

PCA GUIDELINES COMPARISON		55 Currie Street as measured against:	
Item	PCA Premium Grade Standard	PCA A Grade Standard	
ENVIRONMENTAL PERFORMANCE			
NABERS for A Grade (New Buildings)		YES	
AIR CONDITIONING			
Perimeter Zones		YES	Western zone typically 50m ² . Other perimeters typically 135m ² . VAV zones to atrium typically <40m ²
Tenant Equipment Cap		YES	
Supplementary Loop Capacity		YES	
BMCS	YES	YES	
TENANT RISERS			
General exhaust		YES	southern zone
Supplementary Outside Air		YES	riser in southern zone
LIFTS			
Waiting interval		YES	with lift upgrade
Handling capacity		YES	with lift upgrade
Goods lift to all floors & plant room		YES	
ELECTRICAL			
Power		YES	
Lighting power consumption	YES with lighting upgrade	YES	
STANDBY POWER			
Emergency Services	YES	YES	
House light and power		YES	
Lifts	YES	YES	
BUILDING MANAGEMENT			
On site		YES	
COMMUNICATIONS			
Tenant Data Risers	YES	YES	
MATV (Analogue & Digital)	YES	YES	
In Building Mobile Phone Coverage	YES	YES	
SECURITY			
Access Control System	YES	YES	
Control Room or Desk		YES	
CCTV	YES with Lift upgrades	YES	
Inter floor fire stairs access control	YES	YES	
AMENITIES			
Change room and showers	YES	YES	
PARKING			
Car park	YES	YES	
Loading Docks or Delivery Bays	YES	YES	
FLOOR PLATE			
AMPLE NATURAL LIGHT	YES	YES	