

## PUBLIC REPORT

### Controlling Corporation

Spotless Group Limited

Start

1 July 2008

End

30 June 2009

### Part 1 - Information on assessments completed to date

**Table 1.1 - Description of the way in which the corporation has carried out its assessments and over what period was each assessment taken. A statement saying that the intent and key requirements of the Energy Efficiency Opportunities legislation have been met must be made.**

Spotless' Environmental Policy provides for a systematic approach to the management energy savings across our operations based on the objective of reducing emissions and improving operational (and cost) effectiveness. How each assessment is carried out is determined by the factors surrounding each opportunity.

The Spotless Composite Laundry in Brisbane (which was included in the 2008 report) will be a world class green facility optimising water and energy usage. Storm water harvesting, water recycling and photovoltaic cells are incorporated in the design which is due to be operational by the end of 2010. The determination of energy efficiency opportunities and how the outcomes may be incorporated in the final operation are the responsibility of the task force managing the development and installation of the Laundry facility. The most substantial savings associated with heating and operation of boilers was included in the 2008 report. The opportunity reported in 2009 relates to the use of solar panels within the building structure to supplement electricity supply.

The Abbotsford Laundry (Victoria) assessment was carried out by an external consultant at the instigation of the Laundry management to identify opportunities for savings within Laundries which represent the majority of Spotless greenhouse gas production. The audit identified six opportunities for energy efficiency and the approach will be used for other laundry sites.

Southbank TAFE (Queensland) has a standing energy task force incorporating management and technical employees to identify energy efficiency opportunities in an ongoing process. The purpose of the task force is to identify opportunities for reduction in energy consumption and provide reporting to regulators on water and energy usage.

The Perth Convention and Exhibition Centre (PCEC) similarly carries out identification of opportunities and assessments through a standing task force.

Through these programs and processes Spotless has met the intent and the key requirements of the Energy Efficiency legislation.

No.	Group member and/or business unit and/or key activity and/or site that has had the assessment completed during the reporting period	Period over which assessment was undertaken	Total energy use per annum in GJ	Data accurate to ±5% - Y/N
1	Laundry Vehicles- all Australian laundries (key activity)	January 2008 to July 2008	72,360	Y
2	Abbotsford Laundry (site)	June 2009 to July 2009	68,260	Y
3	Brisbane Composite Laundry (site under development)	January 2008 to July 2009	44,041 <sup>#</sup>	Y
4	Southbank TAFE (client site)	October 2008 to July 2009	37,795	Y
5	Perth Convention & Exhibition Centre (site)	January 2009 to July 2009	29,629	Y
6	Murdoch Laundry – Tunnel Dryer (site)	January 2008 to July 2008	400	Y
<b>Total</b>			252,485	Y
<b>Total as a percentage of total energy use of the group</b>			<b>35%</b>	Y
<b>Total Spotless Energy Consumption</b>			<b>721 386</b>	Y

1 - Previously reported in 2008 Public Report (Refer Table 2.2a)

2 - New assessments commenced in 2008/2009 Financial Year (Refer Table 2.3)

3 - Previously reported in 2008 Public Report (Refer Table 2.2a) plus an new assessment related to Voltaic cell installation (Refer Table 2.1.(b))

4 - New assessment commenced in 2008/2009 Financial Year (Refer Table 2.3)

5 - New assessment commenced in 2008/2009 Financial Year (Refer Table 2.3)

6 - Energy consumed by tunnel drying process (not entire laundry)

# Energy reported is the total consumption of two existing Laundries to be replaced by the Brisbane Composite Laundry.

## Part 2 – Energy Efficiency Opportunities that have been identified and assessed

### New Assessments completed during the reporting period

Site: Abbotsford Laundry (refer Table 2.3)

Energy use of the entity during the current reporting period

68,260	GJ
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Status of opportunities identified		Number of opportunities	Estimated energy savings per annum after project costs paid back (GJ)			Total estimated energy savings per annum (GJ)
			0 – < 2 years	2 – ≤ 4 years	> 4 years	
Outcomes of assessment*	Total Identified	6	11,350	200	200	11,750
Business Response*	Under Investigation	6	11,350	200	200	11,750
	To be Implemented					
	Implementation Commenced					
	Implemented					
	Not to be Implemented					

## New Assessments completed during the reporting period (cont.)

Site: New Brisbane Composite Laundry – (refer Table 2.3)

Energy use of the entity during the current reporting period

44,041
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GJ
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New Assessments completed during the reporting period (cont.)						
Status of opportunities identified		Number of opportunities	Estimated energy savings per annum after project costs paid back (GJ)			Total estimated energy savings per annum (GJ)
			0 – < 2 years	2 – ≤ 4 years	> 4 years	
Outcomes of assessment*	Total Identified	1			187	187
Business Response*	Under Investigation					
	To be Implemented	1			187	187
	Implementation Commenced					
	Implemented					
	Not to be Implemented					

## New Assessments completed during the reporting period (cont.)

Site; Southbank TAFE – (refer Table 2.3)

Energy use of the entity during the current reporting period

37,795

GJ

Status of opportunities identified		Number of opportunities	Estimated energy savings per annum after project costs paid back (GJ)			Total estimated energy savings per annum (GJ)
			0 – < 2 years	2 – ≤ 4 years	> 4 years	
Outcomes of assessment*	Total Identified	1	900			900
Business Response*	Under Investigation					
	To be Implemented					
	Implementation Commenced					
	Implemented	1	900			900
	Not to be Implemented					

## New Assessments completed during the reporting period (cont.)

Site: Perth Convention & Exhibition Centre – (refer Table 2.3)

Energy use of the entity during the current reporting period

29,629

GJ

Status of opportunities identified		Number of opportunities	Estimated energy savings per annum after project costs paid back (GJ)			Total estimated energy savings per annum (GJ)
			0 – < 2 years	2 – ≤ 4 years	> 4 years	
Outcomes of assessment*	Total Identified	5	2,542		500	3,042
Business Response*	Under Investigation	1	1,000			1,000
	To be Implemented					
	Implementation Commenced					
	Implemented	3	1,542			1,542
	Not to be Implemented	1			500	500

## Part 2 - Energy Efficiency Opportunities identified and evaluated

### Update of Previous Assessments originally reported in 2008

Business Unit: Laundry Services

Status of opportunities identified		Number of opportunities	Estimated energy savings per annum after project costs paid back (GJ)			Total estimated energy savings per annum (GJ)
			0 – < 2 years	2 – ≤ 4 years	> 4 years	
Outcomes of assessment*	Total Identified	3	24,434			24,434
Business Response*	Under Investigation					
	To be Implemented					
	Implementation Commenced	1	1,425			1,425
	Implemented	2	23,009			23,009
	Not to be Implemented					

The opportunities reported in last year's assessment (Refer Table 1.2) were:

- Route optimisation of the laundry vehicles,
- Installation of tunnel dryers for healthcare garments and,
- Components of the new Brisbane Composite Laundry.

## Part 2 - Energy Efficiency Opportunities identified and evaluated



<b>Abbotsford Laundry</b>
<b>Opportunity 1</b>
Insulation of pipes to reduce heat loss has a prospective saving of approximately \$8,500pa with a capital outlay of \$2,500, (estimated payback period of 4 months).
<b>Opportunity 2</b>
A reduction in steam loss through leaks would produce a 20% efficiency improvement resulting in savings of approximately \$100,000pa with a capital outlay of \$70,000, (estimated payback period of 9 months).
<b>Opportunity 3</b>
Rectification of leaks in the compressed air system would produce a saving of approximately \$5,000pa with a capital outlay of approximately \$20,000, (estimated payback period of 4 years).
<b>Opportunity 4</b>
An upgrade from the current compressed air system (at a cost of approximately \$45,000) to a variable speed compressor would potentially improve efficiency of the system by up to 20% with a saving of approximately \$10,000pa, (estimated payback period of 4 <sup>1/2</sup> years).
<b>Opportunity 5</b>
A focus on maximising the efficiency of existing plant and specific boiler tuning at an estimated cost of \$6,000 it is possible to gain a saving of up to \$20,000pa, (estimated payback period of 4 months).
<b>Opportunity 6</b>
Implementation of power factor correction will potentially create a saving of approximately \$5,000pa after an outlay of \$18,000, (estimated payback period of 3 <sup>1/2</sup> years).

### **New Brisbane Composite Laundry**

#### **Opportunity 1**

Solar panels in the new Brisbane Composite Laundry will reduce the amount of electricity required from the grid by 52,000 kWh pa, which equates to a savings of 187.2GJ pa.

### **Southbank TAFE**

#### **Opportunity 1**

Implementation of energy conscious activities targeting a 10% reduction in discretionary Electricity use by building occupants produced a 900GJ pa reduction in electricity consumption.

### **Perth Convention & Exhibition Centre**

#### **Opportunity 1**

Entering into a restricted capacity agreement with the energy provider to cap electricity usage during four months over summer and implementing a series of small initiatives achieved a saving of \$6,000 per month for this period.

#### **Opportunity 2**

Options to amend the BMS Computer System are currently being reviewed to allow automatic operation of the different levels of venue lighting rather than manual changes by staff.

#### **Opportunity 3**

Internal guidelines for lighting levels required for different working conditions has been developed and implemented and training has been provided for all staff members.

#### **Opportunity 4**

A lighting plan has been implemented for periods when the Centre is not being utilised (e.g. Christmas and Easter) to limit the consumption of electricity.

#### **Opportunity 5**

A project to place light sensors around the building's foyers. Project rejected as the energy and monetary savings were not sufficient to support the initial capital outlay of approximately \$100,000.

**Part 3 – (Not Applicable)****Part 4 – Declaration**

<p>The information included in this report has been reviewed and noted by the board of directors and is to the best of my knowledge, correct and in accordance with the <i>Energy Efficiency Opportunities Act 2006</i> and <i>Energy Efficiency Opportunities Regulations 2006</i>.</p>	
	<b>J P Farnik</b> <b>Managing Director and CEO</b>