



May 2014

Qwerty Systems Ltd
Attn: Garth Devilliers

57 Wellington St. Implementation and ongoing maintenance of Energy Conservation Measures

A Partnered Project between Aspec Properties Ltd. and Qwerty Systems Ltd.

Aspec Properties Ltd jointly owns 57 Wellington Street in central Auckland. This 5 level building consists of two levels of car park and three levels of office floors. Overtime the building had become energy inefficient due to being reconfigured to varying tenants' needs with little consideration for the impact on energy use. With the help of Qwerty Systems Ltd, Continuous Commissioning was undertaken to optimise the building systems for the current building configuration and tenant Draft New Zealand.

Qwerty investigated why so much energy was being used and once that was determined, provided a staged upgrade proposal. The proposal meant we could carry out the work in a staged methodology to suit our opex allowances for the building over two years. Also, as changes were implemented gradually, there was little impact on our tenants. Changes were made to the chiller and the cold-water flow to the fan coil units in the HVAC (Heating, Ventilation and Air Conditioning) system - effectively stopping the building's heating and cooling systems 'fighting' one another.

Qwerty have delivered numerous benefits for both ourselves and our tenant including:

- Energy consumption baselines were established so we could understand the sites energy use
- 'Fighting' between the heating and cooling systems was eliminated resulting in considerable energy savings
- Equipment life (in particular in respect of the chillers) has been enhanced by the reduction in their operating hours
- A number of maintenance issues were also identified for rectification
- Perhaps most importantly, tenant comfort was enhanced and there has been a reduction in tenant complaints

The building is now operating better than it ever has before.

We have no hesitation in recommending Qwerty Systems Ltd for upgrading and ongoing monitoring of any commercial building air-conditioning systems.

Yours sincerely,

A handwritten signature in black ink, appearing to be "Garth Devilliers". The signature is written in a cursive, flowing style.