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| **PRESENCE TEST** | | **FURTHER INSTRUCTION** | | **ADDITIONAL BENEFITS** |
| Does the lease encourage, facilitate or require the parties to monitor and or manage their water consumption? | | Clauses could relate to:   * installation of metering equipment to measure water consumption * sharing of water consumption data between the parties * allowing a party to read the other’s water meters * installation of water efficient products, such taps * programs to reduce the consumption of water, including education of employees * recycling of water through treatment | | **Green Star - Performance**  Water monitoring may be  used as an input into  Green Star – Performance  compliance requirements. |
| **SAMPLE CLAUSES** |  | |  | |

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| NOTES | CLAUSE | CONCERN/RISK | MITIGATION |
| none noted | 1.1 Water consumption and reporting   1. The Landlord and the Tenant commit to using reasonable endeavours to minimise the water consumption of the Base Building and the Premises. 2. The Tenant commits to using reasonable endeavours to cooperate with any water management strategies in place for the Base Building. 3. The Landlord and the Tenant agree to regular monitoring of water consumption of the Base Building and the Premises. 4. The Landlord and Tenant will provide reports containing details of the water consumption of the Base Building and the Premises to the other party each [month/quarter]. | none noted | none noted |

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| NOTES | CLAUSE | CONCERN/RISK | MITIGATION |
| none noted | 1.2 Water Management  The parties will co-operate to develop and implement a programme in relation to the management of [#insert resources that are to be managed eg: electricity and water use#] to educate and encourage the Tenant’s employees to reduce consumption of [#water and electricity#]. Each party will nominate a representative for the development and implementation of this programme. | none noted | none noted |