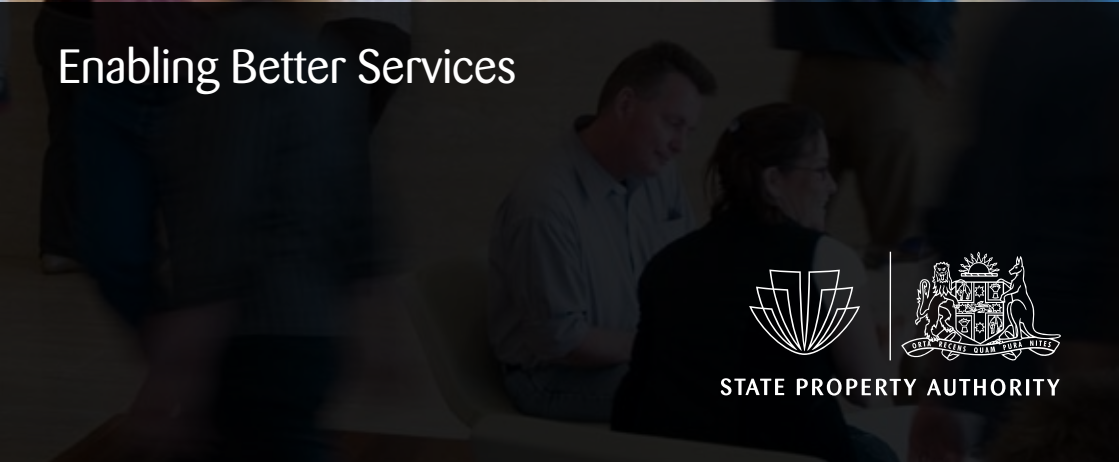
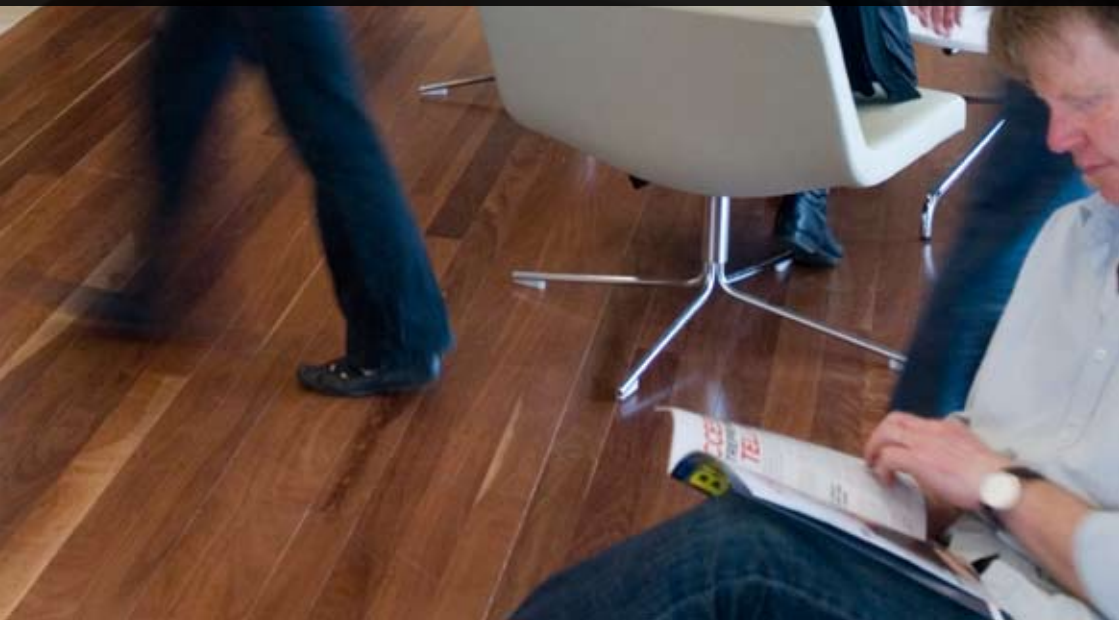




Enabling Better Services



STATE PROPERTY AUTHORITY





NSW Government Service Centre, Queanbeyan

The State Property Authority was the lead agency in the delivery of the NSW Government Service Centre, Queanbeyan. The building was officially opened in September 2008 and is occupied by 11 government agency tenants. The building has been designed to achieve a 4.5 star NABERS rating and provides over 6,000 square metres of commercial office space.



The State Property Authority's role is to improve operational efficiencies in the use of government properties to support service delivery

The State Property Authority is a statutory entity of the NSW Government, established in September 2006. Its role is to improve operational efficiencies in the use of government properties to better support the service delivery functions of government agencies.

The Authority adopts a strategic approach to maintaining, acquiring, disposing and developing government property, with a specific focus on generic assets such as land, office buildings, warehouses, depots and car parks.

The Authority's objectives as stated in the State Property Authority Act 2006 are to:

- improve operational efficiencies in the use of properties by government agencies;
- manage properties of government agencies in ways that support the delivery of government services by agencies;
- advise government on property matters; and
- operate at least as efficiently as any comparable business.

Property Portfolio

The State Property Authority portfolio consists of the former Crown Property assets in addition to generic property vested in the Authority for management on behalf of service provider agencies. Over one million square metres of property assets are under ownership and management, including significant heritage properties in the Sydney CBD and regional NSW.

The Authority's property portfolio will expand as assets are transferred from government agencies for more efficient and coordinated management.

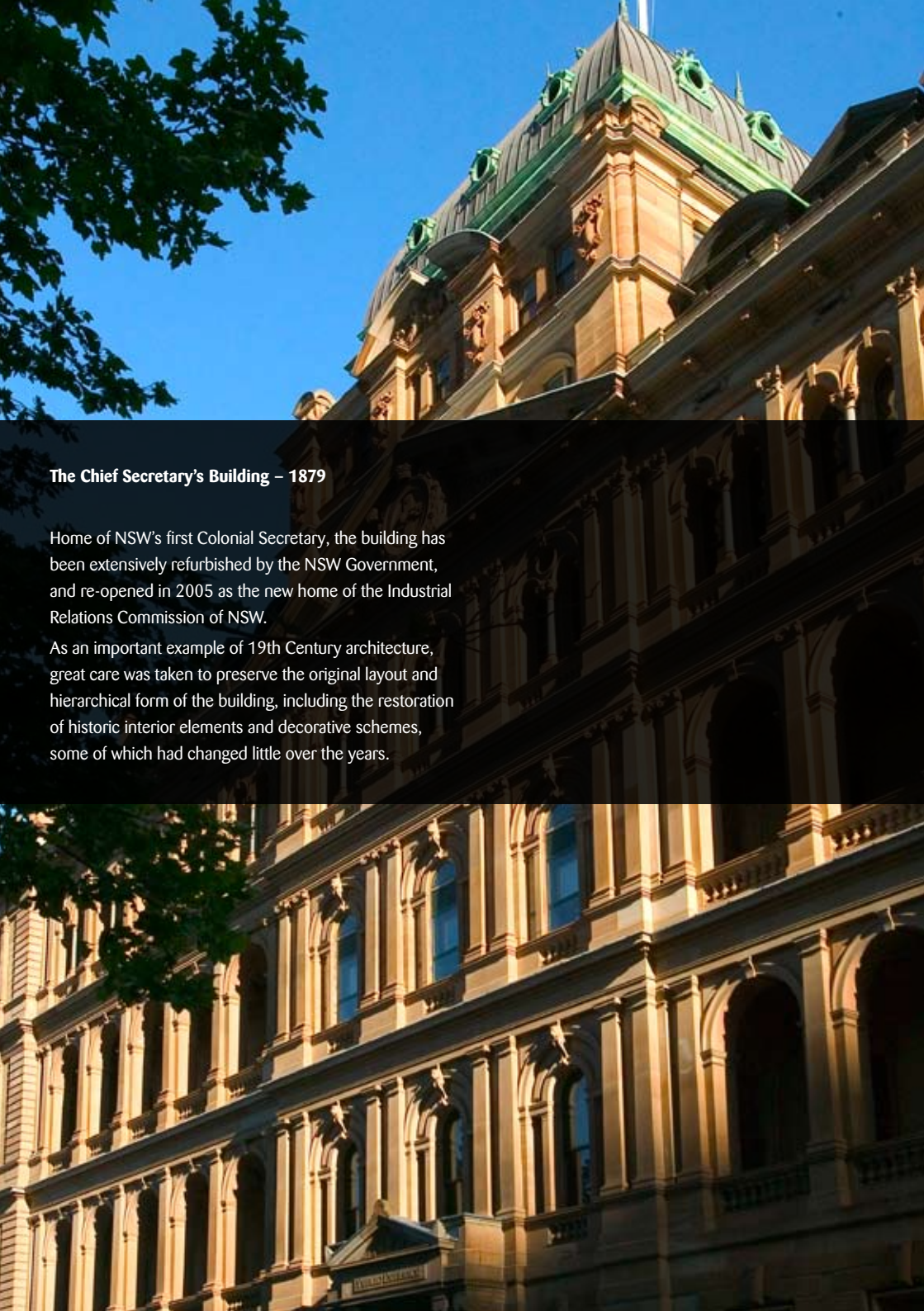
The Authority has three key property functions:

Planning and Strategy

Strategic asset planning and analysis, the development of accommodation standards and guidelines, and regional reviews, with a focus on identifying improvements in property management and utilisation.

Portfolio Management

Management and maintenance of government-owned and leased property, including capital works, lease negotiation and management, portfolio services, engineering, facility management and contract administration.



The Chief Secretary's Building – 1879

Home of NSW's first Colonial Secretary, the building has been extensively refurbished by the NSW Government, and re-opened in 2005 as the new home of the Industrial Relations Commission of NSW.

As an important example of 19th Century architecture, great care was taken to preserve the original layout and hierarchical form of the building, including the restoration of historic interior elements and decorative schemes, some of which had changed little over the years.

The State Property Authority is the lead agency for all multi-agency property proposals linked by timing, location or use

Divestments, Acquisitions and Development

A range of property transactions and development activity undertaken on behalf of government agencies, with a particular focus on multi-agency capital work projects.

The objective is to identify opportunities for surplus property disposals, land acquisition and the construction of properties to improve delivery of government services.

Premier's Memorandum M2008-06

Premier's Memorandum M2008-06 outlines the Government's property policy framework which guides the operations of the Authority.

Specific initiatives relevant to the Authority include:

- vesting to the Authority of the ownership of all government-owned office accommodation;
- implementation of a commercial rental charge for all office accommodation vested in the Authority.

- provision of leasing services to all agencies, including lease renewals and new and existing lease negotiations.
- regular and ongoing review of agency property portfolios.
- leading in the role of the acquisition and disposal of government properties; and,
- managing all multi-faceted property projects that are interlinked by timing, location or use.

The transfer of properties to the ownership and management of the Authority allows agencies to focus on the delivery of core frontline services to the community.

The environmentally sustainable performance of the Authority's property portfolio is a priority

Maintaining and Sustaining Government Properties

The State Property Authority is responsible for the environmentally sustainable performance of its property portfolio including a plan to achieve a 4.5 star environmental rating on government buildings and a 15% reduction in water consumption.

A number of initiatives are in place to appropriately address the Authority's sustainability objectives including:

- A strategy for energy and water monitoring and for promoting energy and water efficiency initiatives throughout the property portfolio, including lighting and airconditioning upgrades;
- The construction of new buildings, incorporating contemporary sustainable design practices to perform to a minimum of 4.5 star NABERS rating;
- Delivery of Sustainability Forums to tenants on energy and water usage, waste minimisation, recycling, climate change and transport:

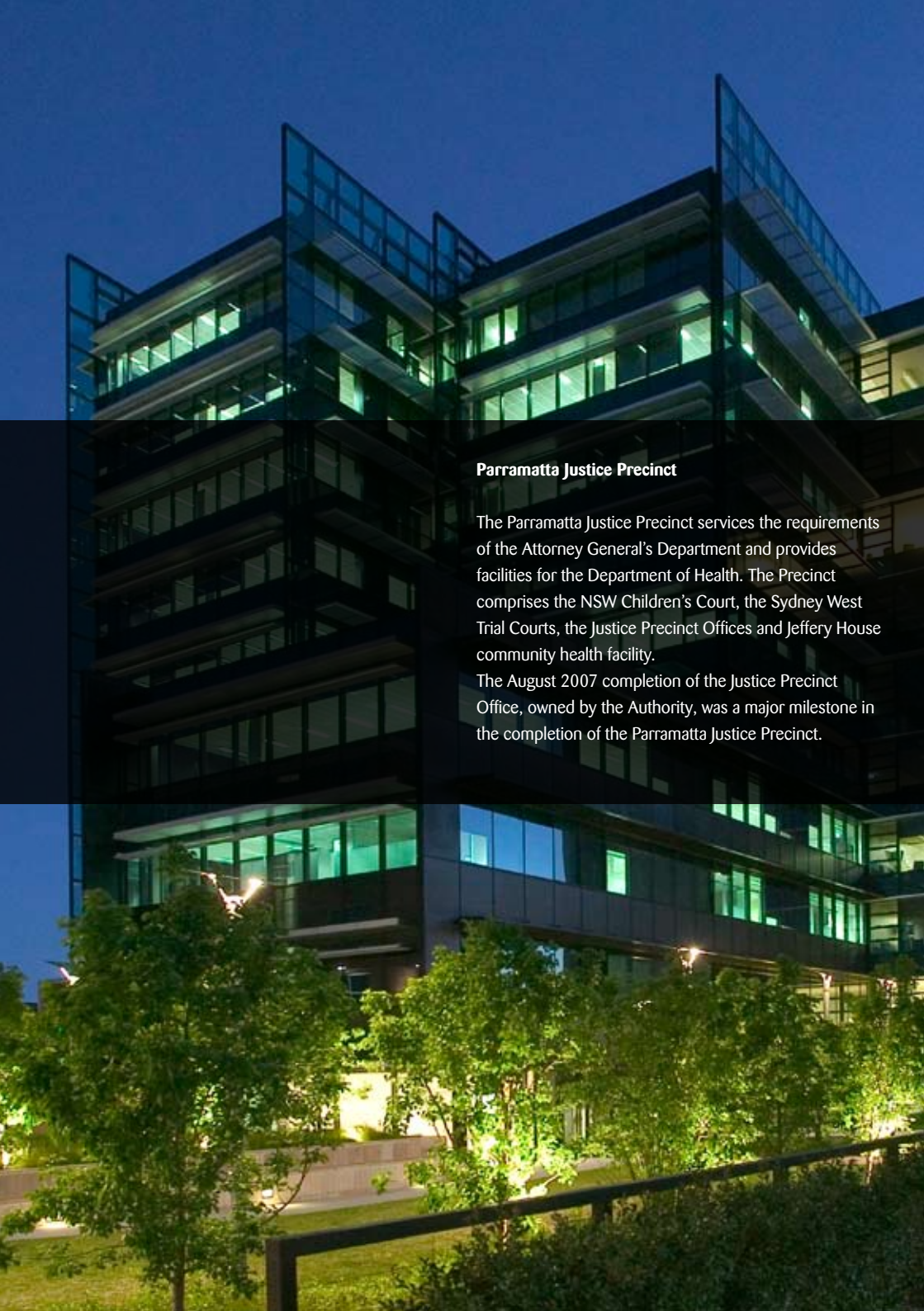
- The rating of all the Authority's owned office buildings using the NABERS Water and Energy system to measure performance:
- Incorporation of environmental performance criteria into service and supply contracts.

Projects

The State Property Authority is the lead agency for all multi-agency property proposals linked by timing, location or use, and has successfully delivered a number of significant government accommodation projects.

These include;

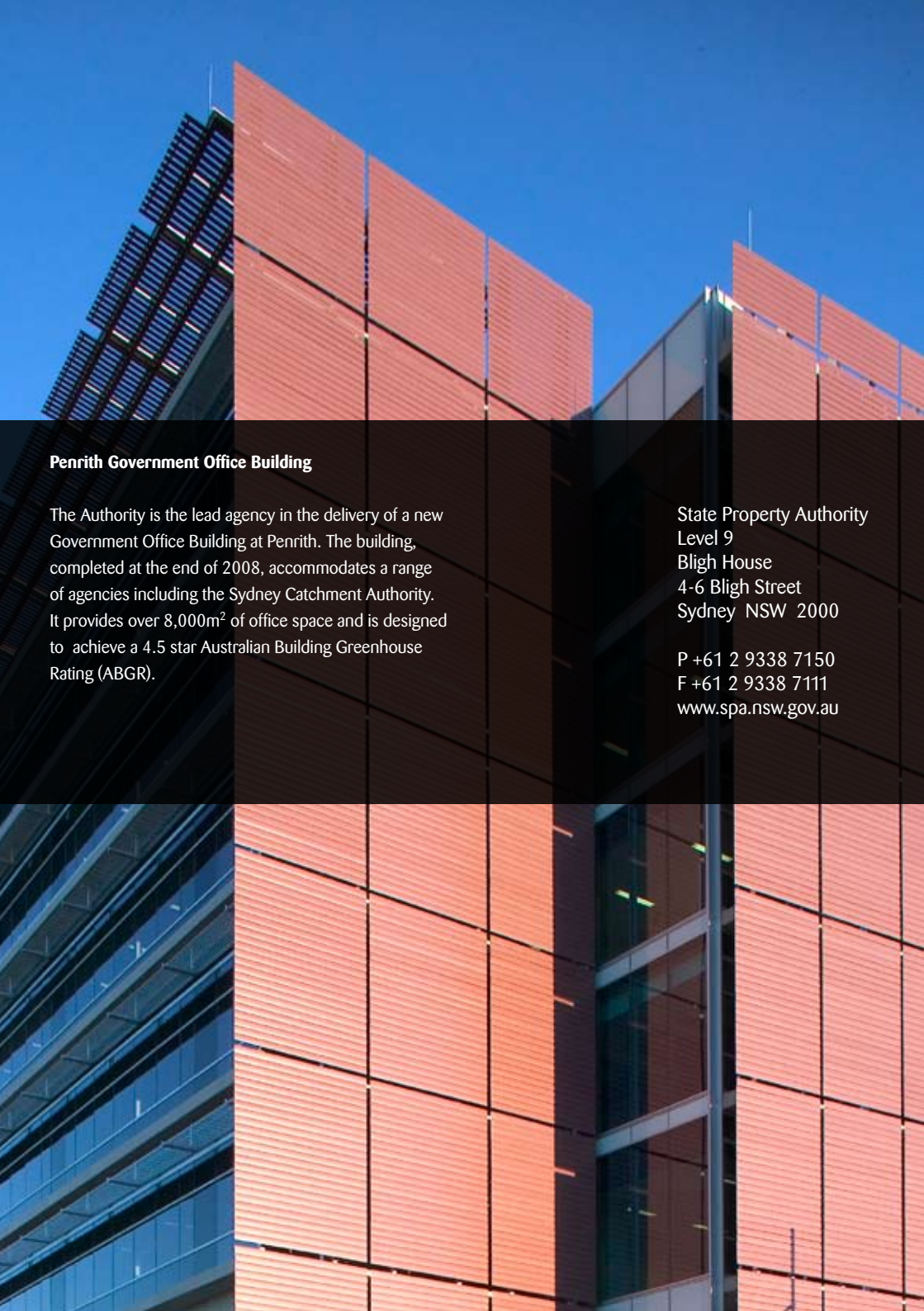
- NSW Government Service Centre, Queanbeyan
- Chief Secretary Building
- Parramatta Justice Precinct
- Penrith Government Office Building



Parramatta Justice Precinct

The Parramatta Justice Precinct services the requirements of the Attorney General's Department and provides facilities for the Department of Health. The Precinct comprises the NSW Children's Court, the Sydney West Trial Courts, the Justice Precinct Offices and Jeffery House community health facility.

The August 2007 completion of the Justice Precinct Office, owned by the Authority, was a major milestone in the completion of the Parramatta Justice Precinct.



Penrith Government Office Building

The Authority is the lead agency in the delivery of a new Government Office Building at Penrith. The building, completed at the end of 2008, accommodates a range of agencies including the Sydney Catchment Authority. It provides over 8,000m² of office space and is designed to achieve a 4.5 star Australian Building Greenhouse Rating (ABGR).

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