

APPENDIX 4G

UTILITY MANAGEMENT SERVICES

1. INTERPRETATION

In this Appendix, in addition to the definition set out in Schedule 1 of this Agreement:

"Utilities" means energy and power supply, telecommunications services and waste recovery, including:

- (a) Energy;
- (b) water;
- (c) sanitary waste;
- (d) storm water;
- (e) telephone;
- (f) cable/satellite television; and
- (g) medical gas compounds.

"Utility Company" means any company designated by the Authority to provide Utilities to the Facility;

2. SERVICES

2.1 General Requirements

In addition to the standards and specifications set out in Schedule 4 [Services Protocols and Specifications], Project Co will deliver the Utility Management Services:

- (a) 24 hours per day, 365(6) days per year;
- (b) in a manner integrated and coordinated with the Plant Services to facilitate the smooth operation of the Facility;

2.2 Utilities Management Services

As part of the delivery of the Utility Management Services, Project Co will:

- (a) manage all Utilities delivered to the Facility by Utility Companies;
- (b) maintain the integrity of the supply of Utilities within the Facility and ensure that an adequate continuous supply of all Utilities is available 24 hours a day, 365(6) days per year to all applicable Facility locations;
- (c) in the event that there is a disruption from a Utility Company, supply the emergency utilities described in Schedule 3 [Design and Construction Specifications];

- (d) respond to all Demand Requisitions in connection with Utilities;
- (e) post hazard and safety notices and record, distribute and evaluate such notices to ensure that all required notification procedures regarding failures are complied with;
- (f) use products, processes and operating methodologies at the Site consistent with the initially applicable LEED™ Gold certification points detailed in Schedule 3 [Design and Construction Specifications] are achieved;
- (g) provide, manage and operate an effective BMS that includes an integrated energy and utilities management system;
- (h) produce an annual utilities report for the Facility as part of the Annual Service Plan (together with progress reports at each Payment Period) that provides user configurable reports, detailing time stamped usage history, status, event history, consumption history and other required energy usage and control information in detailed and summary formats;
- (i) be responsible for:
 - (1) securing and maintaining connections to Utility Company services of appropriate specifications and adequate capacity to supply the requirements of Facility under all anticipated operating conditions (including standby provisions in the event of an earthquake or other catastrophic events);
 - (2) undertaking all testing, cleaning and maintenance, including as required by the Utility Company;
- (j) regularly review and amend as required the utility supply specifications such that they are consistent with the requirements of the Authority; and
- (k) inform the Authority's Representative or designate of all scheduled interruptions to any utility immediately upon notice of disruption.

3. PERFORMANCE INDICATORS

	Indicator	Service Failure Level	Response Time	Rectification Period	Recording Frequency	Monitoring Method
	Management					
3.1	Service is provided in accordance with this Appendix 4G.	High	N/A	N/A	Monthly	Performance Monitoring Report
3.2	Utility supply specifications are regularly reviewed and amended as required and are consistent with the requirements of the Authority.	Low	N/A	N/A	Annual	Annual Plan

	Indicator	Service Failure Level	Response Time	Rectification Period	Recording Frequency	Monitoring Method
	Management					
3.3	An adequate, continuous supply of all Utilities is maintained within the Facility 365 (6) days per year, 24 hours a day. (Excluding disruptions in service caused by a Utility Company)	High	5 minute	1 hour	Per Occurrence	Performance Monitoring Report
3.4	Project Co testing the Facility's emergency power system not less than monthly but otherwise as and when required under applicable Laws and Good Industry Practice.	A High Service Failure for each time Project Co does not perform such tests when required. An additional High Service Failure if the emergency power system does not perform and respond within 10 seconds of commencement of such test	N/A	N/A	Per Occurrence	Performance Monitoring Report
3.5	In the event that there is a disruption from a Utility Company, Project Co will arrange for the supply of emergency utilities in accordance with Schedule 3 and the Annual Plan then in effect.	High	10 minutes	N/A		Performance Monitoring Report
3.6	Inform the Authority of all scheduled interruptions to any utility supply.	High	N/A	N/A	Per Occurrence	Performance Monitoring Report
3.7	Project Co implementing and adhering to all other elements of the Annual Service Plan related to Utility Management Services and not otherwise addressed in this Section 3.	Low	N/A	N/A	Per Occurrence	Performance Monitoring Report