



Order Online: www.propertycouncil.com.au/guide

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Committee and Subgroup Members

